

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.

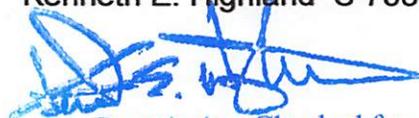
Survey completed and Description written in April 2025

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

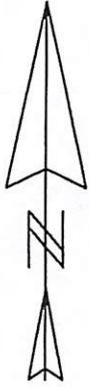
BY: 
DATE: 5/1/25



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

MAY 02 2025

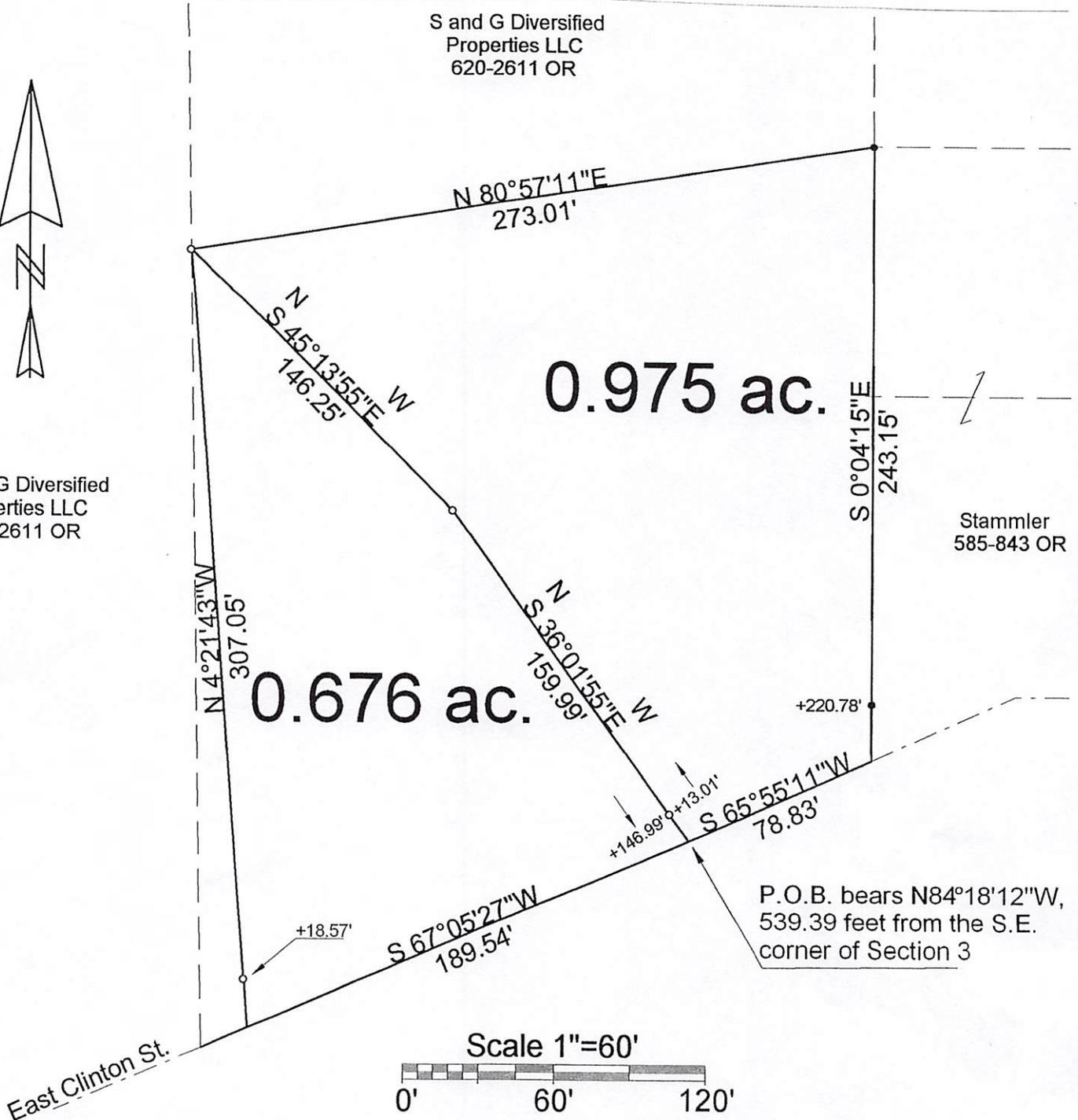
Jill Davidson
Athens County Auditor



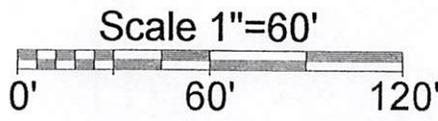
S and G Diversified
Properties LLC
620-2611 OR

S and G Diversified
Properties LLC
620-2611 OR

Stammler
585-843 OR



East Clinton St.



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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