

**S. A. ENGLAND & ASSOCIATES**  
 Professional Land Surveying  
 P.O. Box 600  
 Thornville, Ohio 43076



Phone: 614-246-5275

Fax: 614-246-5066

Ohio Phone: 1-800-551-5844

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: S. Blausen  
 DATE: 6-24-97

**Legal Description**  
 0.278 Acres

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being a part of Township 12N, Range 15W, of the Ohio Company Purchase, and being more particularly described as follows:

Being a Survey of a part of Lot 194 of the Plat of OutLot 11 of the City of Nelsonville, as recorded in Plat Book 1, Page 37, in the Athens County Plat Records, and further described as follows;

This description is currently a part of Athens County Auditors Parcel No. P03-01900020.

Commencing at an iron pin set on the West Right of Way of Jefferson Street (66' Wide) marking the Southwest corner of 194, also being the Northwest corner of Lot 193, and being the Southwest corner and Principle place of beginning of the tract herein to be described;

Thence, N 33° 41' 18" W 33.90 feet with the West line of Lot 194, the same being the East line of Jefferson Street, to an iron pin set;

Thence with a line across said Lot 194, with the following three (3) courses and distances:

- 1) N 90° 00' 00" E 75.67 feet to an iron pin set;
- 2) N 63° 56' 56" E 64.56 feet to an iron pin set;
- 3) S 83° 03' 04" E 168.12 feet to an iron pin set on the East line thereof, and being on the West Right of Way line of Church Street;

Thence, S 02° 43' 10" E 36.28 feet with the West line of Church Street, the same being the East line of Lot 194, to an iron pin set marking the Southeast corner thereof, and being the Northeast corner of Lot 193;

Thence, N 90° 00' 00" W 283.48 feet with the line between Lot 194 and Lot 193, to the place of beginning, and containing 0.278 acres, more or less, and is subject to all legal easements and right of ways of record.

Subject to an easement to Ohio Power Company as shown on the plat of survey.

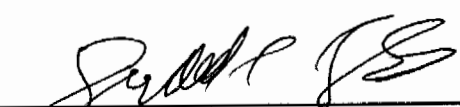
Subject to a driveway easement as shown on the plat of survey.

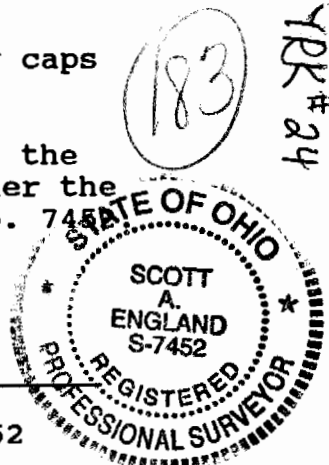
The bearings of the above description are based on the South line of Lot 194 of OutLot 11 as N 90° 00' 00" W.

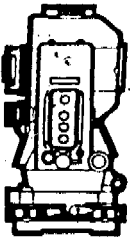
All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. England #7452".

The above description was based on an actual field survey of the premises in June of 1997 by S.A. England and Associates, under the supervision of Scott A. England, Ohio Registered Surveyor No. 7452.

Dated 6/23/97

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





**S. A. ENGLAND & ASSOCIATES**  
 Professional Land Surveying  
 P.O. Box 600  
 Thornville, Ohio 43076



Phone: 614-246-5275

Fax: 614-246-5066

Ohio Phone: 1-800-551-5844

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: S. Blausen  
 DATE: 6-24-97

**Legal Description**  
 0.231 Acres

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being a part of Township 12N, Range 15W, of the Ohio Company Purchase, and being more particularly described as follows:

Being a Survey of a part of Lot 194 of the Plat of OutLot 11 of the City of Nelsonville, as recorded in Plat Book   /  , Page 37, in the Athens County Plat Records, and further described as follows:

This description is currently a part of Athens County Auditors Parcel No. P03-01900020.

