

KEVIN CANNON SURVEYING
7945 TWP. RD. 114NE
NEW LEXINGTON, OHIO 43764
(740) 342-2835

Situated in the State of Ohio, County of Athens, Township of York T-12, R-15, Section 12, being a part of Steve M & Jane C Bishop OR 230 Pg 191 being in the City of Nelsonville and more particularly described as follows:

Beginning at a stone marking the Southwest *Corner* of Section 12; Thence North 35 Degrees 13 Minutes 51 Seconds East 3028.84 feet to an IPS on the Southern Right of Way line of State Route 78; and the place of beginning;

Thence along said Right of Way the following four courses North 10 Degrees 10 Minutes 40 Seconds East 20.81 feet to an Aluminum Disk Found Stamped 7226;

Thence North 16 Degrees 07 Minutes 11 Seconds East 92.64 feet to an Aluminum Disk Found Stamped 7226;

Thence North 28 Degrees 18 Minutes 28 Seconds East 92.63 feet to an Aluminum Disk Found Stamped 7226;

Thence North 43 Degrees 23 Minutes 49 Seconds East 127.12 feet to an IPS;

Thence South 49 Degrees 57 Minutes 08 Seconds East 118.41 feet to an IPS;

Thence South 27 Degrees 48 Minutes 55 Seconds West 294.57 feet to an IPS;

Thence North 64 Degrees 54 Minutes 06 Seconds West 125.73 feet to the place of beginning, containing 1.004 Acres, (Acres, P030120100300, 0.216 Acres P03038002602 0.788 Acres), more or less, subject to all legal highways and easements.

Parcel # Part of P030120100300, Part of P030380002602

See plat attached.

Subject to Sr. Rt. 78 (60') R/W.

Iron pins set are 5/8" rebar 30 inches long, capped KCS 7224.

Bearings are based on the Ohio State Plane Coordinate System (South Zone NAD 1983)

This description was written from a survey made by Kevin Cannon PS 7224, December 30, 2025.



KEVIN CANNON
REG. NO. 7224

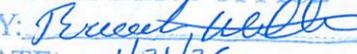
12/30/25
DATE

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

FEB 10 2026

Jill Davidson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/21/26

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Situated in the State of Ohio, County of Athens, Township of York T-12, R-15, Section 12, being a part of Steve M & Jane C Bishop OR 230 Pg 191 being in the City of Nelsonville and more particularly described as follows:

Beginning at a stone marking the Southwest Corner of Section 12; Thence North 35 Degrees 13 Minutes 51 Seconds East 3028.84 feet to an IPS on the Southern Right of Way line of State Route 78; and the place of beginning;

Thence South 64 Degrees 54 Minutes 06 Seconds East 125.73 feet to an IPS;

Thence North 27 Degrees 48 Minutes 55 Seconds East 294.57 feet to an IPS;

Thence North 49 Degrees 57 Minutes 08 Seconds West 118.41 feet to an IPS on the Southern Right of Way line of State Route 78;

Thence along said Right of Way the following eleven courses, North 43 Degrees 23 Minutes 49 Seconds East 147.80 feet to an Aluminum Disk Found Stamped 7226;

Thence North 61 Degrees 52 Minutes 33 Seconds East 220.67 feet to an Aluminum Disk Found Stamped 7226;

Thence with a curve turning to the left with an arc length of 178.33 feet, with a radius of 710.03 feet, with a chord bearing of North 74 Degrees 49 Minutes 21 Seconds East, with a chord length of 177.86 feet to an IPF Stamped 6378;

Thence with a reverse curve turning to the right with an arc length of 268.07 feet, with a radius of 1171.28 feet, with a chord bearing of North 74 Degrees 04 Minutes 58 Seconds East, with a chord length of 267.49 feet to an IPF;

Thence North 88 Degrees 47 Minutes 05 Seconds East 33.71 feet to a Concrete Monument found;

Thence South 68 Degrees 17 Minutes 51 Seconds East 112.71 feet to an IPS, passing an IPF at 100.02 feet stamped 6378;

Thence North 86 Degrees 58 Minutes 50 Seconds East 63.22 feet to an IPS;

Thence South 85 Degrees 56 Minutes 54 Seconds East 171.65 feet to an IPS;

Thence South 68 Degrees 18 Minutes 27 Seconds East 91.32 feet to an IPS;

