

**DESCRIPTION OF 1.51 ACRES  
PART OF LOTS 192 & 515 AND OUT LOTS 13 & 14**

Situated in Section Twenty-four (24), Township Twelve (12), Range Fifteen (15), York Township, Athens County and being a part Lot One Hundred Ninety-two (192) and Five Hundred Fifteen (515) and Out Lots Thirteen (13) and Fourteen (14) in the city of Nelsonville and further described as follows:

TRACT I: Beginning at an iron pin found at the southwest corner of Out Lot Fourteen said iron pin being the true point of beginning; thence, South zero (00) degrees zero (00) minutes thirty-four (34) seconds East a distance of fourteen (14.00) feet to a point; thence, North eighty-nine (89) degrees nineteen (19) minutes twenty-five (25) seconds West a distance of sixty-nine and four tenths (69.40) feet to an iron pin found; thence, North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of forty-eight and ninety-two hundredths (48.92) feet to a point; thence, North eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds West a distance of two hundred one and ninety-seven hundredths (201.97) feet to a point; thence, North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of nine and twenty-six hundredths (9.26) feet to a point; thence, South eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds East a distance of one hundred twenty-seven (127.00) feet to an iron pin set; thence, North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of forty (40.00) feet to an iron pin set; thence, South eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds East a distance of ninety-five and thirty-two hundredths (95.32) feet to a point; thence, North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of sixty and twenty-nine hundredths (60.29) feet to an iron pin found; thence, South eighty-seven (87) degrees fifty-five (55) minutes thirty-six (36) minutes East a distance of fifty-five and sixty-three (55.63) feet to an iron pin found; thence, North zero (00) degrees thirty-one (31) minutes twenty-three (23) seconds East a distance of two hundred twenty-five and seven hundredths (225.07) feet to an iron pin set; thence, South eighty-nine (89) degrees fifty (50) minutes thirty-five (35) seconds East a distance of one hundred eighty and six tenths (180.60) feet to an iron pin set; thence, South zero (00) degrees thirty-one (31) minutes twenty-three (23) seconds West a distance of one hundred twenty-seven and sixty-five (127.65) feet to an iron pin found; thence, South twenty-one (21) degrees seventeen (17) minutes six (06) seconds West a distance of one hundred three and four tenths (103.40) feet to an iron pin found; thence, North eighty-nine (89) degrees forty (40) minutes fifty-five (55) seconds West a distance of one hundred one and eighty-seven hundredths (101.87) feet to an iron pin found; thence, South zero (00) degrees nine (09) minutes eighteen (18) seconds West a distance of one hundred forty-four and eleven hundredths (144.11) feet to an iron pin found on the south line of Out Lot Fourteen (14); thence, South eighty-nine (89) degrees fifty-five (55) minutes fifty-five (55) seconds West a distance of forty-three

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: AC J. J. J. J. Tract 1, 2, 13  
DATE: 6/29/99

YORK #24  
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(43.00) feet to the true point of beginning. Containing one and thirty-eight hundredths (1.38) acres of which there are fifty-three hundredths (0.53) acre in Out Lot Fourteen (14), five tenths (0.50) acre in Out Lot Thirteen (13), twenty-seven hundredths (0.27) acre in Lot One Hundred Ninety-two (192) and eight hundredths (0.08) acre in Lot Five Hundred Fifteen (515).

LAST DEED REFERENCE: Volume 74 page 19 of Official Records of Athens County in the Athens County Recorder's Office.

TRACT II: Being a part of the south half Lot Five Hundred Fifteen (515) in the city of Nelsonville and further described as follows:

Beginning at an iron pin set on the south line of said Lot, also being the north line of Lot One Hundred Ninety-two (192), and being one hundred fifty-five and seventy-three hundredths (155.73) feet South eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds East from the northwest corner of said Lot One Hundred Ninety-two (192), said iron pin being the true point of beginning; thence, continuing along said Lot line, South eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds East a distance of sixty-six and fifty-nine hundredths (66.59) feet to a point; thence, North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of twenty-three and forty-five hundredths (23.45) feet to an iron pin set; thence, North eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds West a distance of sixty-six and fifty-nine hundredths (66.59) feet to an iron pin set; thence, South one (01) degree fifty-three (53) minutes forty-three (43) seconds East a distance of twenty-three and forty-five hundredths (23.45) feet to the true point of beginning. Containing four hundredths (0.04) acre.

LAST DEED REFERENCE: Volume \_\_\_\_, page \_\_\_\_ Official Records of Athens County in the Athens County Recorder's Office.

