



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
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**Legal Description**  
**0.464 Acres**

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 24, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of all of Parcel Five and Parcel Six conveyed to Pentajay Company, LLC, as recorded in O.R. Book 423, Page 2382, also including part of the Canal Lands and all of Lot 222-224 inclusive of E.J. Cable's Addition, as recorded in Plat Envelope 83C, as recorded in Plat Envelope 83C, in the Athens County Deed Records, also being all of Auditor's P.P.N. P03-01500001-00, P.P.N. P03-01500002-00, P.P.N. P03-01500003-00, & P.P.N. P03-01500004-00, and further described as follows;

Commencing at an iron pin set marking the Southwest corner of Lot 222 of E.J. Cable's Addition, as recorded in Plat Envelope 83C, also being the Southeast corner of Lot 221 conveyed to Beverly Stump, as recorded in O.R. Book 548, Page 886, being on the North Right of Way Line of The Hocking Valley Scenic Railroad, as recorded in O.R. Book 43, Page 649, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.464 Acre parcel** herein to be described;

Thence, **N 03°24'29" E 119.71 feet** with the West line of said Lot 222, the same being the East line of said Lot 221, and extending across part of the Canal Lands with the East line of said parcel conveyed to Stump (OR548, Pg886), to an iron pin set on the South Right of Way Line of Canal Street (U.S. Route 33)(70.55' Wide)(formerly Parkway Drive);

Thence, **S 70°42'53" E 189.20 feet** with the South Right of Way Line of said Canal Street, to a mag nail set at the intersection of the South Right of Way Line of Canal Street and the West Right of Way Line of Fulton Street (59.4' Wide);

Thence, **S 03°24'29" W 105.23 feet** with the West Right of Way Line of Fulton Street, the same being the East line of part of the Canal Lands and extending along the East line of Lot 224 of E.J. Cable's Addition, to a mag nail set on the North Right of Way Line of The Hocking Valley Scenic Railroad, as recorded in O.R. Book 43, Page 649;


Thence with the North Right of Way Line of The Hocking Valley Scenic Railroad with a curve to the left (radius= 2198.00 feet, Arc Length 185.82 feet, Delta Angle 04°50'35") with a chord bearing **N 75°00'51" W 185.76 feet** to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.464 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the South Right of Way Line of Canal Street (U.S. Route 33)(70.55' Wide)(formerly Parkway Drive), as being N 70°42'53" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 September of 2020.

Dated     10/9/20    

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

Job No. 3498-20AT-0.464Ac

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

SEP 21 2020

Jill Thompson  
 Athens County Auditor



PROPERTY LOCATION:

Being a Survey of Parcel Five & Parcel Six conveyed to Pentajay Company, LLC, as recorded in O.R. Book 423, Page 2382, in the Athans, County Deed Records, and all of Auditor's P.P.N. P03-01500001-00, P03-01500002-00, P03-01500003-00, and P03-01500004-00.

BASIS OF BEARING

The bearings of this plat are based on the South R/W Line of U.S. Route 33(Canal Street)(70.55' Wide), as S 70°42'53" E, and is an assumed Meridian used to denote angles only.

# Plat of Survey

City of Nelsonville, County of Athens, State of Ohio, part Section 24, York Township, Township 12N, Range 15W.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Scott A. England  
DATE: 9/21/2020



### Curve #1

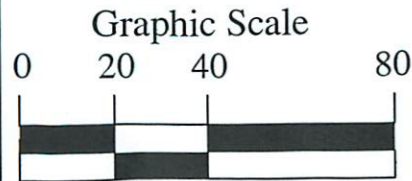
Radius = 2198.00'  
Delta Angle = 04°50'35"  
Arc Length = 185.82'  
Chord = N 75°00'51" W  
185.76'

