

DESCRIPTION OF 1.829 ACRES  
IN THE CITY OF NELSONVILLE

Situated in River Lots Six hundred fifty-two (652) and Six hundred fifty-one (651), Section Thirty (30), Township Twelve (12), Range Fifteen (15), City of Nelsonville, York Township, Athens County, Ohio and further described as follows:

Beginning at an iron pin found, said iron pin being South four (4) degrees ten (10) minutes thirty-seven (37) seconds West two thousand one hundred twenty (2,120.00) feet, South eighty (80) degrees two (02) minutes fifty (50) seconds East five hundred twenty-eight (528.00) feet and North four (4) degrees ten (10) minutes thirty-seven (37) seconds East seventy and seventy-nine hundredths (70.79) feet from a clay tile at the northwest corner of River Lot 652 by previous description in Volume 117, page 6 of Official Records of Athens County in the Athens County Recorder's Office; thence, South seventy-eight (78) degrees ten (10) minutes fifteen (15) seconds East a distance of four hundred forty-eight and seventy-eight (448.78) feet to an iron pin set, said iron pin being the true point of beginning; thence, continuing South seventy-eight (78) degrees ten (10) minutes fifteen (15) seconds East a distance of two hundred (200.00) feet, passing through an iron pin found at one hundred eighty (180.00) feet, to a point in the center line of Dorr Run Road; thence, along center of said road the following courses and distances:

South zero (00) degrees nine (09) minutes thirty-seven (37) seconds East a distance of eighty-nine (89) feet to a point; South fifteen (15) degrees eighteen (18) minutes forty-three (43) seconds East a distance of one hundred six and forty-one hundredths (106.41) feet to a railroad spike; South twenty-six (26) degrees seven (07) minutes fifty (50) seconds East a distance of one hundred sixty-one and eighty-eight hundredths (161.88) feet to a point, said point being the intersection of Dorr Run Road and Buckeye Drive; thence, along the center of Buckeye Drive North forty-four (44) degrees sixteen (16) minutes twenty (20) seconds West a distance of two hundred fifty-nine and six hundredths (259.06) feet to a point; thence, continuing along said drive, North fifty-two (52) degrees forty-two (42) minutes fifty-nine (59) seconds West a distance of twenty-nine and thirty-one hundredths (29.31) feet to a point; thence, South twenty-one (21) degrees fifty-one (51) minutes fifty-one (51) seconds West a distance of twenty and seventy-five hundredths (20.75) feet to a point at intersection of the south right-of-way line of Buckeye Drive and the west line of drainage right-of-way of the relocated channel of Dorr Run Creek granted to the State of Ohio; thence along west side of said drainage right-of-way on a curve curving to the west, having an central angle of eleven (11) degrees twenty-three (23) minutes six (06) seconds, a radius of nine hundred fifty (950.00) feet, a chord of one hundred eighty-eight and forty-six hundredths (188.46) feet bearing South nine (9) degrees twenty (20) minutes five (05) seconds West, a distance of one hundred eighty-eight and seventy-seven hundredths feet to a point on the north right-of-way line of US Route 33, said point witnessed by a bent right-of-way monument which bears North sixty-eight (68) degrees fifty (50) minutes thirty-three (33)

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YPR #30

seconds East a distance of three tenths (0.30) feet; thence, along said right-of-way, North sixty-nine (69) degrees fifty-nine (59) minutes twenty-six (26) seconds West a distance of two hundred (200.00) feet to an iron pin set; thence, leaving said right-of way, North twenty-three (23) degrees twenty-five (25) minutes forty-three (43) seconds East, passing through an iron pin set at two hundred thirty-three and eighty-eight hundredths (233.88) feet, a distance of three hundred thirty-nine and five tenths (339.50) feet to the true point of beginning. Containing one and eight hundred twenty-nine thousandths (1.829) acres of which one and eight hundred twelve thousandths (1.812) acres are in River Lot 651 and seventeen thousandths (0.017) acre in River Lot 652.

SUBJECT to all easements, right-of-ways and leases of record.

LAST DEED REFERENCE: volume 117, page 6 of Official Records of Athens County in the Recorder's Office of Athens County.

The above description was prepared from an actual survey of the premises made by Joseph C. Roman, Registered Surveyor No. s-6461 in November, 1994.

