



CENTER

SURVEYING & MAPPING

Rt. 2, Box 139A
Glouster, OH 45732
[614] 767-2359

Situate in the City of Nelsonville, Section 17, York Township, Athens County, Ohio. Being parcel 11 as delineated on Chesapeake & Ohio Railway Company (now CSX) valuation map V8HV(1) and described in Deed Records Vol. 179, Pg. 579 and a part of parcel 5 as delineated on Chesapeake & Ohio Railway valuation map V8HV(1) and described in Deed Records Vol. 41, Pg. 131, and being more fully described as follows:

POINT-OF-BEGINNING being an iron pin found 81.93 feet southerly from and perpendicular to centerline of U.S. Route 33 at station 71 + 86.4, reference Ohio Dept. of Transportation right of way plans "Athens County S.H. 155-Sec. Nelsonville (Pt) R/W plans" sheet 1 of 1; Said POINT-OF-BEGINNING also being S48° 07'03"W 69.85 feet, S41° 52'57"E 149.51 feet, S41° 36'30"E 150.00, S48° 26'48"W 100.00 feet from the southeast corner of LOT 379 of Thaddeus Longstreth's Addition to the Village of Nelsonville:

Thence S48° 26'48"W 73.07 feet to an iron pin found (reference: iron pin found at 73.07 feet);

Thence N41° 36'30"W 150.00 feet along a 4.92 acre parcel as described in D.R. Vol.325 Pg.399 to an iron pin found;

Thence N42° 17'23"W 293.15 feet along the northeasterly line of a 4.38 parcel as described in D.R. Vol.347 Pg.305 to an iron pin found;

Thence along the lines of parcels as described in O.R. Vol.54, Pg.38 the following two courses,

S85° 55'58"E 94.26 feet to an iron pin found;

N48° 21'31"E 56.55 feet to a concrete C&O R/W monument found;

Thence S41° 52'57"E 225.85 feet along the right of way line of Canal Street (now U.S. 33) to an iron pin set at the northwest corner M.J. and N.W. Blackburn parcel as described in O.R. Vol.37 Pg.493 ;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blausen
DATE: 6-30-93

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York # 17

Thence along the lines of the said Blackburn parcel the following three courses,

S48° 26' 48" W 54.35 feet (reference: concrete monument found
S72° 25' 12" W 0.37 feet;

S42° 15' 13" E 112.01 feet to an iron pin found;

S50° 48' 47" E 38.50 feet to the POINT OF BEGINNING.

Containing 0.91 acres (0.29 acre parcel #11, 0.62 acres of parcel #5) as surveyed 06-10-1993 by Robert C. Canter, P.S. #7226.

Plat of said survey is attached herewith and made a part thereof.

Subject to all legal easements and rights of way.

