



S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description 0.006 Acres

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

Being a Re-Survey of Parcel Thirty-Two Tract 2 conveyed to Fairstart Southeast, LLC, as recorded in O.R. Book 621, Page 607, in the Athens County Deed Records, also being all of Auditor's P.P.N. P03-0190009400, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Highland" at the Southwest corner of Lot 532 of Watkins Addition, also being the Northwest corner of Lot 531 of Watkins Addition;

and being the Northeast corner of a 0.011 Acre parcel conveyed to Starr, LLC, as recorded in O.R. Book 488, Page 489;

Thence, S 49°52'36" W 7.50 feet with the extension of the line between said Lot 532 and Lot 531 to an iron pin set at the Northeast corner of a 0.011 Acre parcel conveyed to Starr, LLC, as recorded in O.R. Book 488, Page 489, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.006 Acre parcel herein to be described;

Thence, S 49°52'36" W 5.10 feet with the North line of said 0.011 Acre parcel conveyed to Star, LLC, to an iron pin set on the East Right of Way Line of Canal Street;

Thence, N 40°05'00" W 49.76 feet with the East Right of Way Line of Canal Street, to an iron pin set at the Southwest corner of a parcel conveyed to Jacqueline C Hagerott, as recorded in O.R Book 529, Page 1485;

Thence, N 49°49'32" E 5.16 feet with the South line of said parcel conveyed to Hagerott, to an iron pin set;

Thence, S 40°00'44" E 49.76 feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.006 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates 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 October of 2025.

Dated

10/17/25

Job No. 4600-25AT

Scott A. England P.S.

Ohio Registered Surveyor #7452

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

OCT 22 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Terrance White*
DATE: 10/22/25

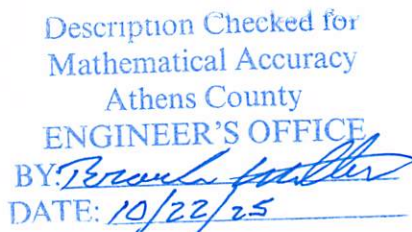
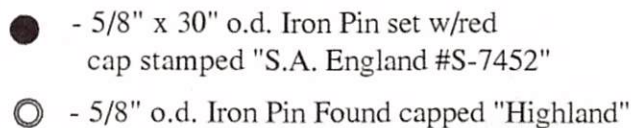


City of Nelsonville, Township of York, County of Athens,
State of Ohio, part Section 24, Township 12N, Range 15W

Being a Survey of a parcel conveyed to Fairstart Southeast LLC, as recorded in O.R. Book 621, Page 607, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-0190009400.

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

1) 2017 Survey of 0.011 Acres & 0.005 Acres by
Kenneth E. Highland, P.S. 7581.



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