P.O.B.: SW Corner Lot 222  
E.J. Cable's Addition  
Plat Envelope 83C

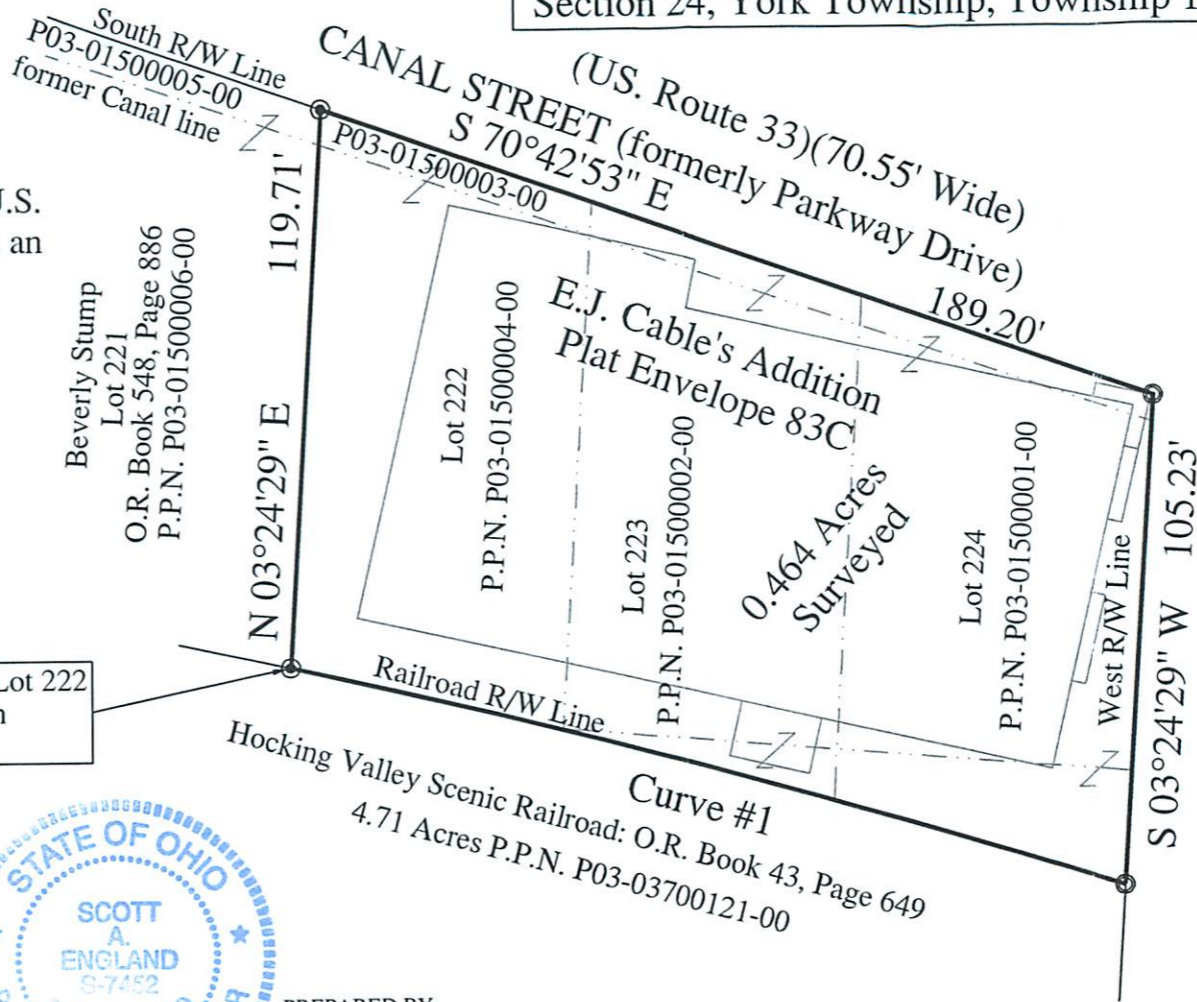


### LEGEND

- - Mag Nail Set
- - 5/8" o.d. Iron Pin Found
- ⊙ - 5/8" x 30" rebar w/red cap labeled "S.A. England #7452"



1 Inch = 40 Feet



Beverly Stump  
Lot 221  
O.R. Book 548, Page 886  
P.P.N. P03-01500006-00

Fulton Street (59.4' Wide)

Legal Description Pre-Approval  
APPROVED  
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SEP 21 2020

Jill Thompson  
Athens County Auditor

PREPARED BY:

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
WWW.SURVEYOHIO.COM

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

Date 9/21/20  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452