

LEGAL DESCRIPTION for
Parcel Numbers P03-00600054-00, P03-00600055-00 and
P03-00600056-00
at 357 Adams Street
Nelsonville, Ohio

Situated in the City of Nelsonville, Township of York, County of Athens and State of Ohio, being parts of Inlot 1142 and Outlot 24 in R.S. Scott's West Lynn Addition, Old Plat Book 2, Page 11, Envelope 104B, and part of Inlot 630 in Creighton's Addition to the City of Nelsonville, Old Plat Book 1, Page 75, Envelope 86C, in Section 24, Township 12, Range 15, Ohio Company Purchase, conveyed to Robyn Campbell (O.R. 627, Page 1791 of Athens County Records), bounded and described as follows:

Beginning at a found and used 5/8" iron rod, capped (illegible) at the north corner of said Inlot 1141 along the west right of way line of Adams Street (33' R/W), also being the northeast corner of a parcel conveyed to Angela J. Mash (O.R. 398, Page 2555), and the southeast corner of a parcel conveyed to Ryan S. Williams and Hayley M. Williams (O.R. 599, Page 368);

Thence along the common line of between the Mash and the Williams parcels, N 84°54'20" W, 36.65 feet to a corner, as monumented by a 5/8" iron pin, found 0.38 feet and 0.49 feet south of the corner, being an angle point between said Mash and the Williams parcels;

Thence continuing along said common line, S 17°13'19" W, 10.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY"), and being the True-Point-of-Beginning at the northeast corner of the parcel herein described in the following 7 courses:

Course 1: Thence along the west line of said Mash parcel, S 17°13'19" W, 42.78 feet to a found and used axle at the southeast corner;

Course 2: Thence along the north line of said Mash parcel, N 70°18'43" W, 59.42 feet to a set Mag nail at an angle point;

Course 3: Thence continuing along the north line of said Mash parcel, N 82°01'55" W, 30.95 feet to a found and used 5/8" iron rod, capped (illegible) at the southwest corner, also being along the east line of a parcel conveyed to Heskett Land Development Company, LLC (O.R. 502, Page 1966);

Course 4: Thence along the east line of said Heskett Land Development Company, LLC parcel, N 3°56'23" E, 45.08 feet to a set Mag spike in a tree root at the northwest corner, also being the southwest corner of said Williams parcel;

Course 5: Thence along the south line of said Williams parcel, S 87°18'33" E, 29.13 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at an angle point;

Course 6: Thence continuing along the south line of said Williams parcel, S 67°44'18" E, 38.00 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEY") at an angle point;

Course 7: Thence continuing along the south line of said Williams parcel, S 68°21'23" E, 34.32 feet to the True-Point-of-Beginning at the northeast corner, containing a total of 4283.83 square feet, or 0.098 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The intent of this survey is to retrace and describe this parcel as required by the Athens County Engineer before the next conveyance.

The basis of bearings for this survey are from GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (no trans), holding found and used monumentation along the west right of way line of the Adams Street as shown on the survey, which is observed bearing N 4°01'17" E.

This legal description is based on an actual field survey conducted in December 2025 under the supervision of Robert M Ruffing, P.S. 8423.

Prepared by Robert M. Ruffing, P.S. 8423 for Landmark Survey Group in January 2026.

