

Description of survey for Sandy Shiplett

Being a tract of land transferred to DKW Enterprises, LLC as recorded in Official Records Volume 549 at page 645 Athens County Recorder's Office, Athens County, Ohio, also being a part of Lot 877 of the W.W. Myers Addition to Nelsonville, as recorded in Plat Cabinet Envelope 87C, City of Nelsonville, Section 24, Township-12, Range-15, York Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at an existing 5/8" iron pin with plastic I.D. cap stamped " K.C.S.-7224 " being the southeast corner of said Lot 877 and being a point on the north right of way line of Myers Street;

Thence along the north right of way of Myers Street said North66° 35' 00"West, a distance of 57.05 feet to a 3/4" iron pipe found;

Thence leaving said Myers Street and along the east line of a tract transferred to Lehigh Outfitters, LLC as recorded in Official Records Volume 458 at page 1486, North24° 39' 36"East, a distance of 104.01 feet to a 5/8" iron pin with plastic I.D. stamped "K.C.S.-7224 " found being a point on the south line of Canal Street;

Thence leaving said east line and along the south line of Canal South 66°35'00"East a distance of 22.00 feet to a point, said point being the northeast corner of said Lot 877;

Thence leaving said Canal Street and along the east line of said Lot 877 also the west line of Lot 878 as transferred to Timothy D. Currens as recorded in Official Records Volume 550 at page 501, South05° 54' 51"West, passing thru a 5/8" iron pin set at a distance of 1.38 feet and going a total distance of a distance of 109.03 feet to a 5/8" to the point of beginning containing 0.094 acres more or less (4109.95 square feet more or less) subject to all legal easements and rights of way.

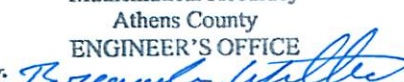
Bearings were derived from the centerline of Myers Street as running North66°35'00" West.

All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 4th day of May, 2023, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.



Ohio Professional Surveyor No. 6844

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/12/23

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

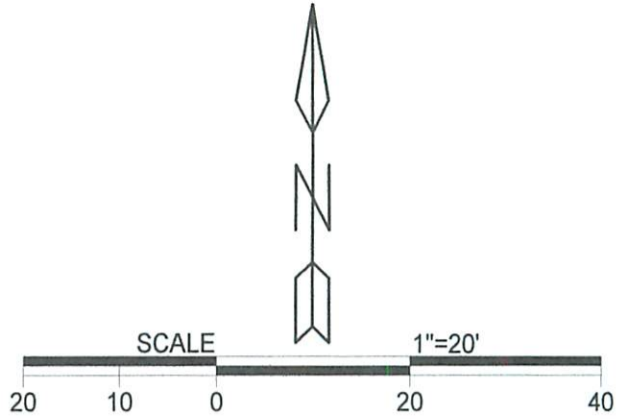


JUL 13 2023

Jill Davidson
Athens County Auditor

BEING A PART OF LOT 877 OF THE W. W. MYERS ADDITION, AS RECORDED IN PLAT CABINET ENVELOPE 87C, CITY OF NELSONVILLE, SECTION 24, TOWNSHIP-12, RANGE-15, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Perennial*
 DATE: 5/12/23

