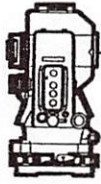


SEP 08 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Walker*
DATE: 9/5/25



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

0.129 Acres

Part A & B Rental Investments, LLC Parcel: O.R. Book 615, Page 2273

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being part of the Southwest Quarter of Section 18, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to A & B Rental Investments, LLC, as recorded in O.R. Book 615, Page 2273, in the Athens County Deed Records, and being part of Auditor's P.P.N. P030210003900, and further described as follows;

The intent of this description is to describe a parcel of land between the East line of a parcel conveyed to Stephen J. & Amber L. Burns, as recorded in O.R. Book 576, Page 52, and a line equal distance between residences as shown on a Plat of Survey for this 0.129 Acre parcel.

Commencing at a 5/8" o.d. iron pin found capped "Highland" on the North Right of Way Line of West High Street marking the Southeast corner of Lot 869 of the Subdivision of House Lot 612, aka "Ackley's Addition", as recorded in Plat Envelope 87B, also being the Southwest corner of Lot 870;

Thence, S 49°18'52" E 218.28 feet with the North Right of Way line of West High Street, to a 3/4" o.d. iron pipe found at the Southwest corner of Parcels 2 & 3 conveyed to Stephen J. & Amber L. Burns, as recorded in O.R. Book 576, Page 52;

Thence, S 50°20'34" E 34.00 feet continuing with the North Right of Way line of West High Street, to an iron pin set at the Southeast corner of said parcel conveyed to Burns, also being the Southwest corner of said parcel conveyed to A & B Rental Investments, LLC, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.129 Acre parcel herein to be described;

Thence leaving West High Street with the West line of said parcel conveyed to A & B Rental Investments, LLC, also being the East line of said parcel conveyed to Burns, with the following two (2) courses and distances:

- 1) N 37°15'13" E 94.07 feet to an iron pin set;
- 2) N 31°48'53" E 60.40 feet to an iron pin set;

Thence with a line across said parcel conveyed to A & B Rental Investments, LLC, of which this description is a part, with the following two (2) courses and distances:

- 1) S 50°20'34" E 44.38 feet to an iron pin set;
- 2) S 39°39'26" W 153.82 feet to an iron pin set on the South line thereof, also being on the North Right of Way Line of High Street;

Thence, N 50°20'34" W 32.20 feet with the North Right of Way Line of West High Street, also being the South line of said parcel conveyed to A & B Rental Investments, LLC, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.129 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 August of 2025.

Dated 8/26/25

Job No. 4571-25AT

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



Plat of Survey

City of Nelsonville, Township of York, County of Athens, part of the Southwest Quarter of Section 18, Township 12N, Range 15W

PROPERTY LOCATION:

Being a Survey of a part of a parcel conveyed to A & B Rental Investments, LLC, as recorded in O.R. Book 615, Page 2273, in the Athens County Deed Records, and being part of Auditor's P.P.N. P030210003900.

** The intent of this survey is to describe a parcel of land that lies between the East line of the Stephen J. & Amber L. Burns Parcel (OR 576, Page 52) and a line equal distant between the residences shown.

BASIS OF BEARING

The bearings of this plat are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Scott A. England*
DATE: 9/5/25