Commencing at an iron pin set on the West Right of Way of Jefferson Street (66' Wide) marking the Southwest corner of 194, also being the Northwest corner of Lot 193;

Thence, N 33°41'18" W 33.90 feet with the West line of Lot 194, the same being the East line of Jefferson Street, to an iron pin set, and being the Southwest corner and Principle place of beginning of the tract herein to be described;

Thence, N 33°41'18" W 53.22 feet continuing with the West line of Lot 194, the same being the East line of Jefferson Street, to an iron pin set marking the Northwest corner thereof, and being the Southwest corner of the original Lot 195, and being a corner to a parcel conveyed to Todd Lackney, as recorded in Official Record Volume 151, Page 743;

Thence, N 90°00'00" E 328.36 feet with the North line of said Lot 194, the same being the original South line of said Lot 195 and said parcel conveyed to Lackney, the East line of Terrace Street, and the South line of a parcel conveyed to Diane Perkins, as recorded in Official Record Volume 89, Page 887, to an iron pin set marking the Northeast corner of Lot 194, and being on the West line of Church Street;

Thence, S 02°43'10" E 36.29 feet with the East line of Lot 194, the same being the West line of Church Street, to an iron pin set;

Thence with a line across said Lot 194, with the following three (3) courses and distances:

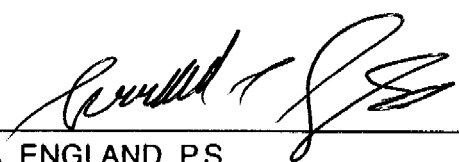
- 1) N 83°03'04" W 168.12 feet to an iron pin set;
- 2) S 63°56'56" W 64.56 feet to an iron pin set;
- 3) N 90°00'00" W 75.67 feet to the place of beginning.

The above description contains 0.231 Acres, more or less, and is subject to all legal easements and right of ways of record.

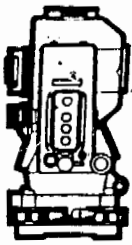
Subject to an easement to Ohio Power Company as shown on the plat of survey.

Subject to a driveway easement as shown on the plat of survey.

DATE: 6/23/97

  
 SCOTT A. ENGLAND, P.S.  
 OHIO REGISTERED SURVEYOR NO. 7452





**S. A. ENGLAND & ASSOCIATES**  
Professional Land Surveying  
P.O. Box 600  
Thornville, Ohio 43076



Phone: 614-246-5275

Fax: 614-246-5066


Ohio Phone: 1-800-551-5844

The bearings of the above description are based on the South line of Lot 194 of OutLot 11 as N 90°00'00" W.

All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. England #7452".

The above description was based on an actual field survey of the premises in June of 1997 by S.A. England and Associates, under the supervision of Scott A. England, Ohio Registered Surveyor No. 7452.

