

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

Phone 740-753-1264  
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## Description of a 0.540 Acre Tract

Situated in Section 3, T-10,R-15, Lee Township, Athens County, State of Ohio and being a part of a tract described in Volume 272-192 of the Official Records of Athens County and being more particularly described as follows:

BEGINNING at a point within the bounds of the Right of Way of Washington Road that bears South 20°22'55"East, 1182.17 feet from an iron pin found at the Northwest corner of the Southeast ¼ of Section 3,

THENCE North 55°26'35"West, 49.27 feet to an iron pin previously set at the Southern most corner of a 4.000 acre tract owned by Mason County E Corporation (371-320 OR), (passing an iron pin set at 19.27 feet),

THENCE along the East line of said 4.000 acre tract North 41°58'47"East, 483.00 feet to an iron pin previously set,

THENCE South 48°01'14"East, 49.27 feet to a point within the bounds of Washington Road, (passing a Railroad Spike set at 30.00 feet),


THENCE along said road South 42°01'46"West, 476.63 feet to the point of beginning and containing 0.540 acres.

Survey completed and Description written October 2024

All Iron Pins set are 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: 10/8/24



Mason County  
E Corporation  
371-320 OR

4.000 Acres

Line	Bearing	Distance
1	N 55°26'35"W	49.27'
2	S 48°01'14"E	49.27'



N 41°58'47"E  
483.00'  
S 42°01'46"W  
476.63'

0.540 AC.

Fauber  
272-192 OR

○ = Iron Pin Set  
5/8"x30" rebar  
w/ ID Cap

● = Iron Pin Found

▲ = Railroad Spike Set

⊕ = Iron Pin Previously Set

References  
Tax Plats  
Deeds  
Surveys  
R/W Plans

Basis of Bearing  
Assumed

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Kenneth E. Highland*  
DATE: 10/18/24

Scale 1"=70'



P.O.B. bears S 20°22'55" East,  
1182.17 feet from an iron pin  
found at the N.W. corner of  
the S.E. 1/4 of Section 3

This 0.540 Acre tract must  
remain continuous and  
contiguous with the 4.00  
acre tract adjacent to the  
Northwest.

Surveyed-October 2024

PLAT OF SURVEY OF A 0.540 AC. TRACT

SURVEYED FOR ALBANY

SUBDIVISION —

TOWNSHIP LBE SECTION 3 TOWN 10 RANGE 15

CORPORATION ALBANY COUNTY ATHENS STATE OHIO

SCALE 1"= 70' DATE Oct, 2024

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