

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 6.556 Acre Tract

Situated in the City of Nelsonville, Section 12, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract described in Official Records Volume 244, Page 481 and being more particularly described as follows:

BEGINNING at an iron pin found at the Southwest corner of Lot 4 of the Cross Creek Subdivision,

THENCE along the Southeast line of Lot 4 (Hazlett 306-744 OR), North $58^{\circ}13'00''$ East, 150.16 feet to an iron pin found,

THENCE along the lines of Bruce (462-688 OR), the following three courses:

- 1) South $31^{\circ}47'00''$ East, 41.00 feet to an iron pin set,
- 2) North $62^{\circ}36'55''$ East, 130.38 feet to an iron pin set,
- 3) North $31^{\circ}47'00''$ West, 51.00 feet to an iron pin found,

THENCE along the Southeast line of Lot 6 (Tolliver 589-346 OR), and the South line of Brooker Drive North $58^{\circ}13'00''$ East, 190.00 feet to an iron pin found,

THENCE along five new lines through grantors tract:

- 1) South $6^{\circ}02'25''$ East, 70.56 feet to an iron pin set,
- 2) South $1^{\circ}55'15''$ East, 217.29 feet to an iron pin set,
- 3) South $7^{\circ}18'08''$ East, 287.66 feet to an iron pin set,
- 4) South $67^{\circ}28'11''$ West, 476.57 feet to an iron pin set,
- 5) North $23^{\circ}06'35''$ West, 651.36 feet to an iron pin found,

THENCE along the lines of Gail (446-2458 OR) and Smathers (559-1882 OR), South $67^{\circ}53'50''$ East, 273.24 feet to an iron pin set,

THENCE along the line of Smathers (559-1882 OR), North $35^{\circ}58'00''$ West, 14.03 feet to the point of beginning and containing 6.556 acres.

Survey completed and Description written in April 2022
All Iron Pins set are 5/8"x30" rebar with 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: *Barbara K. H. [Signature]*
DATE: 5/5/22