Dated 6/13/97

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



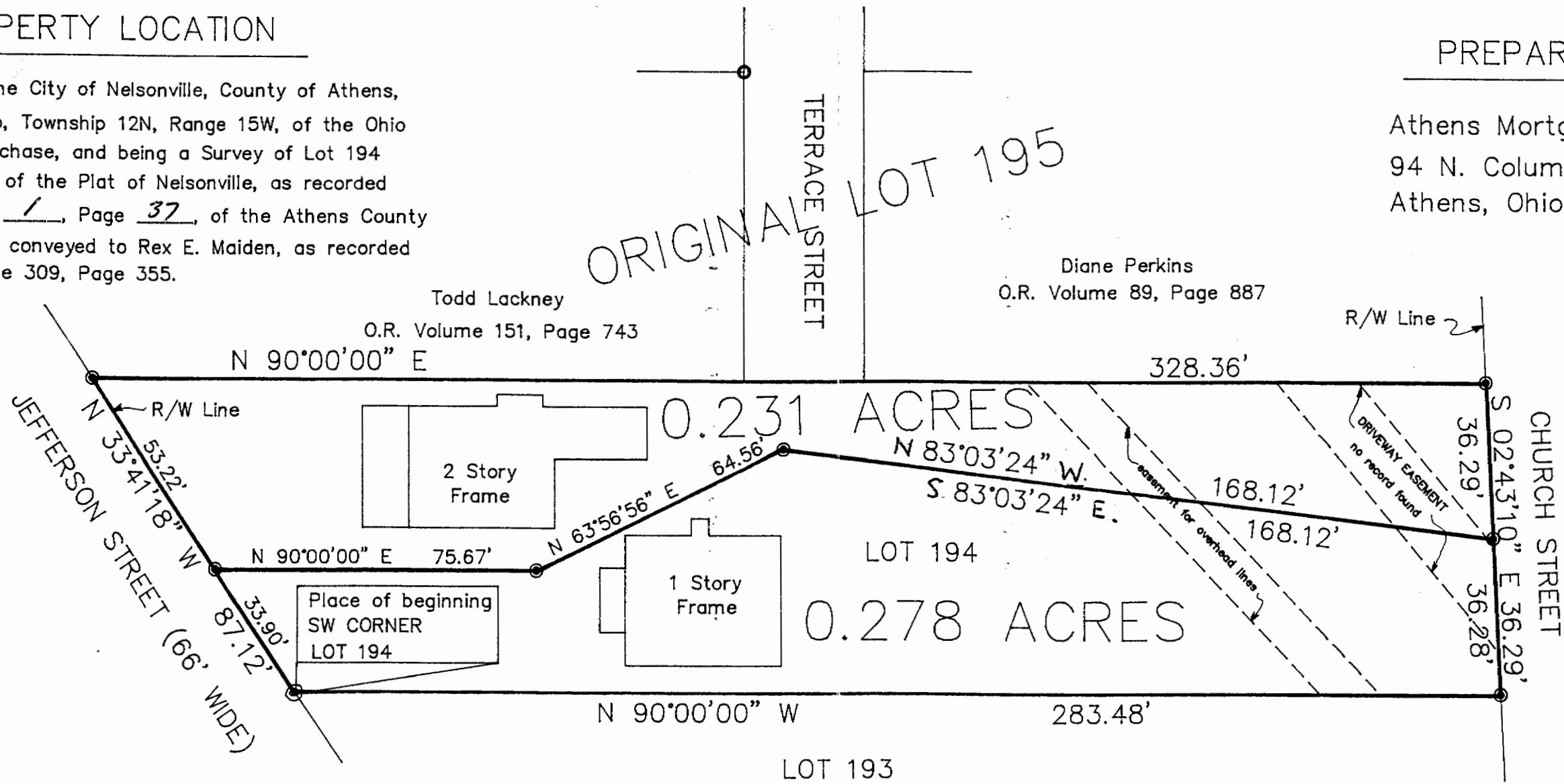
186

PROPERTY LOCATION

Situated in the City of Nelsonville, County of Athens, State of Ohio, Township 12N, Range 15W, of the Ohio Company Purchase, and being a Survey of Lot 194 of OutLot 11 of the Plat of Nelsonville, as recorded in Plat Book 1, Page 37, of the Athens County Plat Records, conveyed to Rex E. Maiden, as recorded in O.R. Volume 309, Page 355.

PREPARED FOR

Athens Mortgage Company  
94 N. Columbus Road  
Athens, Ohio 45701



Diane Perkins  
O.R. Volume 89, Page 887

Todd Lackney  
O.R. Volume 151, Page 743

The bearings of this plat are based on the South Line of Lot 194 of OutLot 11 as N 90°00'00" W.

OUTLOT 194 BEING AUDITORS PARCEL NO. P03-01900020

PREPARED BY

S.A. ENGLAND & ASSOCIATES  
P.O. Box 600  
Thornville, Ohio 43076  
PHONE: 614-928-8680

LEGEND

- — IRON PIN SET
- — IRON PIN FOUND

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERING OFFICE  
BY: S. Blausen  
DATE: 6-24-97

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

All iron pins set are 5/8" o.d. reinforcing bars with yellow caps labeled "S.A. England #7452".

I hereby certify that an actual Survey #7452 was made and that this plat is correct to the best of my knowledge.

Dated 6/13/97

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



188

189