

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 1: 0.565 Acres

#### All of Lisa Toth Brosey Parcel: O.R. Book 583, Page 2013

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being part of Outlot 1 in Section 24, Township 12N, Range 15W, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Lisa Toth Brosey, as recorded in O.R. Book 583, Page 2013, also being all of Auditor's P.P.N. P03-01700011-00, and further described as follows;

Commencing at the Northeast corner of Outlot 1 on the West Right of Way Line of Watkins Street (50' Wide Right of Way), and being the Northeast corner of a parcel conveyed to Ralph Everett Meyers, II, as recorded in O.R. Book 615, Page 411;

Thence, S 03°53'47" W 234.70 feet with the West Right of Way of Watkins Street, also being the East line of said Outlot 1 and said parcel conveyed to Meyers, and extending along the East line of a parcel conveyed to Maria J. Martinez, as recorded in O.R. Book 596, Page 87, and extending along the East line of a parcel conveyed to Martin Hanlin, as recorded in O.R. Book 41, Page 338, and extending along the East line of a parcel conveyed to Terry Lynn Lanthorn, ETAL, as recorded in O.R. Book 324, Page 1306, to a 5/8" o.d. iron pin found capped "Highland" at the Northeast corner of a parcel conveyed to Lisa Toth Brosey & Robert M. Brosey, as recorded in O.R. Book 466, Page 2492, and passing over a 5/8" o.d. iron pin found (no cap) at 84.00 feet;

Thence, N 86°11'54" W 99.76 feet leaving Watkins Street with the North line of said parcel conveyed to Brosey & Brosey, also being the South line of said parcel conveyed to Lanthorn, ETAL, to a 5/8" o.d. iron in found capped "Highland", and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.565 Acre parcel herein to be described;

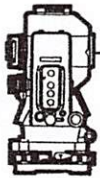
Thence, S 03°50'43" W 117.63 feet with the West line of said parcel conveyed to Brosey & Brosey and extending along the West line of a parcel conveyed to Newton Keith Smith, as recorded in O.R. Book 383, Page 2314, and extending along the West line of a 0.118 Acre parcel conveyed to Irwin Rentals, Ltd., as recorded in O.R. Book 545, Page 2314, to a 1/2" o.d iron pin found on the North line of a parcel conveyed to Nancy Townsend, as recorded in O.R. Book 550, Page 2217, and passing over a 1" o.d. iron pipe found at 48.97 feet;

Thence, N 86°20'39" W 60.27 feet with the North line of said parcel conveyed to Townsend, to a 5/8" o.d. iron pin found capped "Highland" on the Northeast Railroad Right of Way of the Hocking Valley Scenic Railway, as recorded in O.R. Book 43, Page 649;

Thence with the Right of Way of said Hocking Valley Scenic Railway, with a curve to the left (Radius = 2901.28 feet, Delta Angle = 00°54'27", Arc Length = 45.95 feet) with a chord bearing N 32°16'23" W 45.95 feet to an iron pin set;

Thence continuing with said Hocking Valley Scenic Railway Right of Way and extending along a 0.739 Acre parcel conveyed to Hocking Valley Scenic Railroad Company, as recorded in O.R. Book 430, Page 1142, with a curve to the right (Radius = 240.36 feet, Delta Angle = 74°33'00", Arc Length = 312.74 feet) with a chord bearing N 21°18'36" E 291.07 feet to a 5/8" iron pin found capped "Maiden" on the West line of said parcel conveyed to Meyers, and passing over a 5/8" o.d. iron pin found capped "Maiden" on the arc at 240.53 feet;

Thence, S 03°50'43" W 196.93 feet with the West line of said parcels conveyed to Meyers, Martinez, Hanlin, and Lanthorn, ETAL, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 1" o.d. iron pipe found at 145.52 feet, and containing 0.565 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

The bearings of this description are based on using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)

Subject to the Right of Way of Toth Drive. (existing pavement is 10.5' Wide).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2025.