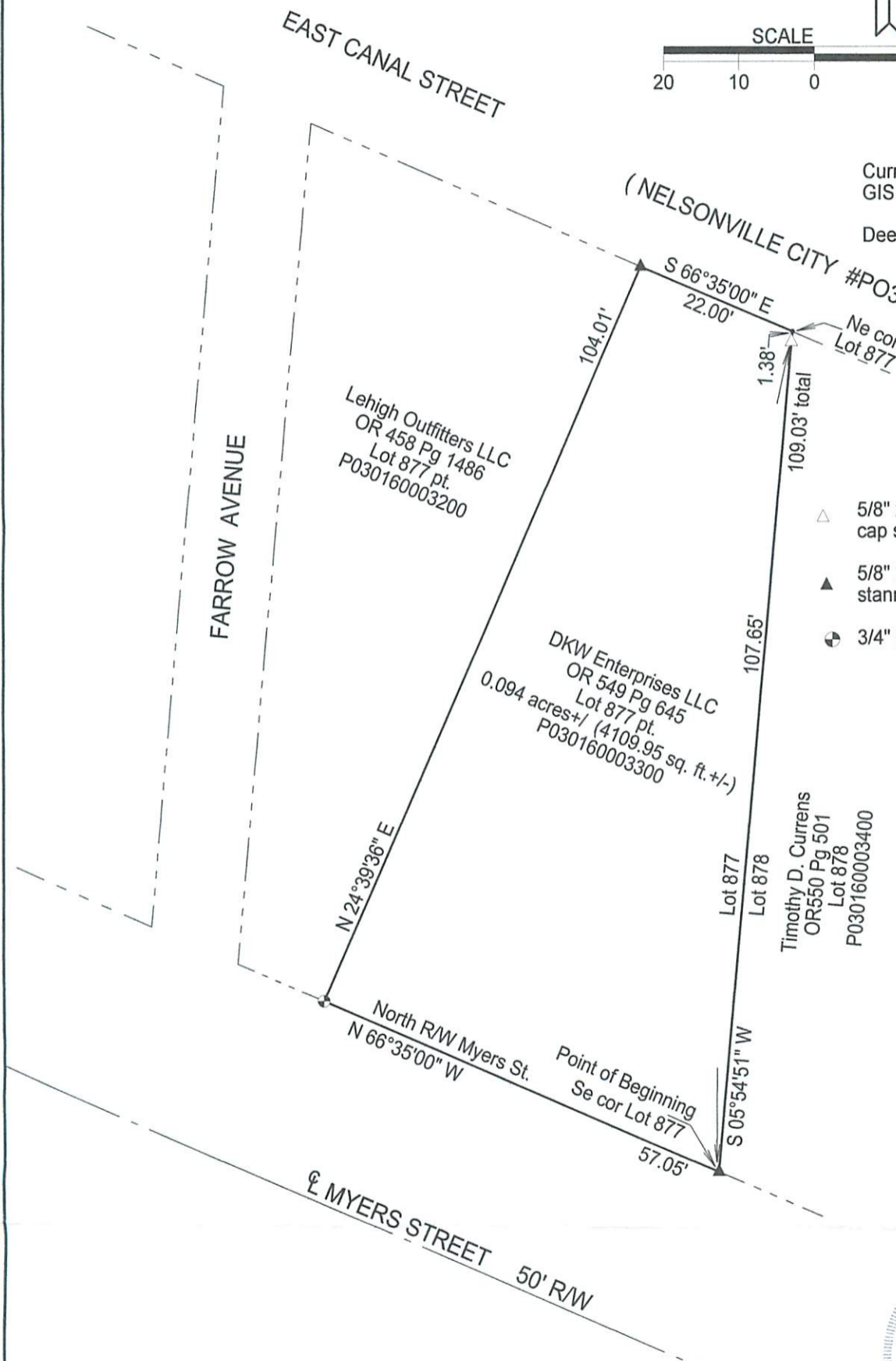


REFERENCES

Current Athens County Auditor's GIS site.
 Deeds: as noted on plat

LEGEND

- △ 5/8" x 30" iron pin with plastic I.D. cap stamped "C.T.S.-6844" set
- ▲ 5/8" iron pin with plastic I.D. cap stamped "KCS-7224" found
- 3/4" iron pipe found



Note: Bearings were derived from the centerline of Myers Street as running N 66°35'00" W.

Surveyed and platted by
 C. Thomas Smith
 Ohio Professional Surveyor No 6844
 P.O. Box 1152, Logan, Ohio 43138
 740-216-4170
 ctssurveying@gmail.com

Plat prepared from an actual survey made on the 1st day of May, 2023 by,

C.T.S.
 C. Thomas Smith Ohio Professional Surveyor No. 6844