

MAR 02 2023

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca T. Tolson*
DATE: 2/21/23

PAUL J. BOESHART, PLS
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE
HEBRON, OH 43025

Ph: 740-928-4130

January 27, 2023

Job No. 23-7561

Surveyor's Description – **0.040 ACRES ~ All of Parcel No. P03-01900008-00**

The parcel herein described is known as being all of the same lands conveyed to **SCBMH Investments LLC** as described in Official Record 591 Page 2393 and is situated in and part of Lot 562 and Part of a 15' Alley (not open) in Watkin's Addition (Plat Book 1 Page 57 – Envelope 84B) and Part of Lot 997 in Harper's Addition (Plat Book 1 Page 100 – Envelope 143A) in the City of Nelsonville, in Athens County, Ohio and is better described as follows:

Beginning for a reference at the Northeast Corner of Lot 998 in the Harper's Addition (P.B. 1 Page 100 – Envelope 143A) at an existing 5/8" iron pipe on the south line of Popular Street (60' R/W);

Thence, with the south line of the said road and the north line of Lot 998, **North 39 degrees 59 minutes 21 seconds West, 50.03 feet** to a set 2" Magnetic Nail at the common corner between Lots 998 and 997 and the **True Point of Beginning** for the herein described parcel;

Thence, leaving the said road and with the common line between Lots 998 & 997 and the west line of Samuel Campbell (O.R. 545 Pg. 1476), **South 50 degrees 00 minutes 39 seconds West, 100.00 feet** to a set 5/8" iron pin on the south line of Lot 562 in Watkin's Addition (Plat Book 1 Page 57 – Envelope 84B), the same being the north line of an alley 15 feet in width;

Thence, with the north line of the said alley and the south line of the said Lot 562, **North 39 degrees 59 minutes 21 seconds West, 17.58 feet** to a set 5/8" iron pin;

Thence, leaving the said alley and with the east line of Xiaoping Shen (O.R. 445 Pg. 2552), **North 50 degrees 00 minutes 39 seconds East, 100.00 feet** to a set 2" Magnetic Nail on the south line of Popular Street and the north line of Lot 997 in the said Harper's Addition;

Thence, with the south line of the said road and the north line of the said Lot, **South 39 degrees 59 minutes 21 seconds East, 17.58 feet** to the **True Point of Beginning**.

Containing 0.040 Acres, of which, 0.017 acres are in Lot 997, 0.015 acres are in Lot 562, 0.008 acres are in a 15' alley (not open) and being subject to all legal roads, easements and restrictions of record.

All iron pins are 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Popular Street as bearing North 39 degrees 59 minutes 21 seconds West, and are used to denote angles only.

I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in January, 2023.



Paul J. Boeshart, Professional Land Surveyor
Registration No. S-6512



"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Popular Street as bearing N 39° 59' 21" W and are used to denote angles only."



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DATE: 2/21/23
BY: *Thomas Miller*

15' ALLEY
NOT OPEN

WATKIN'S ADDITION
Plat Book 1 Page 67
ENVELOPE 84B

POPULAR STREET
60' RW

LOT 563

Xiaoping Shen
O.R. 445 Pg. 2552
PID : P03-01900009-00

LOT 562

(A)
0.017 Acres

N 50°00'39" E 100.00'

S 50°00'39" W 100.00'

0.008 Acres

Samuel Campbell
O.R. 545 Pg. 1476
PID : P03-01900007-00

LOT 999

N 39°59'21" W 50.03'

True Point of Beginning
2" Magnetic Nail Set

LOT 998

S 39°59'21" E 17.58'

LOT 997

LOT 996

LOT 995

LOT 994

LOT 993

LOT 992

LOT 991

LOT 990

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