Thence South 80 Degrees 56 Minutes 30 Seconds East 160.20 feet to an IPS;

Thence South 77 Degrees 57 Minutes 39 Seconds East 393.88 feet to a point, with a reference pin found North 01 Degrees 28 Minutes 32 Seconds West 15.10 feet;

Thence leaving said Right of Way South 01 Degrees 28 Minutes 32 Seconds East 11.04 feet to a point in the center of Snow Fork Creek;

Thence following the centerline of said creek the following seventy-eight courses North 73 Degrees 29 Minutes 18 Seconds West 79.58 feet to a point;

Thence North 85 Degrees 15 Minutes 31 Seconds West 84.80 feet to a point;

Thence South 86 Degrees 32 Minutes 55 Seconds West 49.44 feet to a point;

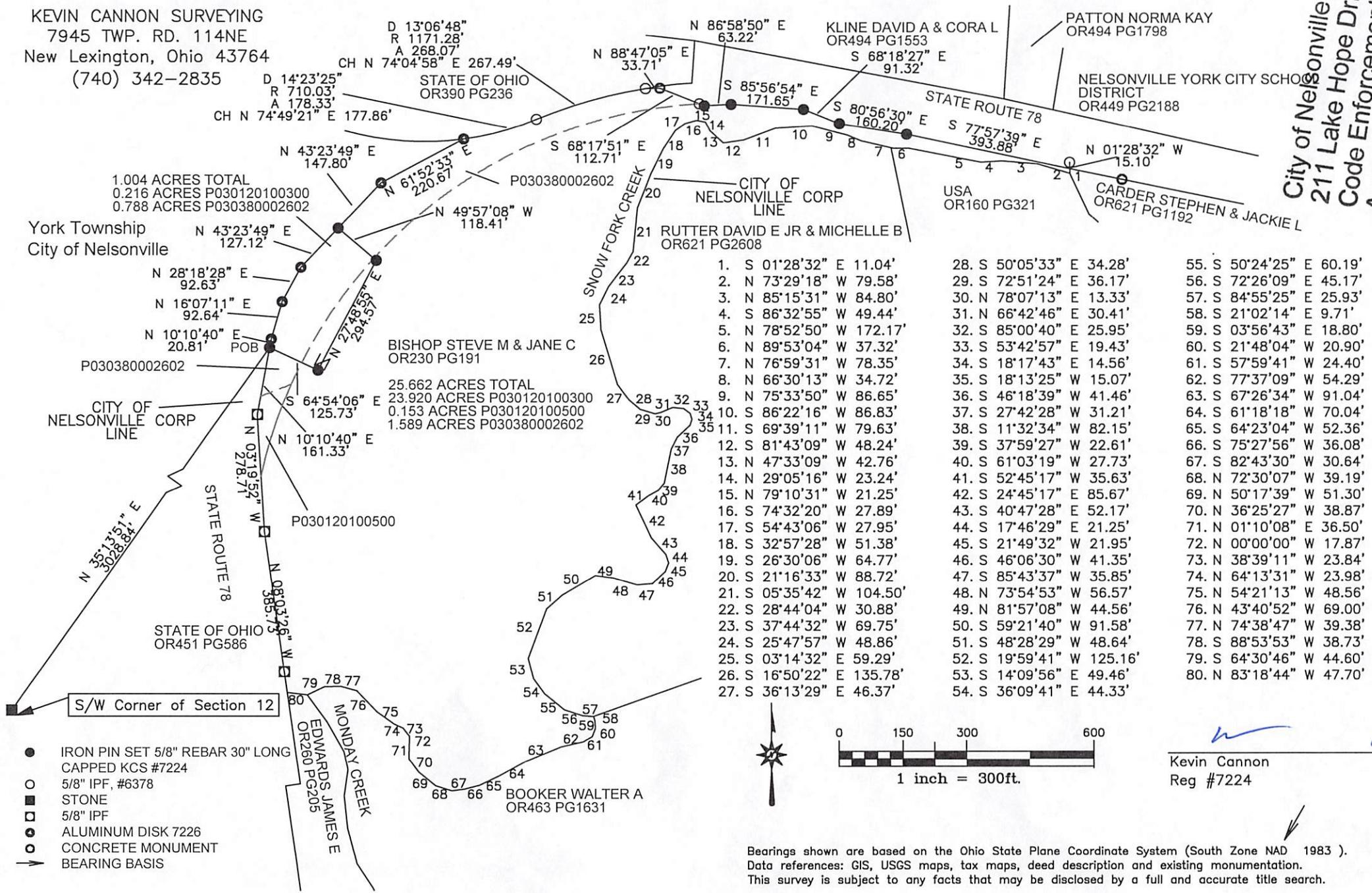
Thence North 78 Degrees 52 Minutes 50 Seconds West 172.17 feet to a point;

