



S.A. ENGLAND SURVEYING
 Professional Land Surveying
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Legal Description
0.216 Acres

All of Manna Rental Properties Ltd.: O.R. Book 398, Page 1440

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of Outlot 4 in Section 24, Township 12N, Range 15W, and being more particularly described as follows;

Being a Re-Survey of a parcel conveyed to Manna Rental Properties Ltd., as recorded in O.R. Book 398, Page 1440, in the Athens County Deed Records, being all of Auditor's P.P.N. P03-01600003-00, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found on the North line of a 12 foot wide alley marking the Southwest corner of Lot 889 of W.W. Myers addition to Nelsonville;

Thence, S 67°21'31" E 50.00 feet with the North line of said alley, the same being the South line of said Lot 889, to a point marking the Southeast corner thereof, and being the Southwest corner of Lot 890;

Thence, S 03°56'33" W 12.67 feet with the extension of the East line of said Lot 889 and the West line of said Lot 890, to an iron pin set on the South line of said alley marking the Northeast corner of a parcel conveyed to Nina Hook, as recorded in O.R. book 375, Page 2447, and being the PRINCIPLE PLACE OF BEGINNING of the 0.216 Acre parcel herein to be described;

Thence, S 67°21'31" E 85.99 feet with the South line of said alley, to a railroad spike found on the West line of a parcel conveyed to William F. & Pamela Levering, as recorded in O.R. Book 548, Page 1803;

Thence, S 09°06'53" W 140.09 feet with the West line of said parcel conveyed to Levering (OR548,Pg1803), and extending along the West line of a parcel conveyed to North Fairlawn Property Group, Inc, as recorded in O.R. Book 582, Page 464, and extending along the West line of a parcel conveyed to Ashley M. Conley, as recorded in O.R. Book 599, Page 410, to an pin set on the North line of a parcel conveyed to the Hocking Valley Scenic Railroad, as recorded in O.R. Book 43, Page 649, and passing over a 5/8" o.d. iron pin found at 56.89 feet;

Thence with the North line of the Hocking Valley Scenic Railroad with a curve to the left (Radius = 2758.75 feet, Delta Angle 01°56'10", Arc Length 93.23 feet) with a chord bearing N 43°38'33" W 93.22 feet to an iron pin set marking the Southeast corner of said parcel conveyed to Hook (OR375,Pg2447);

Thence, N 03°56'33" E 104.21 feet with the East line of said parcel conveyed to Hook (OR375,Pg2447), to the PRINCIPLE PLACE OF BEGINNING, and containing 0.216 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 South line of H.H. Myers Addition to Nelsonville, as being S 67°21'31" E, and is an assumed Meridian used to denote angles only.

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 January of 2023.

Dated 2/2/23

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

Job No. 4067-23AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY:
 DATE: 2/3/23



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

FEB 03 2023

Jill Thompson
 Athens County Auditor

Plat of Survey

City of Nelsonville, Township of York, County of Athens,
State of Ohio, part Outlot 4 in Section 24, Township 12N, 15W.

PROPERTY LOCATION:

