

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Chris E. Smith
DATE: 9/21/2020



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description 0.201 Acres

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

Being a Survey of all of Parcel Four conveyed to Pentajay Company, LLC, as recorded in O.R. Book 423, Page 2382, in the Athens County Deed Records, also all of Auditor's P.P.N. P03-01200145-00 & P.P.N. P03-01200146-00, and further described as follows;

Commencing at a mag nail set on the West Right of Way Line of Fulton Street (59.40' Wide) marking the Southeast corner of Inlot 3 of the Plat of The City of Nelsonville, as shown on Plat Envelope 115B, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.201 Acre parcel** herein to be described: said iron pin bears S 02°46'57" W 132.00 feet from a 5/8" o.d. iron pin found marking the Northeast corner of Inlot 3 at the intersection of the South Right of Way Line of Columbus Street and the West Right of Way Line of Fulton Street;

Thence, S 02°46'57" W 76.26 feet with the West Right of Way Line of Fulton Street, to a mag nail set on the North Right of Way Line of Canal Street (U.S. Route 33)(70.33' Wide)(formerly Parkway Drive);

Thence, N 70°42'53" W 172.77 feet with the North Right of Way Line of Canal Street, to a 3/8" o.d. iron pin found marking the Southeast corner of Parcel No. 7 conveyed to Jeree L. Singleton, as recorded in O.R. Volume 140, Page 376;

Thence, N 05°06'59" E 29.83 feet with the East line of said parcel conveyed to Singleton (OR140,Pg376), to an iron pin set on the South line of said Plat of Nelsonville (Plat Envelope 115B);


Thence, S 86°18'08" E 164.46 feet with the South line of said Plat of Nelsonville (Plat Envelope 115B), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 86.71 feet, and containing **0.201 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 on the North Right of Way Line of Canal Street (U.S. Route 33)(70.55' Wide)(formerly Parkway Drive), as being N 70°42'53" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 September of 2020.

Dated 9/18/20



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

Job No. 3498-20AT-0.201Ac

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

SEP 21 2020

Jill Thompson
Athens County Auditor



PROPERTY LOCATION:

Being a Survey of all of Parcel Four conveyed to Pentajay Company, LLC, as recorded in O.R. Book 423, Page 2382, in the Athans, County Deed Records, and all of Auditor's P.P.N. P03-01200145-00 & P03-01200146-00.

Plat of Survey

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

BASIS OF BEARING

The bearings of this plat are based on the North R/W Line of U.S. Route 33)(Canal Street)(70.55' Wide), as S 70°42'53" E, and is an assumed Meridian used to denote angles only.

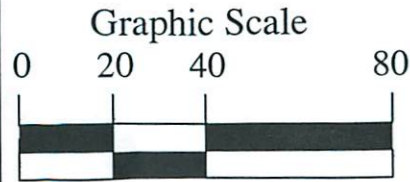
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BY: Scott A. England
DATE: 9/21/2020



Parcel 'A'

Jeree L. Singleton
PARCEL NO. 7
O.R. Volume 140, Page 376
P.P.N. P03-01200142-00



1 Inch = 40 Feet

LEGEND

- - Mag Nail Set
- - 5/8" o.d. Iron Pin Found (unless noted)
- ⊙ - 5/8" x 30" rebar w/red cap labeled "S.A. England #7452"

PREPARED BY:

S.A. ENGLAND SURVEYING
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P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
WWW.SURVEYOHIO.COM

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

Date 9/18/20
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