Thence North 89 Degrees 53 Minutes 04 Seconds West 37.32 feet to a point;

Thence North 76 Degrees 59 Minutes 31 Seconds West 78.35 feet to a point;
Thence North 66 Degrees 30 Minutes 13 Seconds West 34.72 feet to a point;
Thence North 75 Degrees 33 Minutes 50 Seconds West 86.65 feet to a point;
Thence South 86 Degrees 22 Minutes 16 Seconds West 86.83 feet to a point;
Thence South 69 Degrees 39 Minutes 11 Seconds West 79.63 feet to a point;
Thence South 81 Degrees 43 Minutes 09 Seconds West 48.24 feet to a point;
Thence North 47 Degrees 33 Minutes 09 Seconds West 42.76 feet to a point;
Thence North 29 Degrees 05 Minutes 16 Seconds West 23.24 feet to a point;
Thence North 79 Degrees 10 Minutes 31 Seconds West 21.25 feet to a point;
Thence South 74 Degrees 32 Minutes 20 Seconds West 27.89 feet to a point;
Thence South 54 Degrees 43 Minutes 06 Seconds West 27.95 feet to a point;
Thence South 32 Degrees 57 Minutes 28 Seconds West 51.38 feet to a point;
Thence South 26 Degrees 30 Minutes 06 Seconds West 64.77 feet to a point;
Thence South 21 Degrees 16 Minutes 33 Seconds West 88.72 feet to a point;
Thence South 05 Degrees 35 Minutes 42 Seconds West 104.50 feet to a point;
Thence South 28 Degrees 44 Minutes 04 Seconds West 30.88 feet to a point;
Thence South 37 Degrees 44 Minutes 32 Seconds West 69.75 feet to a point;
Thence South 25 Degrees 47 Minutes 57 Seconds West 48.86 feet to a point;
Thence South 03 Degrees 14 Minutes 32 Seconds East 59.29 feet to a point;
Thence South 16 Degrees 50 Minutes 22 Seconds East 135.78 feet to a point;
Thence South 36 Degrees 13 Minutes 29 Seconds East 46.37 feet to a point;
Thence South 50 Degrees 05 Minutes 33 Seconds East 34.28 feet to a point;
Thence South 72 Degrees 51 Minutes 24 Seconds East 36.17 feet to a point;
Thence North 78 Degrees 07 Minutes 13 Seconds East 13.33 feet to a point;
Thence North 66 Degrees 42 Minutes 46 Seconds East 30.41 feet to a point;
Thence South 85 Degrees 00 Minutes 40 Seconds East 25.95 feet to a point;
Thence South 53 Degrees 42 Minutes 57 Seconds East 19.43 feet to a point;
Thence South 18 Degrees 17 Minutes 43 Seconds East 14.56 feet to a point;
Thence South 18 Degrees 13 Minutes 25 Seconds West 15.07 feet to a point;
Thence South 46 Degrees 18 Minutes 39 Seconds West 41.46 feet to a point;
Thence South 27 Degrees 42 Minutes 28 Seconds West 31.21 feet to a point;
Thence South 11 Degrees 32 Minutes 34 Seconds West 82.15 feet to a point;
Thence South 37 Degrees 59 Minutes 27 Seconds West 22.61 feet to a point;
Thence South 61 Degrees 03 Minutes 19 Seconds West 27.73 feet to a point;
Thence South 52 Degrees 45 Minutes 17 Seconds West 35.63 feet to a point;
Thence South 24 Degrees 45 Minutes 17 Seconds East 85.67 feet to a point;
Thence South 40 Degrees 47 Minutes 28 Seconds East 52.17 feet to a point;
Thence South 17 Degrees 46 Minutes 29 Seconds East 21.25 feet to a point;

