

DESCRIPTION
1.444 ACRE PARCEL
PART OF
OUTLOT NO. 6 IN CITY OF NELSONVILLE
THE PROPERTY OF
HUNTINGTON NATIONAL BANK, TRUSTEE

The following described real estate situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio and being more particularly described as follows:

Being part of Section No.24, Outlot #6 in the City of Nelsonville as recorded in plat envelope #115B and being part of the Huntington National Bank, Trustee parcel as recorded in deed book 390 at page 29. Beginning at a 5/8" iron pin found 6" below ground in concrete marking the northeasterly corner of the Trustees of Nelsonville Lodge no. 543 B.P.O.E. parcel as recorded in deed book 292 at page 560 in the westerly line of Hocking Street, said iron pin being, South 07° 32' 18" West, a distance of 12.00 feet from the southeasterly corner of lot #10 in the said City of Nelsonville; thence along the northerly line of the said Trustees of Nelsonville Lodge no. 543 B.P.O.E. parcel, North 82° 26' 45" West, a distance of 99.60 feet to a point marking the northeasterly corner of the Trustees of B.P.O.E. #543 parcel as recorded in official record 181 at page 786, said point being obstructed by a leaning 12"x12" concrete bollard (no monument set), said point also marking the **True Point of Beginning** of the parcel herein described:

thence along the northerly line of the said Trustees of B.P.O.E. #543 parcel, North 82° 26' 45" West, a distance of 74.00 feet to a 5/8" rebar (30" long) with i.d. cap set marking the northwesterly corner of the said Trustees of B.P.O.E. #543 parcel;

thence along the westerly line of the said Trustees of B.P.O.E. #543 parcel, South 07° 34' 38" West, a distance of 199.37 feet to a 5/8" rebar (30" long) with i.d. cap set in the northerly line of Canal Street (U.S. Route 33) of the Marginal Canal Lands Survey as recorded in plat envelope #424A;

thence along the said northerly line of Canal Street (U.S. Route 33) of the Marginal Canal Lands Survey, North 66° 15' 00" West, a distance of 424.05 feet to a 5/8" rebar (30" long) with i.d. cap set in the easterly line of Fulton Street;

thence along the said easterly line of Fulton Street, North 07° 26' 26" East, a distance of 93.09 feet to a 5/8" rebar (30" long) with i.d. cap set marking the southwesterly corner of Lot #4 in the said City of Nelsonville;

thence along the southerly line of Lot #4 through Lot #9 of the said City of Nelsonville, South 82° 26' 45" East, a distance of 481.49 feet to a railroad spike set marking the southwesterly corner of said Lot #10 in the City of Nelsonville;

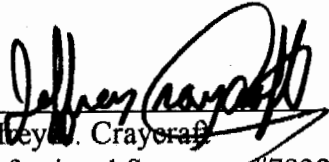
thence through an asphalt pavement roadway being used as a 12' wide alley (no official record found), South 07° 33' 15" West, a distance of 12.00 feet to the True point of beginning. Containing 1.444 total acres of land, of which 1.198 acres lie within parcel #P03-01200140-00, and 0.246 acres lie within parcel #P03-01200141.00.

Being more particularly described and delineated on a plat attached hereto and made a part hereof. Omission of either part from recording will not constitute a complete document.

Aforesaid deed and plat references found recorded among the land records of Athens County, Ohio.

Bearings oriented to the northerly line of Canal Street as denoted on plat of the Marginal Canal Lands Survey as recorded in plat envelope #424A, and used to denote angles only.

Subject to all easements.



