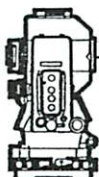


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Scott A. England  
DATE: 8/14/17



**S.A. ENGLAND SURVEYING**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

0.116 Acres

### All of U.S. Bank Trust, N.A. Parcel: O.R. Book 525, Page 2230

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being all of Lot 1010 of Harper's Addition to Nelsonville, as recorded in Plat Book 3, Paeg 38, in the Athens County Plat Records, and being more particularly described as follows;

Being a Survey of 3 parcels conveyed to U.S. Bank, N.A., as recorded in O.R. Book 525, Page 2230, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-02600054-00, P.P.N. P03-02600055-00, & P.P.N. P03-02600056-00, and further described as follows;

The parcel herein to be described being formerly part of Inlot 1010, part Inlot 1035, and part Inlot 296 of Thaddeus Longstreth Addition to Nelsonville.

Commencing at a mag nail set on the South Right of Way Line of Poplar Street (60' Wide R/W) marking the Northwest corner of said Lot 1010 of which this description is a part, also being the Northeast corner of Lot 1009 conveyed to Michael John & Charlene Clifford, as recorded in O.R. Book 503, Page 1475, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.116 Acre parcel herein to be described: said nail bears S 59°03'44" E 51.34 feet from a ¾" o.d. iron pipe found marking the Northwest corner of said Lot 1009, also being the Northeast corner of Lot 1008;

Thence, S 59°03'44" E 51.10 feet with the South Right of Way Line of Poplar Street, to an iron pin set maring the Northwest corner of Lot 296 conveyed to Roy E. & Nancy Davis, as recorded in Deed Book 368, Page 67;

Thence, S 31°25'32" W 99.71 feet leaving Poplar Street with the West line of Lot 296 and said parcel conveyed to Davis (D.B.368,Pg.67), to a 2" o.d. iron pipe found on the North line of a 15 foot wide alley;

Thence, N 57°55'46" W 51.10 feet with the North line of said alley, to a ¾" o.d. iron pipe found marking the Southeast corner of said Lot 1009 conveyed to Clifford (O.R.503,Pg.1475);

Thence, N 31°25'32" E 98.70 feet leaving said alley with the East line of said parcel conveyed to Clifford (O.R.503,Pg.1475), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.116 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 on the South Right of Way Line of Poplar Street (60' Wide R/W), as being S 59°03'44" E, and is an assumed Meridian used to denote angles only.

Subject to the Flood Zone 'A' Plain if applicable.

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 is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2017.

Dated

8/14/17

Job No. 2994-17ATRev1

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



# Plat of Survey

City of Nelsonville, County of Athens, State of Ohio, and being  
 Lot 1010 of Harper's Addition to Nelsonville (P.B.3, Page 38)

**PROPERTY LOCATION:**

Situated in the City of Nelsonville, County of Athens, State of Ohio, Township xxN, Range xxW, and being all of Lot 1010 of Harper's Addition to Nelsonville, as recorded in Plat Book 3, Page 38, in the Athens County Plat Records.