Thence South 21 Degrees 49 Minutes 32 Seconds West 21.95 feet to a point;
Thence South 46 Degrees 06 Minutes 30 Seconds West 41.35 feet to a point;
Thence South 85 Degrees 43 Minutes 37 Seconds West 35.85 feet to a point;
Thence North 73 Degrees 54 Minutes 53 Seconds West 56.57 feet to a point;
Thence North 81 Degrees 57 Minutes 08 Seconds West 44.56 feet to a point;
Thence South 59 Degrees 21 Minutes 40 Seconds West 91.58 feet to a point;
Thence South 48 Degrees 28 Minutes 29 Seconds West 48.64 feet to a point;
Thence South 19 Degrees 59 Minutes 41 Seconds West 125.16 feet to a point;
Thence South 14 Degrees 09 Minutes 56 Seconds East 49.46 feet to a point;
Thence South 36 Degrees 09 Minutes 41 Seconds East 44.33 feet to a point;
Thence South 50 Degrees 24 Minutes 25 Seconds East 60.19 feet to a point;
Thence South 72 Degrees 26 Minutes 09 Seconds East 45.17 feet to a point;
Thence South 84 Degrees 55 Minutes 25 Seconds East 25.93 feet to a point;
Thence South 21 Degrees 02 Minutes 14 Seconds East 9.71 feet to a point;
Thence South 03 Degrees 56 Minutes 43 Seconds East 18.80 feet to a point;
Thence South 21 Degrees 48 Minutes 04 Seconds West 20.90 feet to a point;
Thence South 57 Degrees 59 Minutes 41 Seconds West 24.40 feet to a point;
Thence South 77 Degrees 37 Minutes 09 Seconds West 54.29 feet to a point;
Thence South 67 Degrees 26 Minutes 34 Seconds West 91.04 feet to a point;
Thence South 61 Degrees 18 Minutes 18 Seconds West 70.04 feet to a point;
Thence South 64 Degrees 23 Minutes 04 Seconds West 52.36 feet to a point;
Thence South 75 Degrees 27 Minutes 56 Seconds West 36.08 feet to a point;
Thence South 82 Degrees 43 Minutes 30 Seconds West 30.64 feet to a point;
Thence North 72 Degrees 30 Minutes 07 Seconds West 39.19 feet to a point;
Thence North 50 Degrees 17 Minutes 39 Seconds West 51.30 feet to a point;
Thence North 36 Degrees 25 Minutes 27 Seconds West 38.87 feet to a point;
Thence North 01 Degrees 10 Minutes 08 Seconds East 36.50 feet to a point;
Thence North 00 Degrees 00 Minutes 00 Seconds West 17.87 feet to a point;
Thence North 38 Degrees 39 Minutes 11 Seconds West 23.84 feet to a point;
Thence North 64 Degrees 13 Minutes 31 Seconds West 23.98 feet to a point;
Thence North 54 Degrees 21 Minutes 13 Seconds West 48.56 feet to a point;
Thence North 43 Degrees 40 Minutes 52 Seconds West 69.00 feet to a point;
Thence North 74 Degrees 38 Minutes 47 Seconds West 39.38 feet to a point;
Thence South 88 Degrees 53 Minutes 53 Seconds West 38.73 feet to a point;
Thence South 64 Degrees 30 Minutes 46 Seconds West 44.60 feet to a point,
the intersection of Monday Creek and Snow Fork Creek;
Thence following the center of Monday Creek North 83 Degrees 18 Minutes 44
Seconds West 47.70 feet to a point on the southern Right of Way line of State
Route 78;

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1.004 ACRES TOTAL
 0.216 ACRES P030120100300
 0.788 ACRES P030380002602

York Township
 City of Nelsonville

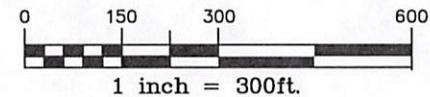
BISHOP STEVE M & JANE C
 OR230 PG191

25.662 ACRES TOTAL
 23.920 ACRES P030120100300
 0.153 ACRES P030120100500
 1.589 ACRES P030380002602

STATE OF OHIO
 OR451 PG586

- IRON PIN SET 5/8" REBAR 30" LONG
CAPPED KCS #7224
- 5/8" IPF, #6378
- STONE
- 5/8" IPF
- ALUMINUM DISK 7226
- CONCRETE MONUMENT
- BEARING BASIS

