

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Williams
DATE: 8/31/10

HIGHLAND SURVEYING LTD.

80 Fayette Street
Nelsonville, Ohio 45764

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

Description of a 0.246 Acre Tract

Situated in the City of Nelsonville, Sections 24 and 30, York Township, T-12, R-15, River Lots 649 and 650 Athens County, State of Ohio and being a tract as previously described as Parcel One in Official Records Volume 493, Page 993 and being more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of the Frank Minners Addition to the City of Nelsonville,
THENCE South $6^{\circ}49'41''$ West, 88.91 feet to a point,
THENCE South $4^{\circ}22'09''$ West, 177.42 feet to a point,
THENCE North $77^{\circ}17'10''$ West, 341.89 feet to a point,
THENCE North $77^{\circ}17'10''$ West, 54.11 feet to the POINT OF BEGINNING of this tract

THENCE along the line of Smith (356-2121 OR), South $7^{\circ}00'00''$ West, 135.00 feet to an iron pin, (passing an iron pin at 30.00'),
THENCE along the line of Carson (494-601 OR), South $85^{\circ}05'23''$ West, 102.57 feet to an iron pin,

THENCE along the line of Bishop (357-1785 OR), North $12^{\circ}09'00''$ East, 118.40 feet to an iron pin,

THENCE along the lines of Manna Rental Properties (400-2251 OR) the following two courses:

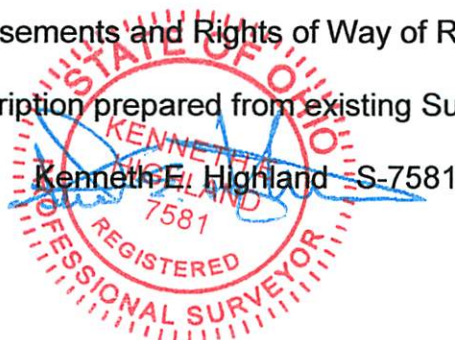
- 1) South $78^{\circ}16'30''$ East, 68.00 feet to an iron pin,
- 2) North $12^{\circ}09'00''$ East, 45.82 feet to an iron pin,

THENCE along Washington Street South $77^{\circ}17'10''$ East, 17.94 feet to the Point of Beginning and containing 0.246 acres of which 0.041 acres is in River Lot 649 and 0.205 acres is in River Lot 650.

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

Subject to all Easements and Rights of Way of Record

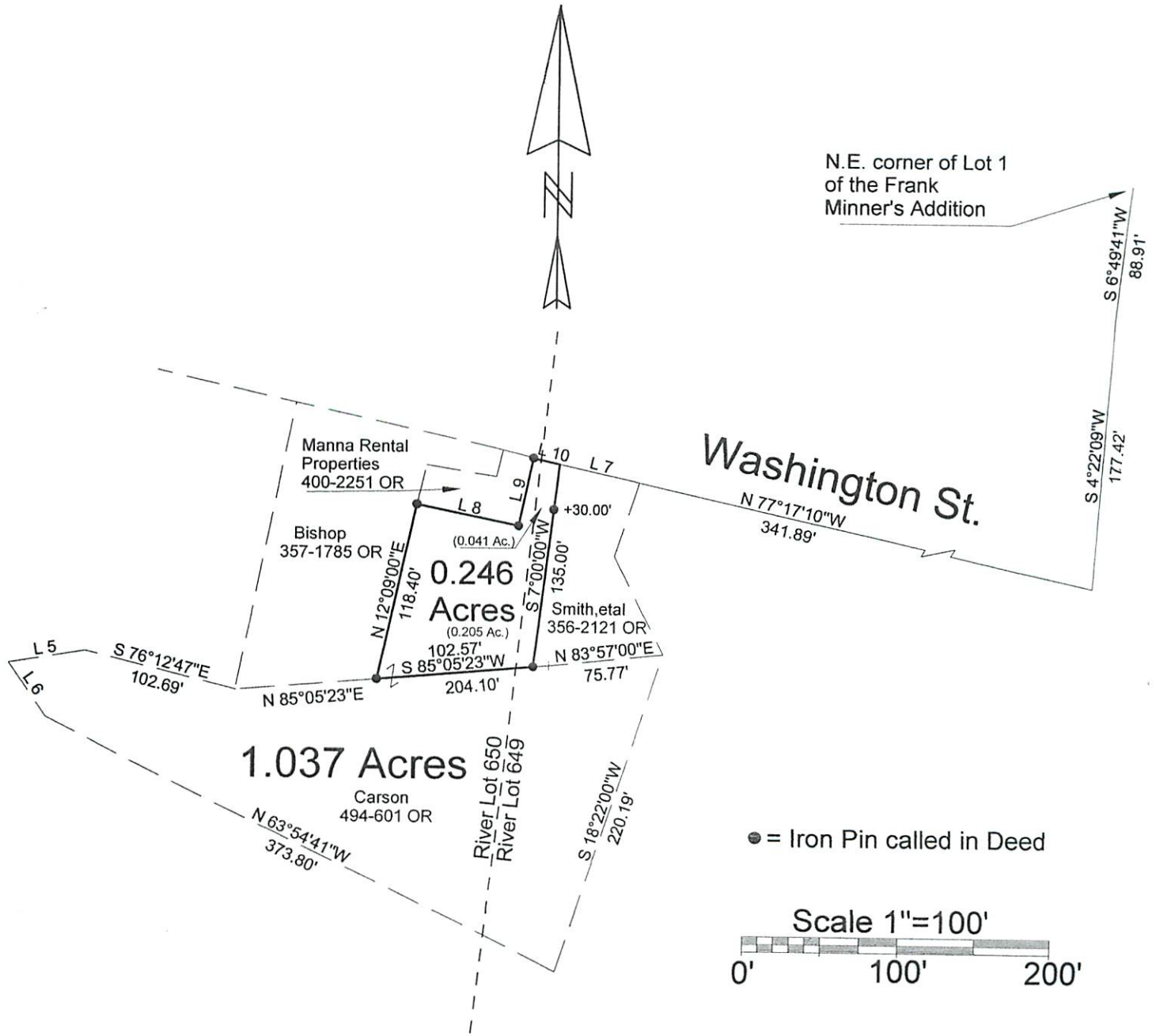
This Legal Description prepared from existing Surveys, Legal Descriptions and other records.



HIGHLAND SURVEYING Ltd.
Registered Professional Land Surveyor

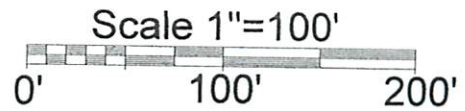
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Peranby, William
DATE: 8/31/16



Line	Bearing	Distance
5	N 80°21'00"E	52.23'
6	N 35°28'10"W	42.79'
7	N 77°17'10"W	54.11'
8	S 78°16'30"E	68.00'
9	N 12°09'00"E	45.82'
10	S 77°17'10"E	17.94'

● = Iron Pin called in Deed



This Plat drawn from existing
Surveys, Legal Descriptions
and other records.

PLAT OF DESCRIPTION OF A 0.246 AC. TRACT

SURVEYED FOR DAN CARSON

SUBDIVISION RIVER LOTS 649 & 650

TOWNSHIP YORIK SECTION 24 & 30 TOWN 12 RANGE 15

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1"= 100' DATE JUNE 2016

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



Kenneth E. Highland' S-7581