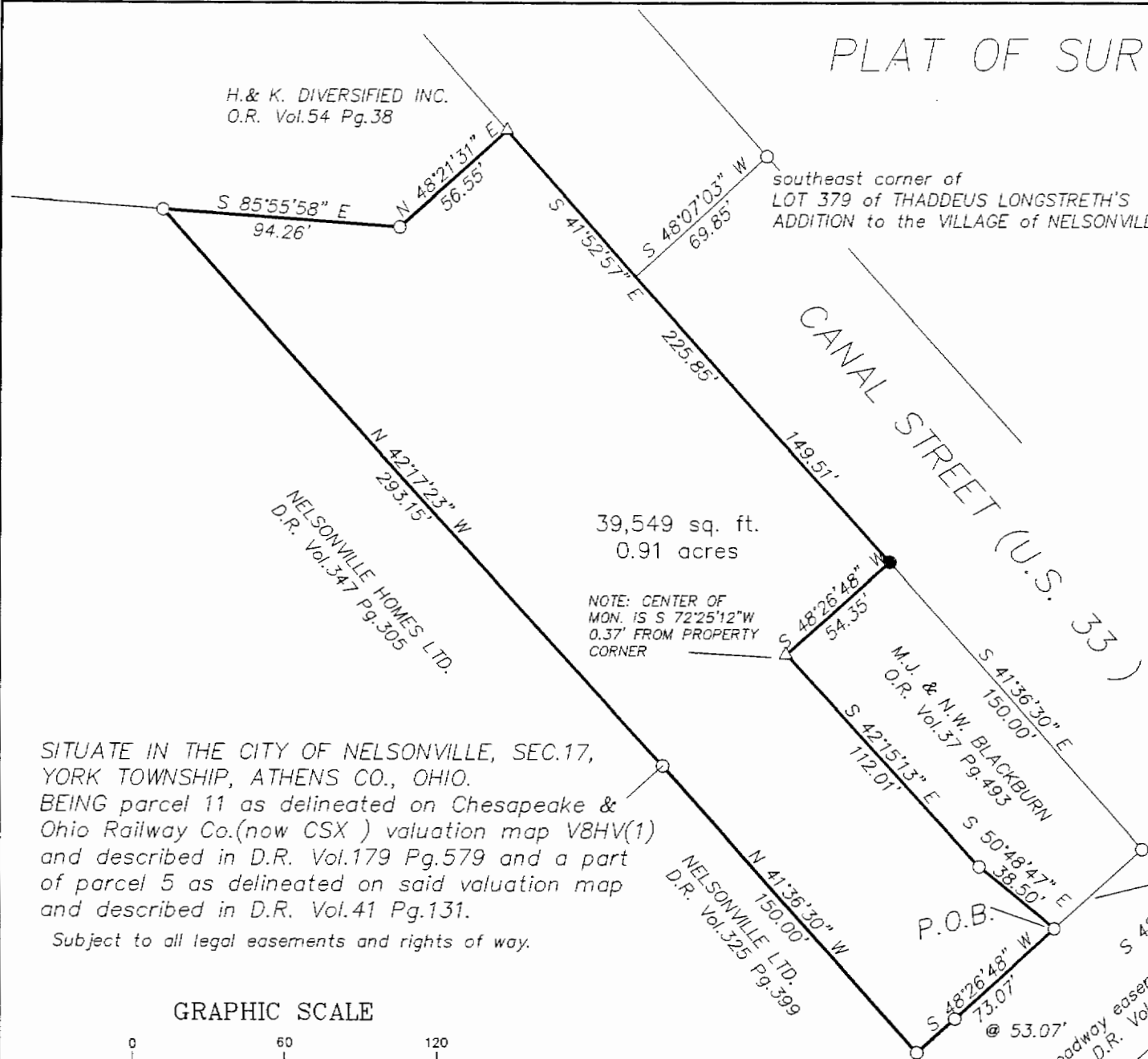
Iron pins set are 5/8" x 30" rebar with cap stamped "Canter, P.S. 7226".

Basis of Bearings: Bearings are based on prior survey by Friedel & Harris Inc. Bearings are used to denote angular relationships only.

PLAT OF SURVEY

H. & K. DIVERSIFIED INC.
O.R. Vol. 54 Pg. 38

southeast corner of
LOT 379 of THADDEUS LONGSTRETH'S
ADDITION to the VILLAGE of NELSONVILLE



39,549 sq. ft.
0.91 acres

NOTE: CENTER OF
MON. IS S 72°25'12\"/>

- △ = concrete C&O R/W monument found
- = iron pin / iron pipe found
- = 5/8" x 30" iron pin set w/cap stamped CANTER P.S. 7226

SITUATE IN THE CITY OF NELSONVILLE, SEC. 17,
YORK TOWNSHIP, ATHENS CO., OHIO.
BEING parcel 11 as delineated on Chesapeake &
Ohio Railway Co. (now CSX) valuation map V8HV(1)
and described in D.R. Vol. 179 Pg. 579 and a part
of parcel 5 as delineated on said valuation map
and described in D.R. Vol. 41 Pg. 131.

Subject to all legal easements and rights of way.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SURVEYED 06-10-1993

Robert C. Canter, P.S.
Robert C. Canter, P.S.

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