Point	Bearing	Distance	Northing	Easting	Elevation
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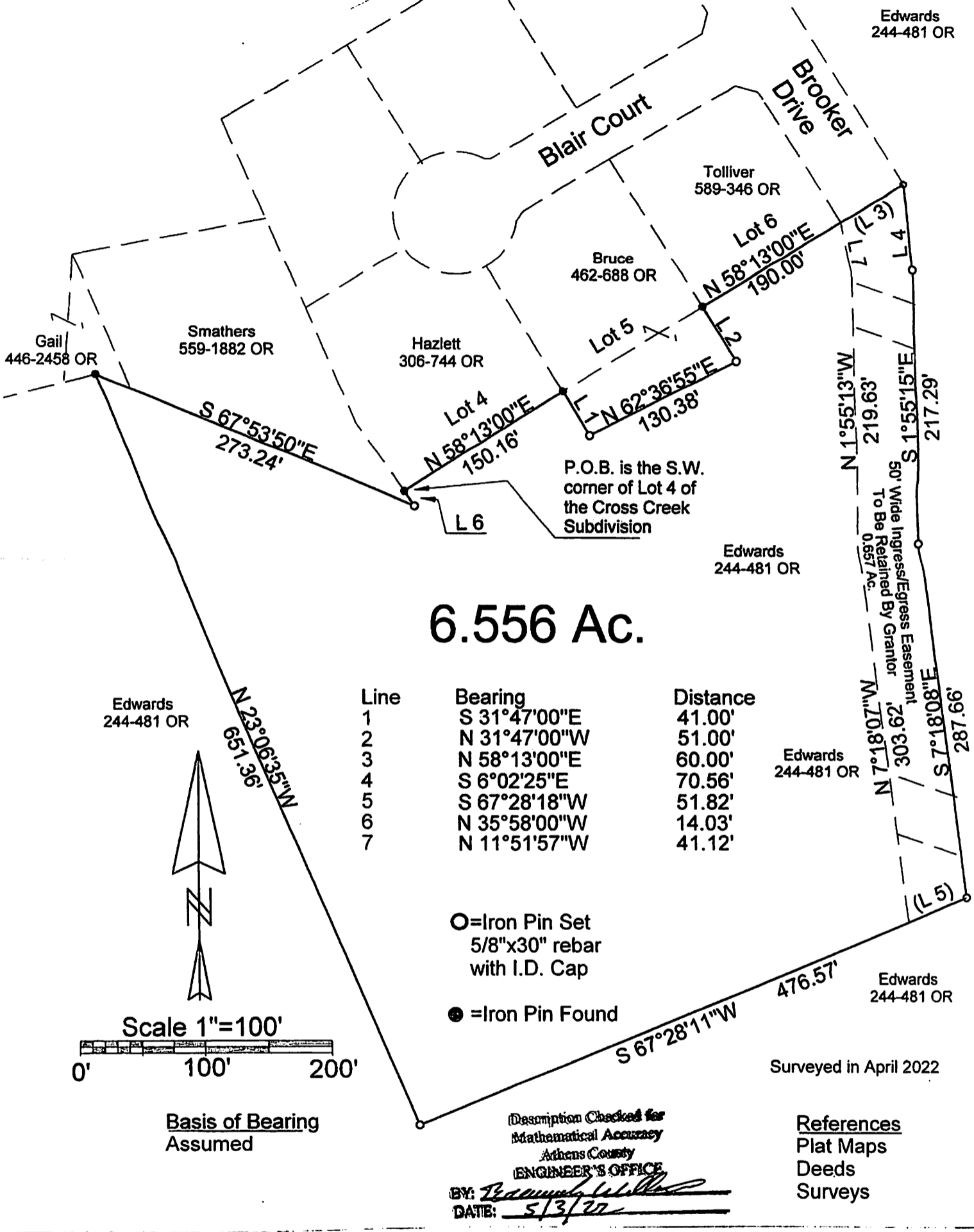
Database opened by owner: Monday, May 02, 2022 7:01 AM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	58.1300NE	150.16			
TR	N 58° 13' 00" E	150.16			
2			5079.09056	5127.64290	
Raw:	31.4700SE	41.00			
TR	S 31° 47' 00" E	41.00			
3			5044.23867	5149.23795	
Raw:	62.3655NE	130.38			
TR	N 62° 36' 55" E	130.38			
4			5104.20865	5265.00731	
Raw:	31.4700NW	51.00			
TR	N 31° 47' 00" W	51.00			
5			5147.56100	5238.14518	
Raw:	58.1300NE	190.00			
TR	N 58° 13' 00" E	190.00			
6			5247.63562	5399.65391	
Raw:	06.0225SE	70.56			
TR	S 6° 02' 25" E	70.56			
7			5177.46736	5407.07876	
Raw:	01.5515SE	217.29			
TR	S 1° 55' 15" E	217.29			
8			4960.29945	5414.36202	
Raw:	07.1808SE	287.66			
TR	S 7° 18' 08" E	287.66			
9			4674.97252	5450.92449	
Raw:	67.2811SW	476.57			
TR	S 67° 28' 11" W	476.57			
10			4492.36443	5010.72766	
Raw:	23.0635NW	651.36			
TR	N 23° 06' 35" W	651.36			
11			5091.45599	4755.07329	
Raw:	67.5350SE	273.24			
TR	S 67° 53' 50" E	273.24			
12			4988.64419	5008.23299	
Raw:	35.5800NW	14.03			
TR	N 35° 58' 00" W	14.03			
13			4999.99950	4999.99297	
IN	N 85° 55' 00" E	0.01			
1			5000.00000	5000.00000	

Area = 285569.388 Sq Feet or 6.556 Acres more or less

Database saved on Monday, May 02, 2022 at 7:16 AM.



PLAT OF SURVEY OF A 6.556 AC. TRACT & EASEMENT

SURVEYED FOR EDWARDS

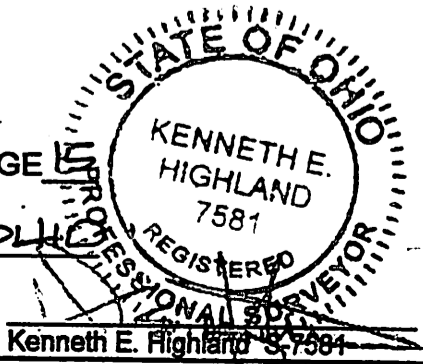
SUBDIVISION

TOWNSHIP YORK SECTION 12 TOWN 12 RANGE 15

CORPORATION Nelsonville COUNTY ATHENS STATE OHIO

SCALE 1"= 100' DATE APRIL 2022

Kenneth E. Highland
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Kenneth E. Highland 7581