- | | | |
|---------------------------|---------------------------|--------------------------|
| 1. S 01°28'32" E 11.04' | 28. S 50°05'33" E 34.28' | 55. S 50°24'25" E 60.19' |
| 2. N 73°29'18" W 79.58' | 29. S 72°51'24" E 36.17' | 56. S 72°26'09" E 45.17' |
| 3. N 85°15'31" W 84.80' | 30. N 78°07'13" E 13.33' | 57. S 84°55'25" E 25.93' |
| 4. S 86°32'55" W 49.44' | 31. N 66°42'46" E 30.41' | 58. S 21°02'14" E 9.71' |
| 5. N 78°52'50" W 172.17' | 32. S 85°00'40" E 25.95' | 59. S 03°56'43" E 18.80' |
| 6. N 89°53'04" W 37.32' | 33. S 53°42'57" E 19.43' | 60. S 21°48'04" W 20.90' |
| 7. N 76°59'31" W 78.35' | 34. S 18°17'43" E 14.56' | 61. S 57°59'41" W 24.40' |
| 8. N 66°30'13" W 34.72' | 35. S 18°13'25" W 15.07' | 62. S 77°37'09" W 54.29' |
| 9. N 75°33'50" W 86.65' | 36. S 46°18'39" W 41.46' | 63. S 67°26'34" W 91.04' |
| 10. S 86°22'16" W 86.83' | 37. S 27°42'28" W 31.21' | 64. S 61°18'18" W 70.04' |
| 11. S 69°39'11" W 79.63' | 38. S 11°32'34" W 82.15' | 65. S 64°23'04" W 52.36' |
| 12. S 81°43'09" W 48.24' | 39. S 37°59'27" W 22.61' | 66. S 75°27'56" W 36.08' |
| 13. N 47°33'09" W 42.76' | 40. S 61°03'19" W 27.73' | 67. S 82°43'30" W 30.64' |
| 14. N 29°05'16" W 23.24' | 41. S 52°45'17" W 35.63' | 68. N 72°30'07" W 39.19' |
| 15. N 79°10'31" W 21.25' | 42. S 24°45'17" E 85.67' | 69. N 50°17'39" W 51.30' |
| 16. S 74°32'20" W 27.89' | 43. S 40°47'28" E 52.17' | 70. N 36°25'27" W 38.87' |
| 17. S 54°43'06" W 27.95' | 44. S 17°46'29" E 21.25' | 71. N 01°10'08" E 36.50' |
| 18. S 32°57'28" W 51.38' | 45. S 21°49'32" W 21.95' | 72. N 00°00'00" W 17.87' |
| 19. S 26°30'06" W 64.77' | 46. S 46°06'30" W 41.35' | 73. N 38°39'11" W 23.84' |
| 20. S 21°16'33" W 88.72' | 47. S 85°43'37" W 35.85' | 74. N 64°13'31" W 23.98' |
| 21. S 05°35'42" W 104.50' | 48. N 73°54'53" W 56.57' | 75. N 54°21'13" W 48.56' |
| 22. S 28°44'04" W 30.88' | 49. N 81°57'08" W 44.56' | 76. N 43°40'52" W 69.00' |
| 23. S 37°44'32" W 69.75' | 50. S 59°21'40" W 91.58' | 77. N 74°38'47" W 39.38' |
| 24. S 25°47'57" W 48.86' | 51. S 48°28'29" W 48.64' | 78. S 88°53'53" W 38.73' |
| 25. S 03°14'32" E 59.29' | 52. S 19°59'41" W 125.16' | 79. S 64°30'46" W 44.60' |
| 26. S 16°50'22" E 135.78' | 53. S 14°09'56" E 49.46' | 80. N 83°18'44" W 47.70' |
| 27. S 36°13'29" E 46.37' | 54. S 36°09'41" E 44.33' | |



Bearings shown are based on the Ohio State Plane Coordinate System (South Zone NAD 1983).
 Data references: GIS, USGS maps, tax maps, deed description and existing monumentation.
 This survey is subject to any facts that may be disclosed by a full and accurate title search.

City of Nelsonville
 211 Lake Hope Drive
 Code Enforcement
 Approved

By: *[Signature]*
 Date: 02/13/2021
 Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 1/21/26



[Signature]
 Kevin Cannon
 Reg #7224
 Date: 12/30/25
 Survey for: Bishop
 State: Ohio
 County Athens
 T-12, R-15
 Section: 12
 York Township
 City of Nelsonville