TRACT III: Being a part of the south half Lot One Hundred Ninety-two (192) in the city of Nelsonville and further described as follows:

Beginning at an iron pin at the southwest corner of Out Lot Fourteen (14), thence, South seventy-nine (79) degrees fourteen (14) minutes forty-two (42) seconds West a distance of seventy and sixty-three hundredths (70.63) feet to an iron pin found on the south line of Lot One Hundred Ninety-two (192); thence North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of two (2.00) feet to a point, said point being the true point of beginning; thence, North eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds West a distance of eighty-four and ninety-seven hundredths (84.97) feet to an iron pin; thence, North one (01) degree fifty-three (53) minutes forty-three (43) seconds West a distance of forty-six and ninety-two hundredths (46.92) feet to a point; thence, South eighty-nine (89) degrees thirty-two (32) minutes twenty-four (24) seconds East a distance of eighty-four and ninety-seven hundredths (84.97) feet to a point; thence, South one (01) degree fifty-three (53) minutes forty-three (43) seconds East a distance of forty-six and ninety-two hundredths (46.92) feet to the true point of beginning.

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Containing nine hundredths (0.09) acre.

LAST DEED REFERENCE: Volume \_\_\_\_, page \_\_\_\_ Official Records of Athens County in the Athens County Recorder's Office.

The above three tracts contains one and fifty-one hundredths (1.51) acres of which there are fifty-three hundredths (0.53) acre in Out Lot Fourteen (14), five tenths (0.50) acre in Out Lot Thirteen (13), thirty-six hundredths (0.36) acre in Lot One Hundred Ninety-two (192) and twelve hundredths (0.12) acre in Lot Five Hundred Fifteen (515).

Subject to all easements and right-of-ways of record.

The bearings in the above description are based on assuming a bearing of South eighty-nine (89) degrees fifty-five (55) minutes five-five (55) seconds West for the south line of Out Lot Fourteen (14). Iron pins set in the above description are five-eighths (5/8) diameter rebar with a one and one-fourth (1-1/4) diameter plastic identification cap.

The above description was prepared from an actual survey of the premises by Joseph C. Roman, Registered Surveyor No. s-6461, in May and June 1994.

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PLAT OF SURVEY OF 1.51 ACRES  
LOTS 192, 515 & OUTLOTS 13 & 14 IN THE CITY OF NELSONVILLE  
TOWNSHIP 12, RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO



Robert L. Lyons  
44-641

S 89°50'35" E  
180.60'

OUT LOT 13

Steve E. & Debra D. Cox  
74-19

Nancy & Roy E. Davis  
366-655

N 00°31'23" E  
225.07'

S 00°31'23" W  
127.65'

TRACT I  
(1.38 AC)  
OUT LOT 14

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

NW cor Lot 192

LOT 515

Michael G. Kinnison  
24-538

S 87°55'36" E

N 55.63'

- Iron pin found
- Iron pin set - 5/8 inch diameter rebar with 1-1/4 inch diameter plastic ID cap.
- Lot lines

S 89°32'24" E 155.73'

Michael D. Lax  
354-931

N 89°32'15" W  
66.59'  
TRACT II  
(0.04 Ac)  
66.59'

LOT 192

101.87'  
N 89°40'55" W

Harry & Phyllis  
Hoskinson  
353-633

S 89°32'24" E 127.00'

144.11'  
S 00°09'18" W

SW cor. Out Lot 14

9.26'  
N 01°53'43" W

Steve J. Holtel  
69-511

LOT 191

Pidcock  
332-913

84.97'  
TRACT III  
(0.09 Ac)  
46.92'

43.00'

ALLEY

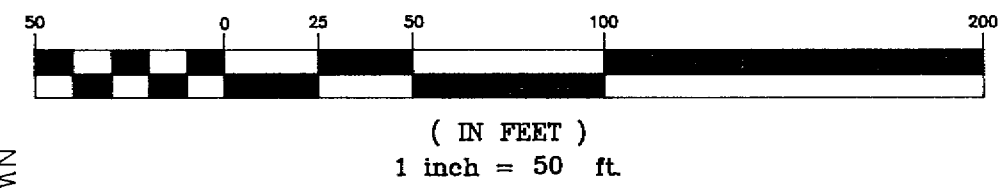
I hereby certify this plat was prepared from an actual survey of the premises made by me in May and June 1994.

