

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

Phone 740-753-1264  
Fax 740-753-1264

## Description of a 0.676 Acre Tract

Situated in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3 of Lee Township, T-10, R-15, Village of Albany, Athens County, State of Ohio and being a portion of a 3.579 acre tract described as Parcel 2 of Official Records Volume 620, Page 2611 and being more particularly described as follows:

BEGINNING at a point in the center of East Clinton Street that bears North  $84^{\circ}18'12''$  West, 539.39 feet from the Southeast corner of Section 3,

THENCE along the center of said road South  $67^{\circ}05'27''$  West, 189.54 feet to a point,

THENCE leaving said road and along new lines through Grantors tract the following three courses and distances:

1) North  $4^{\circ}21'43''$  West, 307.05 feet to an iron pin set, (passing an iron pin set at 18.57 feet)

2) South  $45^{\circ}13'55''$  East, 146.25 to an iron pin set,

3) South  $36^{\circ}01'55''$  East, 159.99 feet to the point of beginning, (passing an iron pin set at 146.99 feet), and containing 0.676 acres.


Survey completed and Description written in April 2025

All Iron Pins set are  $\frac{5}{8}$ "x30" rebar with ID Caps labeled "HIGHLAND S 7581"

Bearings are to an assumed meridian and are for angular determination only

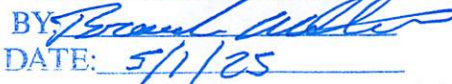
Subject to all Easements and Rights of Way of Record

Kenneth E. Highland S-7581



Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY   
DATE: 5/1/25

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

MAY 02 2025

Jill Davidson  
Athens County Auditor

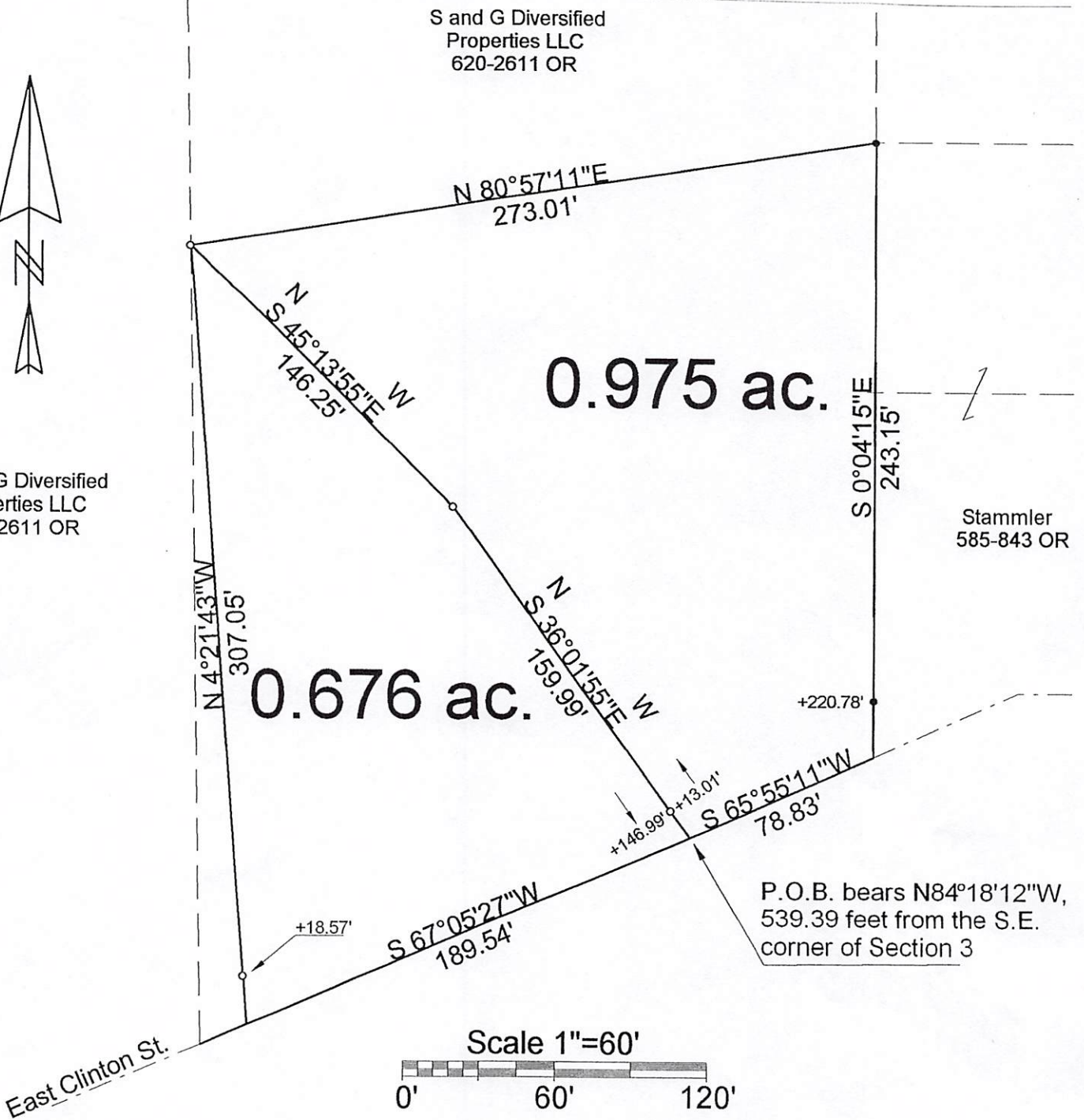




S and G Diversified  
Properties LLC  
620-2611 OR

S and G Diversified  
Properties LLC  
620-2611 OR

Stammler  
585-843 OR



References  
Tax Plats  
Surveys  
Deeds

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *5/1/25*

O=Iron Pin Set  
5/8"x30" rebar  
w/ i.D. cap  
●=Iron Pin Found

Basis of Bearing  
Assumed

Surveyed in April 2025

PLAT OF SURVEY OF 2 TRACTS  
SURVEYED FOR S & G DIV. PROP. LLC  
SUBDIVISION -  
TOWNSHIP LEE SECTION 3 TOWN 16 RANGE 15  
CORPORATION ALBANY COUNTY ATHENS STATE OHIO  
SCALE 1"= 60' DATE APRIL 2025

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