

Description of Survey for Sean Keiffer

Being a part of a 0.733 acre tract transferred to Hayes-Parfitt Properties, LLC as recorded in Official Records Volume 620 at page 1085, Athens County Recorder's Office, Athens County, Ohio also being a part of Lot 1386 of the Patton and Jackson Addition to Nelsonville as recorded in Plat envelope 177a and a part of the Nelsonville Marginal Canal Lands as recorded in Plat envelope 423B, City of Nelsonville, Section 24, Township 12, Range 15, York Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin with 1 1/4" plastic ID cap stamped "Buckley Group-04153" found being the northeast corner of said Lot 1386 and the southeast corner of Lot 1385 of said Patton and Jackson Addition and being the southeast corner of a tract transferred to Shen Xiaoping as recorded in Official Records Volume 462 at page 724 and bears South40°26'24"East, a distance of 204.26 feet from a mag nail found at the northwest corner of said Nelsonville Marginal Canal Lands;

Thence along the southerly right of way line of Canal Street, a variable width right of way and the northerly line of said Nelsonville Marginal Canal Lands, South39°46'46"East, a distance of 42.00 feet to a 5/8" iron pin set;

Thence leaving said line and thru the lands of the grantor the following three courses;

1. South49°27'37"West, a distance of 41.13 feet to a 5/8" iron pin set;
2. South25°12'42"West, a distance of 6.63 feet to a 5/8" iron pin set;
3. South49°34'51"West, a distance of 60.06 feet to a 5/8" iron pin set on the northerly right of way of Jackson Street and 50 foot right of way;

Thence along said right of way line North40°13'44"West, a distance of 45.28 feet to a mag nail found being the northwest corner of said Lot 1386 and being the southwest corner of said tract transferred to Shen Xiaoping as recorded in Official Records Volume 462 at page 724;

Thence leaving said right of way line and along the south line of Lot 1385, North49°49'31"East, a distance of 107.55 feet to the point of beginning containing 0.007 acres of said Nelsonville Marginal Canal Lands and 0.101 acres of Lot 1386 for a total of 0.108 acres more or less subject to all legal easements and rights of way.

Bearings derived from the bearing system of the 0.733 acre tract recorded in Official Records Volume 620 at page 1085.

All iron pin set are 5/8" x 30" with a 1 1/4" plastic ID cap stamped "CTS-6844".

The above tract being a part of Auditor Parcel No. P03-02900011-00

The above description was prepared from an actual survey made of the 1st day of October, 2025 by, C. Thomas Smith, Ohio Professional Surveyor # 6844.

C. Thomas Smith

P.S. #6844

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10/6/25



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

OCT 07 2025

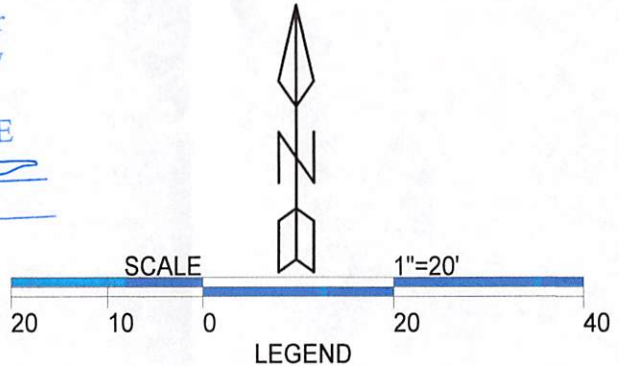
Jill Davidson
Athens County Auditor

Surveyed and Platted by
C. Thomas Smith PS 6844
P.O. Box 1152, Logan, Ohio 43138
740-216-4170
ctssurveying@gmail.com

Note: Bearings were derived from the bearing system of the 0.733 acre tract recorded in Official Records Volume 620 at page 1085.

BEING A PART OF LOT 1386 OF THE PATTON AND JACKSON ADDITION AS RECORDED IN PLAT ENVELOPE 177A, ATHENS COUNTY RECORDER'S OFFICE AND A PART OF THE NELSONVILLE MARGINAL CANAL LANDS AS RECORDED IN PLAT ENVELOPE 423B, CITY OF NELSONVILLE, SECTION 24, TOWNSHIP-12 RANGE-15, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

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- LEGEND
- △ 5/8" X 30" iron pin with 1 1/4" plastic ID cap stamped "CTS 6844" set
 - ▲ 5/8" iron pin with 1 1/4" plastic ID cap stamped "Buckley Group-04153" found
 - mag nail found
 - boundary line
 - - - centerline road
 - - - right of way line
 - - - property and/or political subdivision

REFERENCES

- Athens County GIS website
- Current tax plats
- Previous surveys
- Plat envelope 177A
- Plat envelope 423B
- Deeds: as noted on plat



Plat prepared from an actual survey made on the 1st day of October, 2025 by, *[Signature]*

C. Thomas Smith Ohio Professional Surveyor No. 6844

