

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 0.348 Acre Tract

Situated in Section 33, T-8, R-14, Alexander Township, Athens County, State of Ohio and being a part of a tract described in Official Records Volume 480, Page 68 and being more particularly described as follows:

BEGINNING at a P.K. Nail set in concrete that bears South $64^{\circ}33'07''$ East, 604.11 feet from the Northwest corner of Section 33 (deed),

THENCE along new lines the following six courses and distances:

- 1) North $4^{\circ}30'51''$ East, 82.45 feet to a P.K. Nail set in concrete,
- 2) North $27^{\circ}10'05''$ East, 81.71 feet to an iron pin set,
- 3) South $43^{\circ}12'12''$ East, 142.83 feet to an iron pin set,
- 4) South $48^{\circ}47'12''$ West, 154.92 feet to an iron pin set,
- 5) North $1^{\circ}10'29''$ West, 21.81 feet to an iron pin set,
- 6) North $39^{\circ}49'35''$ West, 38.40 feet to the point of beginning and containing 0.348 acres.

This tract is for Commercial Use Only

Survey completed and Description written in August 2022

All Iron Pins set are $5/8'' \times 30''$ 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: *Barbara Little*
DATE: 8/25/22

By: [Signature]
Date: 9/1/2022

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 8/31/22



- = Iron Pin Set 5/8"x30" rebar w/ ID Cap
- = Iron Pin Found
- ⊕ = P.K. Nail Set in Concrete

U S Route 50

Suds Monkey Wash & Storage LTD
480-68 OR

0.348 Acres

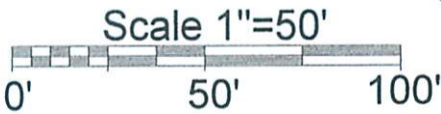
P.O.B. bears S 64°33'07"E,
604.11 feet from the N.W.
corner of Section 33 (deed)

N 31°47'28"E 84.54'
30' wide Ingress/Egress
Easement
0.056 Ac.
S 31°47'28"W 77.80'

S 48°47'12"W
154.92'

Albany Lodge 723
283-539

Line	Bearing	Distance
1	N 1°10'29"W	21.81'
2	N 39°49'35"W	38.40'
3	N 52°03'45"W	30.17'
4	S 39°49'35"E	31.61'



REFERENCES
Tax Plats
Surveys
Deeds

BASIS of BEARING
Assumed

Survey completed in August 2022

TR-1270A

PLAT OF SURVEY OF A 0.348 AC. TRACT & EASEMENT

SURVEYED FOR BRANNON

SUBDIVISION -

TOWNSHIP ALEXANDER SECTION 33 TOWN & RANGE 14

CORPORATION - COUNTY ATHENS STATE OHIO

SCALE 1"= 50' DATE AUG. 2022

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