

**S.A. ENGLAND SURVEYING**  
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**Legal Description**  
**0.256 Acres (Revised)**  
**All of Michael E. Tolliver Parcels: O.R. Book 298, Page 1907**

Situated in the City of Nelsonville, County of Athens, State of Ohio, being part of Section 24, Township 12N, Range 15W, also being part of Inlot 157 of the Plat of Nelsonville, as recorded in Plat Envelope 115B, and being part of vacated Adams Street, as recorded in City Resolution 772 and recorded in Plat Envelope 355A, and being more particularly described as follows;

Being a Survey of 2 Parcels conveyed to Michael E. Tolliver, as recorded in O.R. Book 298, Page 1907, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-01100049-00 & P.P.N. P03-01100050-00, and further described as follows;

Commencing at an iron pin set at the Southeast corner of said Inlot 157, also being on the North Right of Way Line of Washington Street (66' Wide R/W), and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.256 Acre** Parcel herein to be described;

Thence, **N 83°49'03" W 62.50** with the North Right of Way Line of said Washington Street, the same being the South line of said Inlot 157, to an iron pin set at the Southeast corner of a parcel conveyed to Jenna R. Hogan, Trustee, as recorded in O.R. Book 617, Page 1484, and being on the East Right of Way Line of the former Brooks Railroad Right of Way;

Thence, **N 03°47'24" E 131.71 feet** with the East line of said parcel conveyed to Jenna R. Hogan, Trustee and said former Brooks Railroad Right of Way across Inlot 157, to a point on the North line of said Inlot 157, also being the South line of Inlot 166, being the Southeast corner of a 0.0241 Acre parcel conveyed to Jenna R. Hogan, Trustee, as recorded in O.R. Book 617, Page 1484, also being the Southwest corner of a parcel conveyed to Pentecostal Faith Church, as recorded in O.R. Book 575, Page 932, and passing over an iron pin set at 130.21 feet;

Thence, **S 83°37'51" E 87.48 feet** with the North line of Inlot 157 and extending across a vacated part of Adams Street, also being the South line of Inlot 166 and said parcel conveyed to Pentecostal Faith Church, to a 5/8" o.d. iron pin found on the present West Right of Way Line of Adams Street, and passing over the East line of Inlot 157 at 67.48 feet;

Thence, **S 05°57'22" W 131.31 feet** with the present West Right of Way Line of said Adams Street, a 5/8" o.d. iron pin found at the North Right of Way Line of said Washington Street;

Thence, **N 83°49'03" W 20.00 feet** with the North Right of Way Line of said Washington Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.256 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

**The above described 0.256 Acre parcel contains 0.196 Acres in P.P.N. P03-01100049-00 & 0.064 Acres in P.P.N. P01-01100050-00.**

Subject to the Flood Zone AE Plain, as per Community Panel No. 39009C0080C, dated December 18, 2009, of the FEMA Maps of this area.

The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinate System South Zone. 2011(NAD83)..

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 February of 2025.

Dated 2/20/25

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

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

MAR 03 2025

Jill Davidson  
 Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 3/3/25



# Plat of Survey

City of Nelsonville, County of Athens, State of Ohio, part Section 24, Township 12N, Range 15W, and part Inlot 157 of the Plat of Nelsonville (Plat Envelope 115B) & part vacated Adams Street City Resolution 722 (Plat Envelope 355A)

**PROPERTY LOCATION:**

Being a Survey of 2 Parcels conveyed to Michael E. Tolliver, as recorded in O.R. Book 298, Page 1907, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-01100049-00 & P.P. N. P03-01100050-00.

Note: The Plat of Nelsonville recorded in Plat Envelope 115B, is recorded Old Plat Book 2, Pages 46-47, and transcribed from Deed Book 7, Pages 155-156, of the Athens County Recorder's Office.

Note 'A': This parcel conveyed to Jenna R. Hogan, Trustee, as recorded in O.R. Book 617, Page 1484, and being all of Auditor's P.P.N. P03-01100044-00, P.P.N. P03-01100045-00, P.P.N. P03-01100046-00, P.P.N. P03-01100047-00, and P.P. N. P01-01100048-00.

