

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 0.297 Acre Tract (B)

Situated in the City of Nelsonville, River Lot 633, Section 17, T-12, R-15, York Township, Athens County, State of Ohio and being a tract previously described in Official Records Volume 1, Page 27 and being more particularly described as follows:

BEGINNING at a point on the Northeast Right of Way line of Old US Route 33 (Canal Street) that bears North $33^{\circ}42'18''$ West, 2557.90 feet from the Southeast corner of Section 17,

THENCE along the line of Horrocks (547-697OR), North $44^{\circ}47'26''$ East, 272.98 feet to an iron pin found, (passing an iron pin set at 2.70 feet),

THENCE along the line of USA (160-321), South $45^{\circ}43'25''$ East, 49.11 feet to a concrete monument found,

THENCE along the line of McMannis (253-565 OR), and USA (160-321), South $45^{\circ}30'00''$ West, 273.60 feet to a point on the Northeast Right of Way line of Old US Route 33 (Canal Street), (passing an iron pin found at 42.36 feet and a USFS Monument at 271.11 feet),

THENCE along said line North $45^{\circ}00'00''$ West, 45.72 feet to the point of beginning and containing 0.297 acres.

Survey performed and Legal Description created in June 2021

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



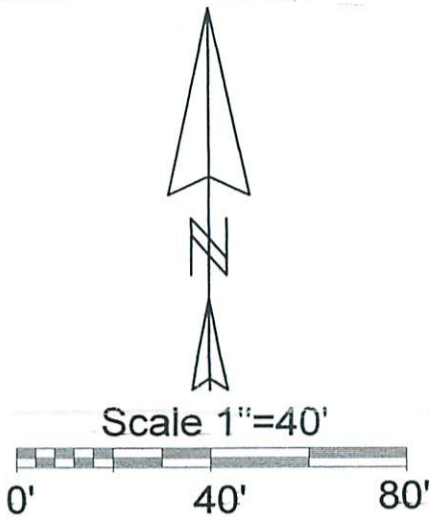
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 6/18/21

HIGHLAND SURVEYING Ltd.
Registered Professional Land Surveyor

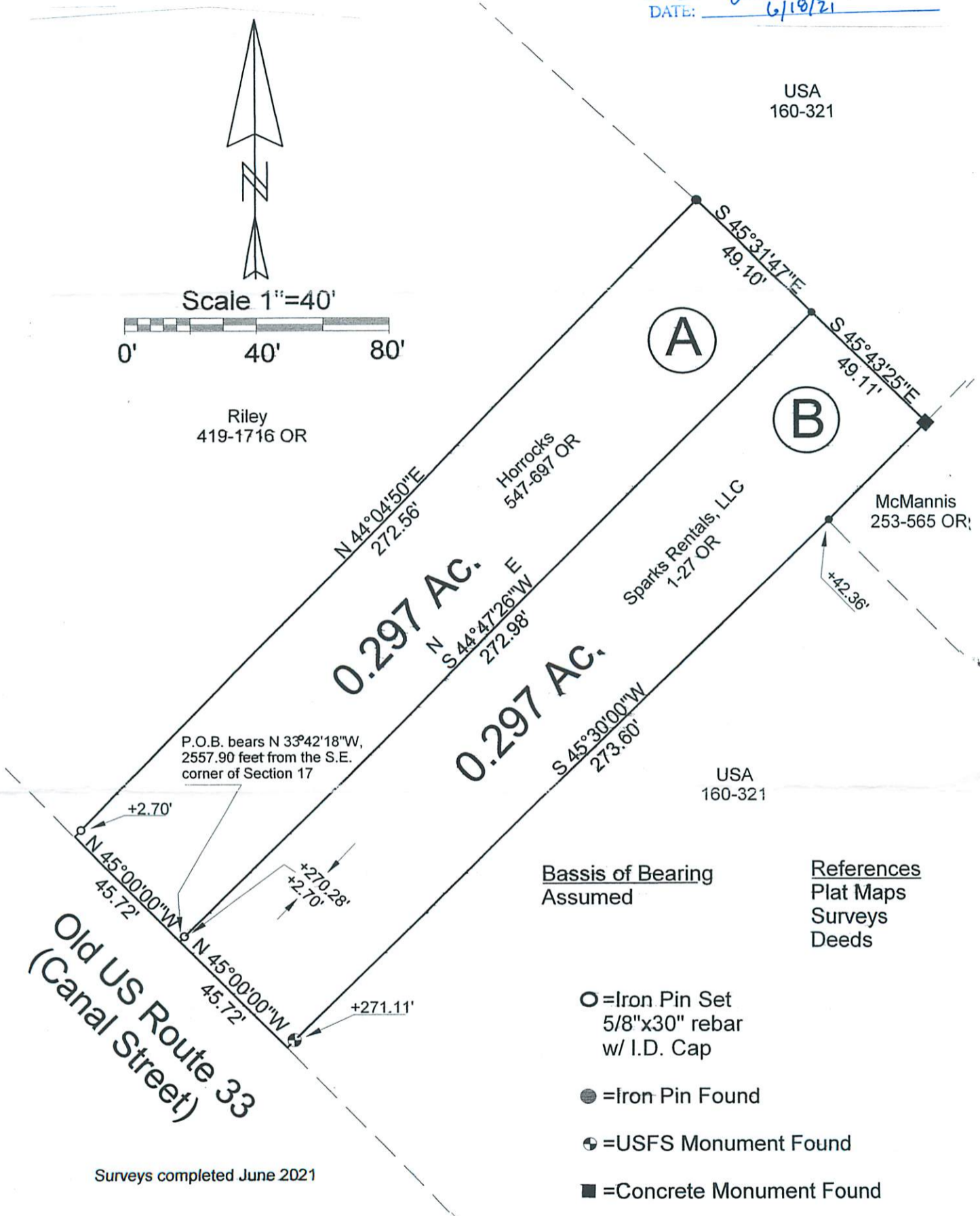
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: June E. Highland
DATE: 6/19/21



Riley
419-1716 OR

USA
160-321



Basis of Bearing
Assumed

References
Plat Maps
Surveys
Deeds

- = Iron Pin Set
5/8"x30" rebar
w/ I.D. Cap
- = Iron Pin Found
- ⊕ = USFS Monument Found
- = Concrete Monument Found

PLAT OF SURVEY OF 2 TRACTS
 SURVEYED FOR SPARKS / HORROCKS
 SUBDIVISION RIVER LOT 633
 TOWNSHIP YORK SECTION 17 TOWN 12 RANGE 15
 CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO
 SCALE 1"= 40' DATE JUNE 2021

Kenneth E. Highland
80 Fayette St.
Nelsonville, Ohio 45764
740-753-1264

STATE OF OHIO
KENNETH E. HIGHLAND
7581
REGISTERED PROFESSIONAL SURVEYOR
Kenneth E. Highland S-7581