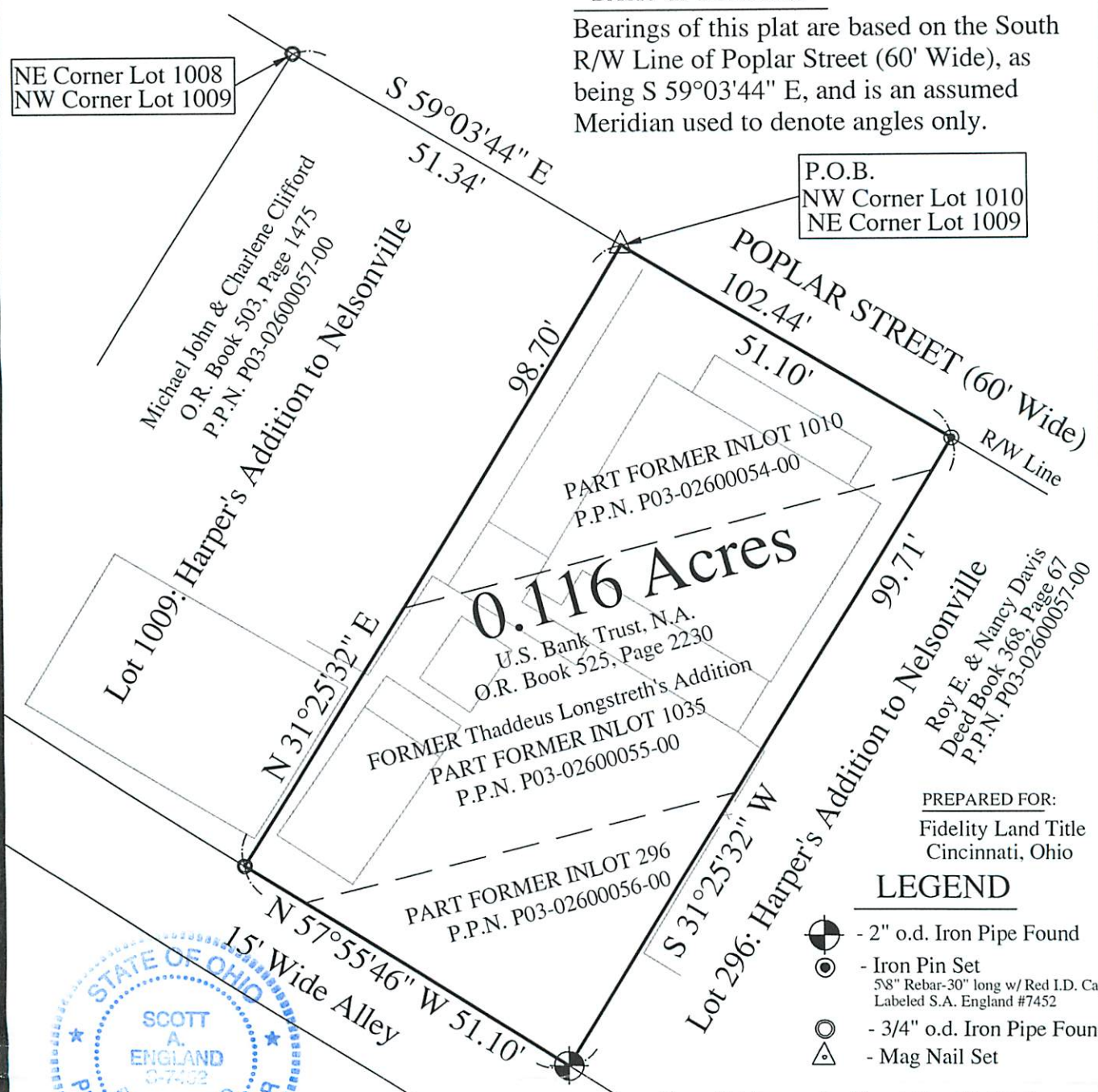
Being a Re-Survey of 3 parcels conveyed to U.S. Bank Trust, N.A., as recorded in O.R. Book 525, Page 2230, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-02600054-00, P.P.N. P03-02600055-00, & P.P.N. P03-02600056-00.

DATE: 8/19/17  
 BY: *Scott A. England*  
 ENGINEER'S OFFICE  
 Athens County  
 Description Checked for  
 Mathematical Accuracy

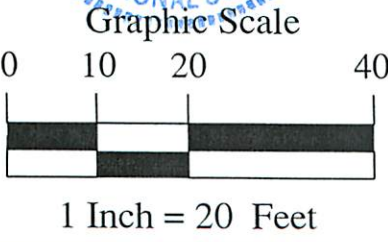


**BASIS OF BEARING**

Bearings of this plat are based on the South R/W Line of Poplar Street (60' Wide), as being S 59°03'44" E, and is an assumed Meridian used to denote angles only.



P.O.B.  
 NW Corner Lot 1010  
 NE Corner Lot 1009



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

**PREPARED FOR:**  
 Fidelity Land Title  
 Cincinnati, Ohio

**LEGEND**

- 2" o.d. Iron Pipe Found
- Iron Pin Set  
5/8" Rebar-30" long w/ Red I.D. Cap  
Labeled S.A. England #7452
- 3/4" o.d. Iron Pipe Found
- Mag Nail Set

Note: Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C0089C, dated 12/18/2009.

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: *8/19/17*  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #S-7452