Dated

4/2/25

Job No. 4458-25AT-Tract1

Scott A. England P.S.  
Ohio Registered Surveyor #7452

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

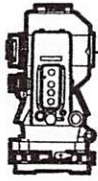
BY: Brian J. Miller  
DATE: 4/7/25



Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

APR 25 2025

Jill Davidson  
Athens County Auditor



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 2: 0.112 Acres

#### All of Lisa Toth Brosey & Robert M. Brosey Parcel: O.R. Book 466, Page 2492

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being part of Outlot 1 in Section 24, Township 12N, Range 15W, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Lisa Toth Brosey & Robert M. Brosey, as recorded in O.R. Book 466, Page 2492, also being all of Auditor's P.P.N. P03-01700006-00, and further described as follows;

Commencing at the Northeast corner of Outlot 1 on the West Right of Way Line of Watkins Street (50' Wide Right of Way), and being the Northeast corner of a parcel conveyed to Ralph Everett Meyers, II, as recorded in O.R. Book 615, Page 411;

Thence, S 03°53'47" W 234.70 feet with the West Right of Way of Watkins Street, also being the East line of said Outlot 1 and said parcel conveyed to Meyers, and extending along the East line of a parcel conveyed to Maria J. Martinez, as recorded in O.R. Book 596, Page 87, and extending along the East line of a parcel conveyed to Martin Hanlin, as recorded in O.R. Book 41, Page 338, and extending along the East line of a parcel conveyed to Terry Lynn Lanthorn, ETAL, as recorded in O.R. Book 324, Page 1306, to a 5/8" o.d. iron pin found capped "Highland" marking the Northeast corner and **PRINCIPLE PLACE OF BEGINNING** of the 0.112 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found (no cap) at 84.00 feet;

Thence, S 03°42'24" W 48.88 feet continuing with the West Right of Way Line of Watkins Street, also being the East line of said Outlot 1, to a 1" o.d. iron pipe found (no cap) at the Northeast corner of a parcel conveyed to Newton Keith Smith, as recorded in O.R. Book 383, Page 2314;

Thence, N 86°14'53" W 99.88 feet leaving Watkins Street with the North line of said parcel conveyed to Smith, to a 1" o.d. iron pipe found on the East line of a 0.57 Acre parcel conveyed to Lisa Toth Brosey, as recorded in O.R. Book 583, Page 2013;

Thence, N 03°50'43" E 48.97 feet with the East line of said parcel conveyed to Brosey, to a 5/8" o.d. iron pin found capped "Highland" at the Southwest corner of said parcel conveyed to Lanthorn, ETAL;

Thence, S 86°11'54" E 99.76 feet with the South line of said parcel conveyed to Lanthorn, ETAL, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.112 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based on using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2025.

Dated 4/12/25

Job No. 4458-25AT-Tract1

Scott A. England  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: [Signature]  
DATE: 4/17/25

Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

APR 25 2025

Jill Davidson  
Athens County Auditor





# Plat of Survey

## City of Nelsonville, County of Athens, State of Ohio, part Outlot 1 & Section 24, Township 12N, Range 15W.

### PROPERTY LOCATION:

Being a Re-Survey of a parcel conveyed to Lisa Toth Brosey & Robert M. Brosey, as recorded in O.R. Book 583, Page 2013, and a parcel conveyed to Lisa Toth Brosey, as recorded in O.R. Book 466, Page 2492, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-01700006-00 & P.P.N. P03-01700011-00.

NOTE #1: Lisa Toth Brosey & Robert M. Brosey  
O.R. Book 466, Page 2492  
P.P.N. P03-01700006-00

### RELATED DOCUMENTS

- 1) 2007 Survey of 0.739 Acres by R. Jeffrey Maiden, P.S. 7459
- 2) 2018 Survey of 0.118 Acres by Kenneth E. Highland, P.S. 7581

### BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)

Radius = 240.36'  
Delta Angle = 74°33'00"  
Arc Length = 312.74'  
Chord = N 21°18'36" E  
291.07'

Radius = 2901.28'  
Delta Angle = 00°54'27"  
Arc Length = 45.95'  
Chord = N 32°16'23" W  
45.95'

### LEGEND

- ◇ - 5/8" o.d. Iron Pin Found (no cap)
- ⊕ - 1" o.d. Iron Pipe Found (no cap)
- ◆ - 1/2" o.d. Iron Pin Found (no cap)
- ▲ - 5/8" o.d. Iron Pin Found capped "Highland"
- - 5/8" o.d. Iron Pin Found capped "Maiden"
- ⊙ - 5/8" o.d. x 30" Iron Pin set w/red cap stamped "S.A. England # S-7452"

NOTE: Subject to the Right of Way of Toth Drive.

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 4/1/25

Scott A. England, P.S.  
Ohio Registered Surveyor #7452



PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