*Joseph C. Roman*  
Joseph C. Roman, Registered Surveyor No. s-6461

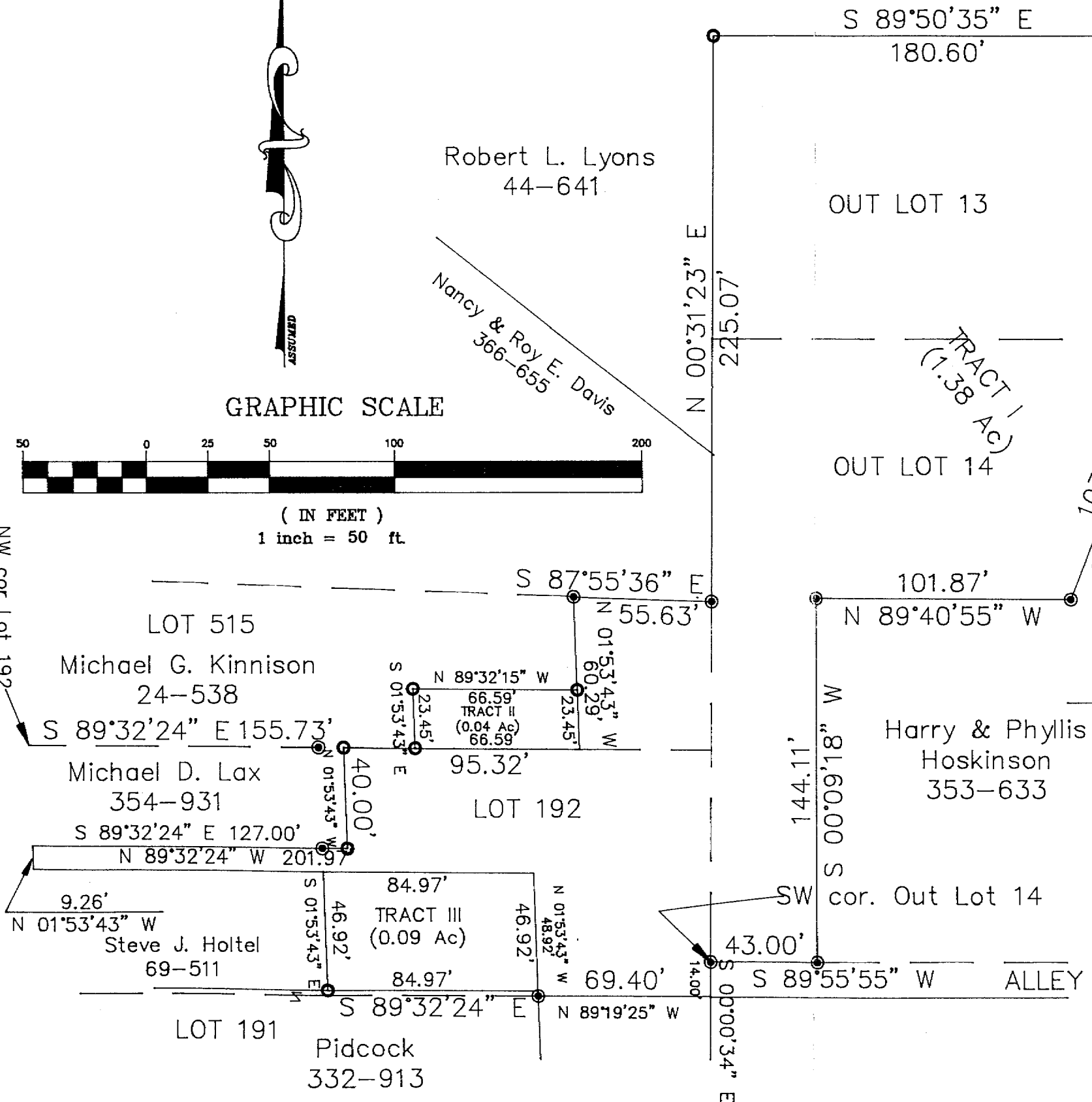
PLAT OF SURVEY OF 1.51 ACRES  
 LOTS 192, 515 & OUTLOTS 13 & 14 IN THE CITY OF NELSONVILLE  
 TOWNSHIP 12, RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO



GRAPHIC SCALE



NW cor Lot 192



- Iron pin found
- Iron pin set - 5/8 inch diameter rebar with 1-1/4 inch diameter plastic ID cap.
- Lot lines

I hereby certify this plat was prepared from an actual survey of the premises made by me in May and June 1994.

*Joseph C. Roman*  
 Joseph C. Roman, Registered Surveyor No. s-6461