Robert M. Ruffing 1-29-26

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2/4/26



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

FEB 05 2026

Jill Davidson
Athens County Auditor

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓜ-FD AXLE AS NOTED
- Ⓝ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓝ-FD/SET RR SPIKE AS NOTED
- Ⓝ-FD T-POST AS NOTED
- FOUND MONUMENT BOX AS NOTED
- CATCH BASIN
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- AFN-AUDITORS FILE NUMBER
- B/E-BASEMENT ENTRY
- CLF-CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- C.S.R.-CITY OF CLEVELAND SURVEY RECORD
- D.H.-DRILL HOLE
- D/W-DRIVEWAY
- E.P.-EDGE OF PAVEMENT
- GAR.-GARAGE
- H.N.-HOUSE NUMBER
- INSTR.-INSTRUMENT
- O.L.-ORIGINAL LOT
- O.R.-OFFICIAL RECORD
- P/L-PROPERTY LINE
- P.N.-PARCEL NUMBER
- P.O.B.-POINT OF BEGINNING
- P.O.L.-POINT ON LINE
- RES.-RESIDENCE
- R/W-RIGHT OF WAY
- P.G.-PAGE
- S.B.L.-SET BACK LINE
- S.F.-SQUARE FEET
- S/L-SUBLOT
- T.P.O.B.-TRUE POINT OF BEGINNING
- VF-VINYL FENCE
- V/L-VACANT LOT
- WF-WOOD FENCE

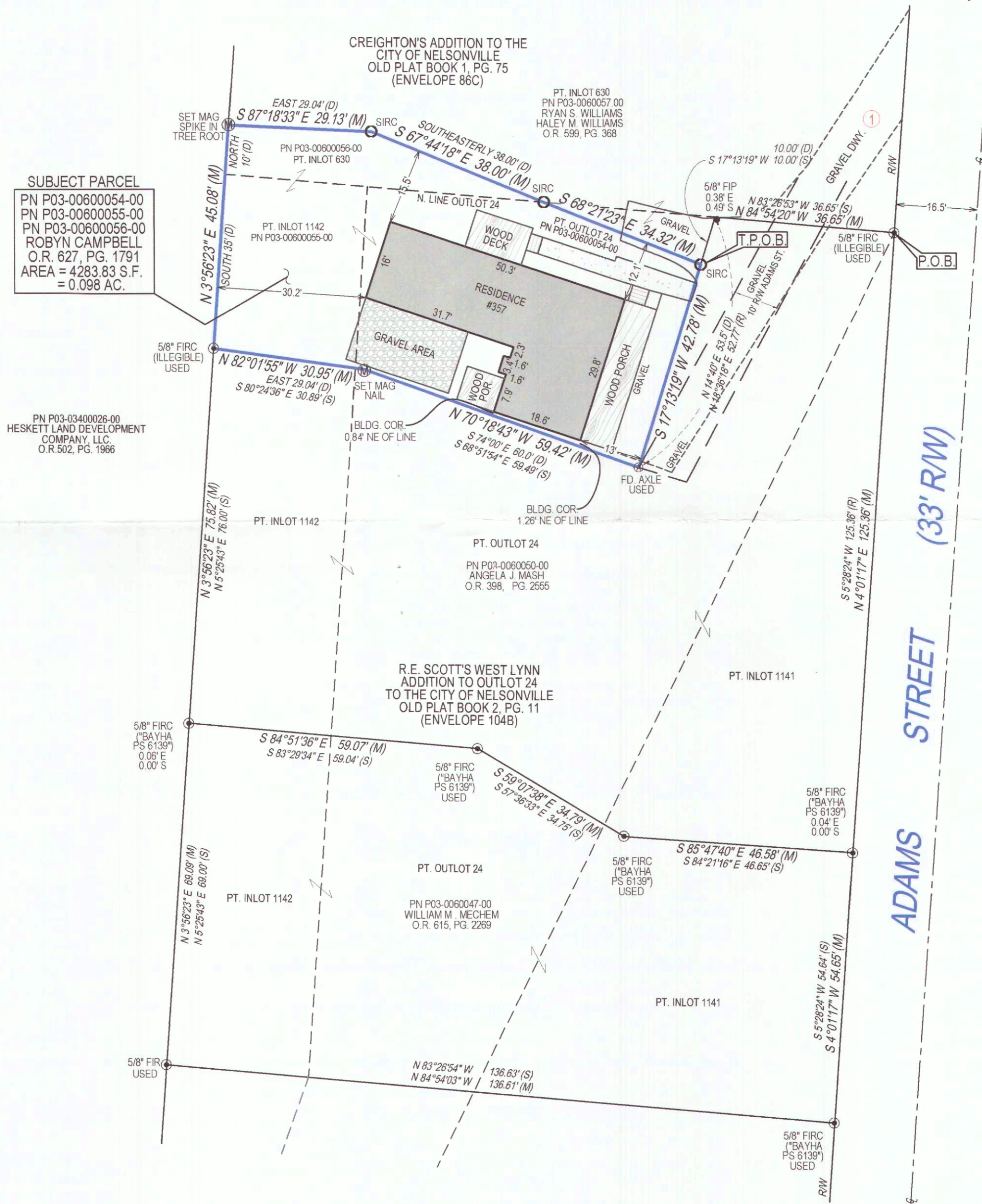
BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATION USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS), HOLDING FOUND AND USED MONUMENTATION ALONG THE WEST RIGHT OF WAY LINE OF ADAMS STREET AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 4°01'17" E.