**BASIS OF BEARING**

The bearings of this plat are based on the North R/W Line of Washington Street (66' Wide R/W) as being N 83°49'03" W, using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates System South Zone. 2011(NAD83)



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Scott A. England*  
DATE: *3/13/25*

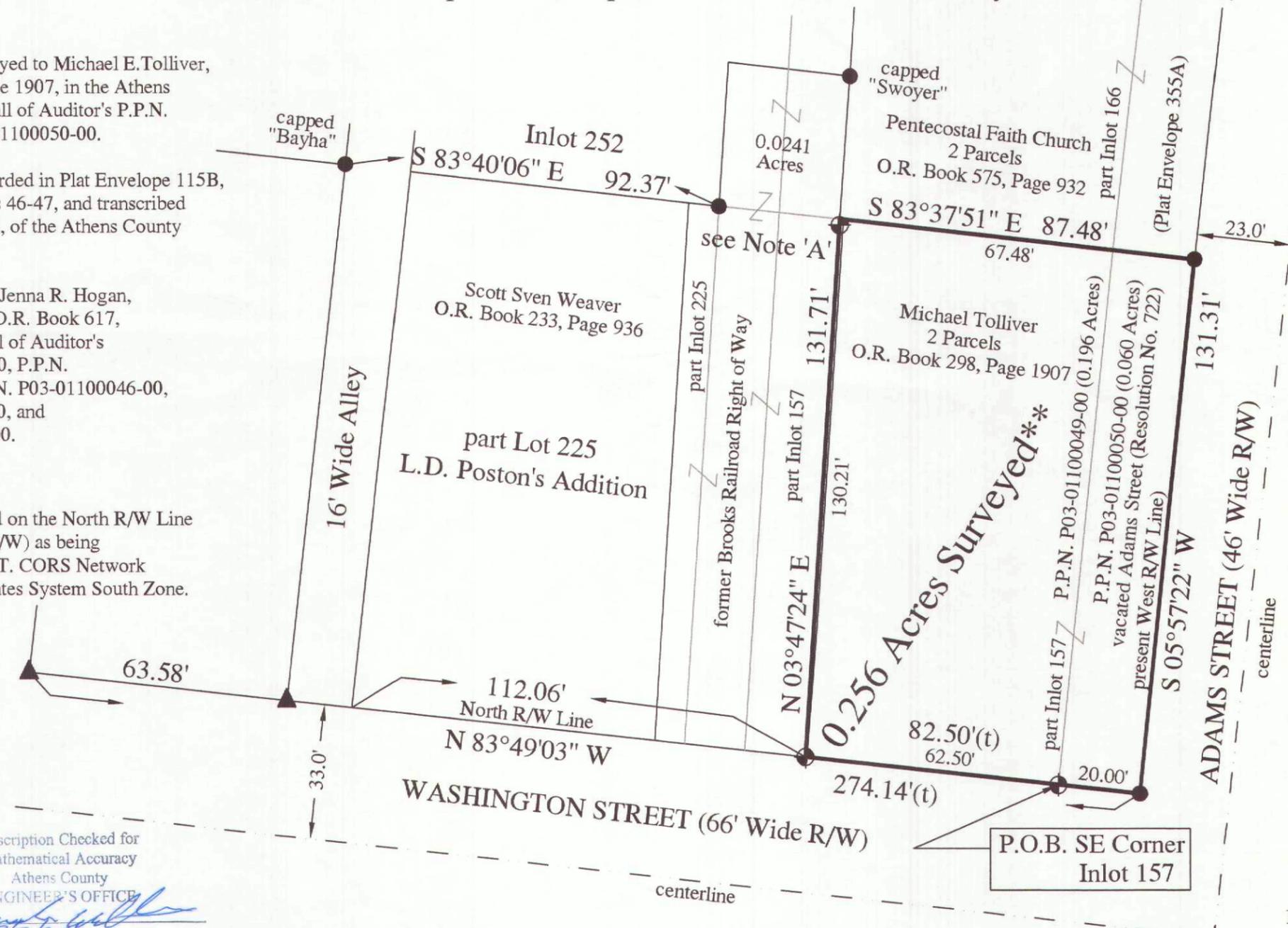
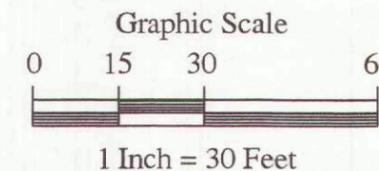
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated *2/18/25*

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

**LEGEND**

- ▲ - 1" o.d. Iron Pin Found
- - 5/8" o.d. Iron Pin Found (no cap unless noted)
- ⊕ - 5/8" o.d. x 30" Iron Pin set w/red cap stamped "S.A. England # S-7452"



**RELATED DOCUMENTS**

- 1) 1983 Survey of 0.0241 Acres by Leonard F. Swoyer, II, P.S. 6765
- 2) Plat Envelope 115B & 355A
- 3) Plat Book 2, Pages 46 & 47
- 4) Deed Book 7, Pages 155 & 156
- 5) Deed Book 261, Page 639
- 6) Deed Book 203, Page 610

\*\* Said 0.256 Acre parcel lies in the Flood Zone AE Plain, as per Community Panel No. 39009C0080C, dated December 18, 2009, of the FEMA Maps of this Area.

PREPARED BY:

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