

SURVEY DESCRIPTION OF A 0.857 ACRE TRACT

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of River Lot 651 of Section 30, Township 12, Range 15; and being more particularly described as follows:

Being all of a 0.42 acre tract (Parcel No. P030350005100) and part of a 1 acre tract (Parcel No. P030350005000) as described in Volume OR499, Page 2634, to Jay W. Brooks and Michelle Kiener Brooks.

Commencing at a Point at the Southeast corner of Section 30;
Thence with a random line, North 32 degrees 47 minutes 15 seconds West a distance of 2909.60 feet to a Point in the Hocking River at the Northwest corner of a 0.999 acre tract (City of Nelsonville OR316-881);
Thence South 88 degrees 11 minutes 24 seconds West a distance of 26.91 feet to a Point in the Hocking River, and being the point of **Beginning** of the tract of land to be described;
Thence with the north line of a 3.97 acre tract (City of Nelsonville OR42-942), South 88 degrees 11 minutes 24 seconds West a distance of 58.40 feet to a Point in the Hocking River;
Thence along a curve to the right with the Delta angle of 23 degrees 15 minutes 46 seconds, a Radius of 919.93 feet, a Tangent of 189.36 feet, the Length of 373.50 feet, and a chord of North 10 degrees 04 minutes 47 seconds East a distance of 370.94 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at a curve length of 86.85 feet;
Thence South 51 degrees 54 minutes 37 seconds East a distance of 152.10 feet to a 5/8" iron pin set on the west line of a right of way (City of Nelsonville 158-222);
Thence with the west line of a right of way (City of Nelsonville 158-222), South 25 degrees 06 minutes 00 seconds West a distance of 297.65 feet, passing a 5/8" iron pin set at a distance of 223.99 feet, to the point of beginning and containing 0.857 acres, more or less, subject to any public or private easements of record.

The above 0.857 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the south line of Section 30 as North 90 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on April 20, 2017.



S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying
S. Vince Evans, P. S. 8127
64103 Woodgeard Road
Creola, Ohio 45622
Phone (740) 380-3884
FAX (740) 596-5831



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

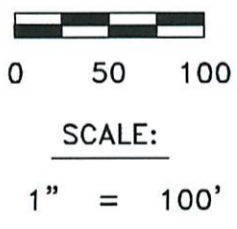
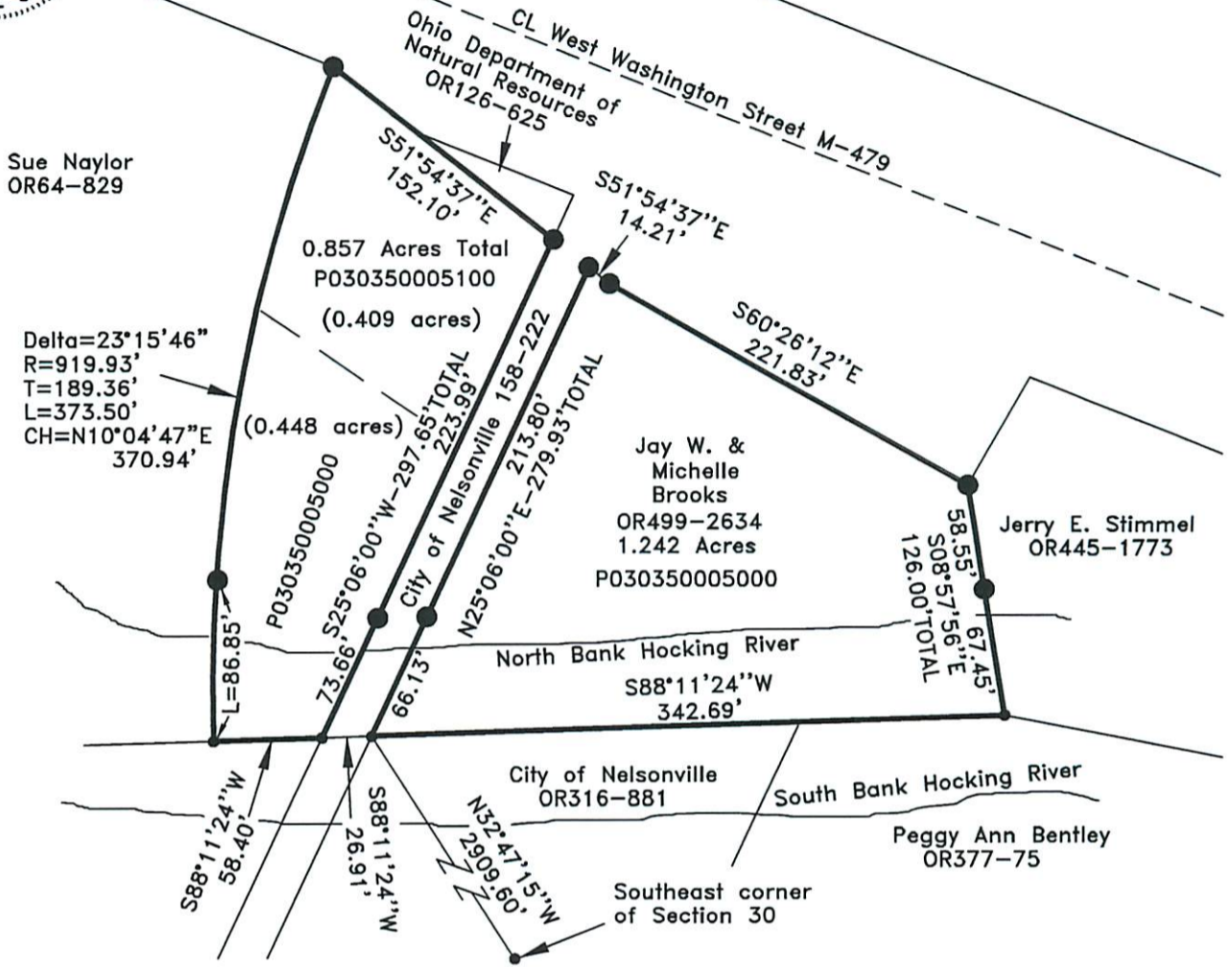
BY: 
DATE: 6/19/17

PLAT OF A 0.857 ACRE TRACT AND A 1.242 ACRE TRACT

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of River Lot 651 of Section 30, Township 12, Range 15.



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LEGEND:

- Point
- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set

REFERENCES:

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

REFERENCE BEARING:

The south line of Section 30 as North 90 degrees 00 minutes 00 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 20th day of April, 2017 and that the plat is a correct representation of the premises as described by said survey.

[Signature]
Registered Surveyor No. 8127

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