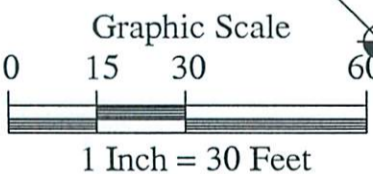
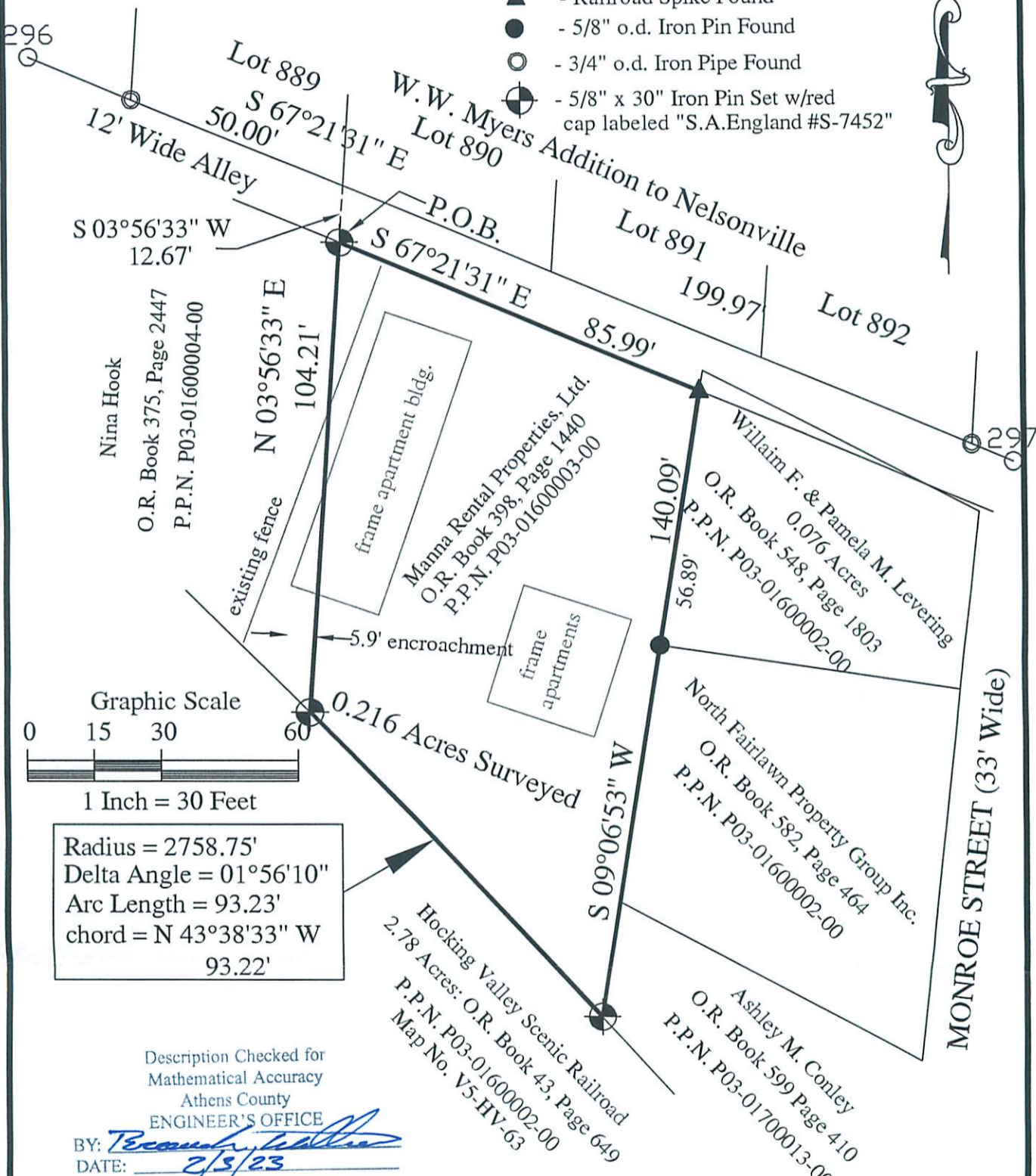
Being a Re-Survey of a parcel conveyed to Manna Rental Properties, Ltd., as recorded in O.R. Book 398, Page 1440, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-01600003-00.

BASIS OF BEARING

The bearings of this plat are based on the South line of W.W. Myers Addition to Nelsonville, as being S 67°21'31" E, and is an assumed Meridian used to denote angles only.

LEGEND

- ▲ - Railroad Spike Found
- - 5/8" o.d. Iron Pin Found
- - 3/4" o.d. Iron Pipe Found
- ⊙ - 5/8" x 30" Iron Pin Set w/red cap labeled "S.A.England #S-7452"



Radius = 2758.75'
Delta Angle = 01°56'10"
Arc Length = 93.23'
chord = N 43°38'33" W
93.22'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Scott A. England*
DATE: 2/5/23

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 2/2/23
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



PREPARED BY:
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