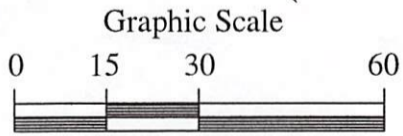
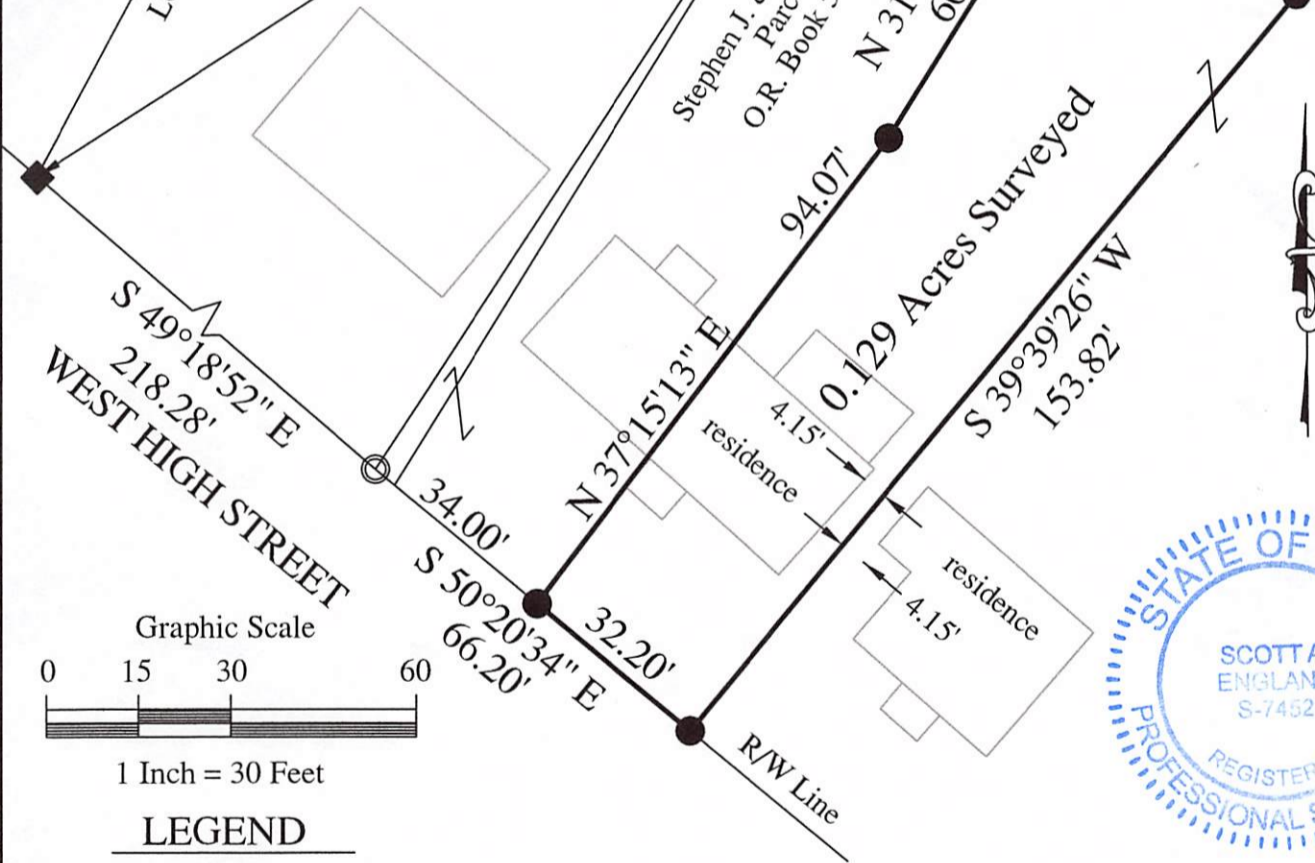
A & B Rental Investments, LLC
SW Corner Lot 870
O.R. Book 615, Page 2273
P.P.N. P030210003900

Subdivision of House Lot 612
aka "Ackley's Addition"
Plat Envelope 87B
LOT 869
LOT 870

Kenton Nester & Breanna S. Roop
O.R. Book 625, Page 1627

P.O.C.: SE Corner Lot 869
SW Corner Lot 870

Stephen J. & Amber L. Burns
Parcels 2 & 3
O.R. Book 576, Page 52



LEGEND

- - 5/8" x 30" o.d. Iron Pin set w/red cap stamped "S.A. England #S-7452"
- - 3/4" o.d. Iron Pipe Found (bent)
- ▲ - 1" o.d. Iron Pipe Found
- ◆ - 5/8" o.d. Iron Pin Found capped "Highland"

RELATED DOCUMENTS

- 1) Plat of the Subdivision of House Lot No. 612, aka "Ackleys Addition: Plat Envelope 87B
- 2) 2004 Survey of 4.648 Acres by S. Vince Evans, P.S. S-8127.

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com

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

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