SURVEY OF
PN P03-00600054-00, P03-00600055-00
AND P03-00600056-00

KNOWN AS
357 ADAMS STREET
NELSONVILLE, OHIO

IN THE CITY OF NELSONVILLE, TOWNSHIP OF YORK, COUNTY OF ATHENS AND STATE OF OHIO, BEING PARTS OF INLOT 1142 AND OUTLOT 24 IN R.S. SCOTT'S WEST LYNN ADDITION, OLD PLAT BOOK 2, PAGE 11, ENVELOPE 104B, AND PART OF INLOT 630 IN CREIGHTON'S ADDITION TO THE CITY OF NELSONVILLE, OLD PLAT BOOK 1, PAGE 75, ENVELOPE 86C, IN SECTION 24, TOWNSHIP 12, RANGE 15, OHIO COMPANY PURCHASE.



POINTS OF INTEREST:
① EXISTING 10' R/W PER BAYHA 2-10-2006 SURVEY, AND THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS, PER O.R. 627, PG. 1791.

DOCUMENTS USED:

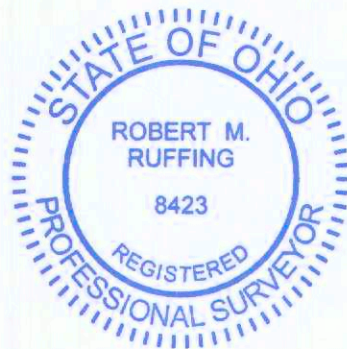
- CREIGHTON'S ADDITION TO THE CITY OF NELSONVILLE, OLD PLAT BOOK 1, PAGE 75 (ENVELOPE 86C), ATHENS COUNTY RECORDER'S OFFICE.
- R.E. SCOTT'S WEST LYNN ADDITION TO OUTLOT 24, OLD PLAT BOOK 2, PAGE 11 (ENVELOPE 104B), ATHENS COUNTY RECORDER'S OFFICE.
- PLAT OF SURVEY NELSONVILLE_YORK_24_NW_F13_0.279 AC_0.195 AC_GB, GERALD W. BAYHA, P.S. 2-10-2006, ON FILE AT THE ATHENS COUNTY ENGINEER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- ATHENS COUNTY TAX MAPS/GIS.

NOTE:

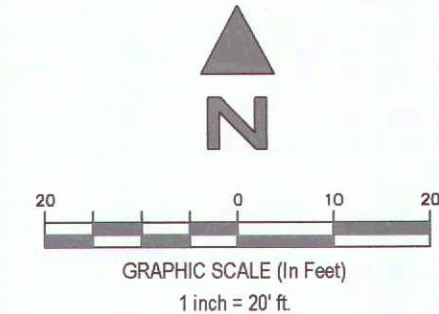
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2/4/26



[Signature] 1-29-26
ROBERT RUFFING, P.S. 8423
STATE OF OHIO
DATE 1-13-2026
REV 1-16-2026
REV 1-21-2026

LANDMARK
690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805
PHONE: (614) 485-9000
DATE 1-13-2026
WWW.LANDMARKSURVEY.COM
JOB NO. 2511.5192