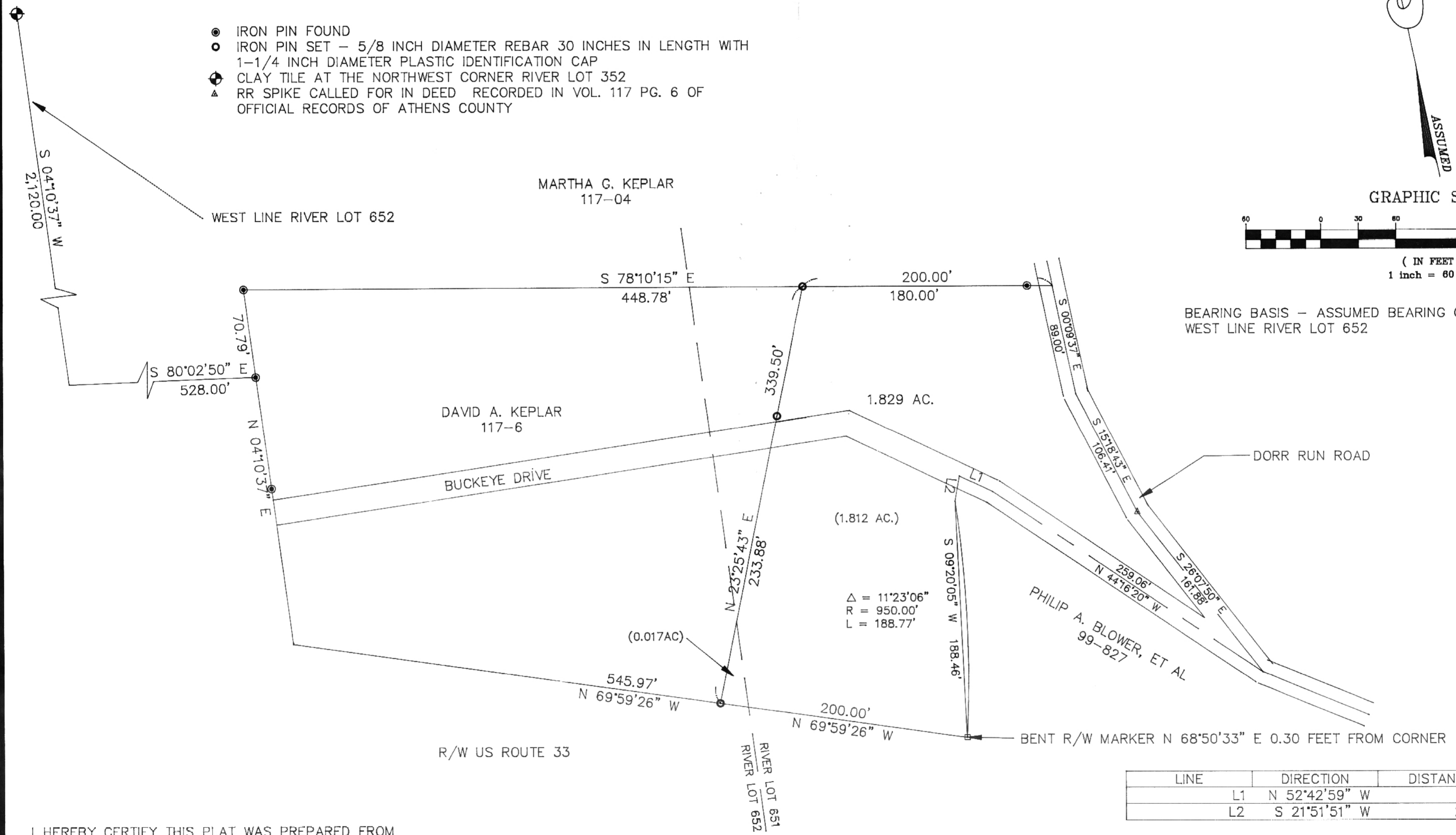
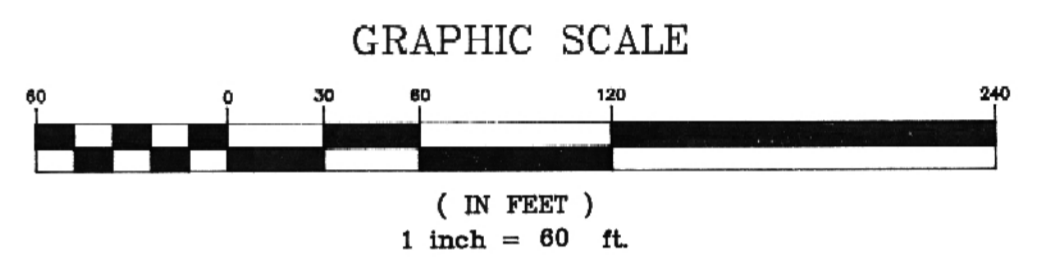
Bearings in the above description are based on assuming a bearing of South four (4) degrees ten (10) minutes thirty-seven (37) seconds West for the west line of River Lot 652.

All iron pins set in the above description are 5/8 inch diameter rebar approximately 30 inches in length with an 1-1/4 inch diameter plastic identification cap.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: J. Blaise  
DATE: 12-2-94

PLAT OF 1.829 ACRES  
 RIVER LOTS 651 AND 652, SECTION 30, TOWNSHIP 12, RANGE 15  
 CITY OF NELSONVILLE, YORK TOWNSHIP, ATHENS COUNTY, OHIO

- IRON PIN FOUND
- IRON PIN SET - 5/8 INCH DIAMETER REBAR 30 INCHES IN LENGTH WITH 1-1/4 INCH DIAMETER PLASTIC IDENTIFICATION CAP
- ⊕ CLAY TILE AT THE NORTHWEST CORNER RIVER LOT 352
- ▲ RR SPIKE CALLED FOR IN DEED RECORDED IN VOL. 117 PG. 6 OF OFFICIAL RECORDS OF ATHENS COUNTY



BEARING BASIS - ASSUMED BEARING OF S 4°10'37" W FOR WEST LINE RIVER LOT 652

LINE	DIRECTION	DISTANCE
L1	N 52°42'59" W	29.31'
L2	S 21°51'51" W	20.75'

I HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES MADE BY ME IN NOVEMBER 1994.

*Joseph C. Roman*  
 JOSEPH C. ROMAN, REGISTERED SURVEYOR NO. S-6461