Jeffrey W. Craycraft
Professional Surveyor #7932
State of Ohio
Date: 6-3-99

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 6-4-99

43
YR # 24

FULTON STREET
(59.40' WIDE)

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

N 07°26'26" E 93.09'

NO OFFICIAL RECORD FOUND OF EXISTING PAVED ROADWAY
PRESENTLY BEING USED AS A 12' ALLEY

S 82°26'45" E 481.49'

BUILDING 1' ACROSS BOUNDARY LINE

BRICK BUILDING

TITLE OF PARCEL IS AMBIGUOUS IN OWNERSHIP
NO OFFICIAL RECORD FOUND OF EXISTING PAVED ROADWAY
PRESENTLY BEING USED AS A 12' ALLEY

S 07°33'15" W 12.00'

S 07°32'18" W 12.00'

N 69°50'00" W 120.80'
SEVENTH TRACT

PART OF OUTLOT #6
HUNTINGTON NATIONAL BANK, TRUSTEE
DEED BOOK 380, PAGE 29
FOURTH TRACT
1.444 TOTAL ACRES

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *J. Blauer*
DATE: 6-4-99

1.198 ACRES PARCEL #P03-01200140.00
N 66°45'00" W 260.00'
NORTHERLY LINE OF THE MARGINAL CANAL LANDS-PLAT ENVELOPE 424A
N 66°15'00" W 424.05'
0.248 ACRES PARCEL #P03-01200141.00

CENTERLINE BRUCE DOUGHTON TRANSITE LINE
MARGINAL CANAL LANDS SURVEY-PLAT ENVELOPE 424A

N 67°32'00" W 40.44'

S 07°34'38" W 99.37'

N/F
TRUSTEES OF B.P.O.E. #543
OFFICIAL RECORD 181, PAGE 786
TRACT 1

T.P.O.B.
POINT OBSTRUCTED BY 12"X12" CONCRETE BOLLARD
(NO MONUMENT SET)

N/F
TRUSTEES OF NELSONVILLE
LODGE #543 B.P.O.E.
DEED BOOK 292, PAGE 560

HOCKING STREET (49.50' WIDE)

CANAL STREET (U.S. ROUTE 33) (70.55' WIDE)

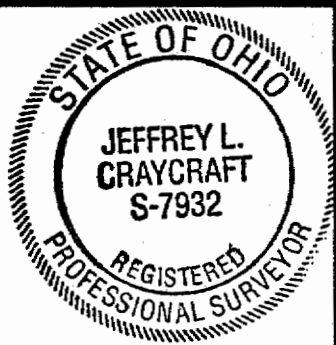
LEGEND

- ⊙ 5/8 REBAR (30" LONG) WITH I.D. CAP SET
- ⊙ 5/8" IRON PIN FOUND 6" BELOW GROUND IN CONCRETE
- ▲ RAILROAD SPIKE SET
- CALCULATED POINT (NO MONUMENT SET)
- N/F NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- T.P.O.B. TRUE POINT OF BEGINNING

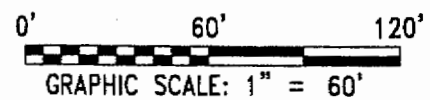
AUTOCAD

- NOTES:
- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - 2) NO TITLE REPORT FURNISHED.
 - 3) DEED REFERENCE: DEED BOOK 390, PAGE 29
PLAT REFERENCE: PLAT ENVELOPE 115B.
 - 4) BEARINGS ORIENTED TO THE NORTHERLY LINE OF U.S. 33 AS DENOTED ON PLAT OF THE MARGINAL CANAL LANDS SURVEY AS RECORDED IN PLAT ENVELOPE 424A, AND USED TO DENOTE ANGLES ONLY.

BOUNDARY SURVEY BEING PART OF OUTLOT NO. 6 - CITY OF NELSONVILLE ON THE PROPERTY OF HUNTINGTON NATIONAL BANK, TRUSTEE SECTION 24, CITY OF NELSONVILLE YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALCULATED BY: J. CRAYCRAFT	SCALE: 1" = 60'	DRAWING NO.: 990348
DRAWN BY: J. CRAYCRAFT	SURVEY DATE: 4/16/99	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 4/6/99	



Jeffrey Craycraft
 JEFFREY L. CRAYCRAFT
 PROFESSIONAL SURVEYOR #7932
 STATE OF OHIO
 DATE: 6-3-99



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