

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

Phone 740-753-1264
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Description of a 1.067 Acre Tract

Situated in the City of Athens, Farm Lot 98, Section 21, T-9, R-14 Athens Township, Athens County, State of Ohio and being a tract described in Official Records Volume 501, Page 625 and being more particularly described as follows:

BEGINNING at a point in the center of State Route 56 that bears North $85^{\circ}00'00''$ West, 828.48 feet, thence South $29^{\circ}30'00''$ West, 600.00 feet from the Northeast corner of Farm Lot 98,

THENCE along the center of said road South $29^{\circ}30'00''$ West, 339.80 feet to a point,

THENCE leaving said road and along the line of Hocking Valley Concrete (480-704 OR) the following two courses:

- 1) North $60^{\circ}30'00''$ West, 138.00 feet to a point, at which a P.K. Nail set for reference bears North $69^{\circ}27'05''$ East, 0.38 feet, also (passing a P.K. Nail set in concrete at 28.00 feet,
- 2) North $29^{\circ}30'00''$ East, 316.54 feet to a point in the center of Margaret Creek, (passing an iron pin found at 268.12 feet, bearing 1.40 feet left at right angles to the line,

THENCE along said creek and along the line of PWH, LLC (536-1021 OR), North $86^{\circ}37'59''$ East, 42.86 feet to a point,

THENCE leaving said creek and along the line of PWH, LLC (536-1024 OR), South $60^{\circ}30'00''$ East, 102.00 feet to the point of beginning, (passing an iron pin set at 78.00 feet) and containing 1.067 Acres.

Survey completed and Description written in May 2022

All Iron Pins set are $5/8"$ x30" rebar with ID Caps labeled "HIGHLAND S 7581"

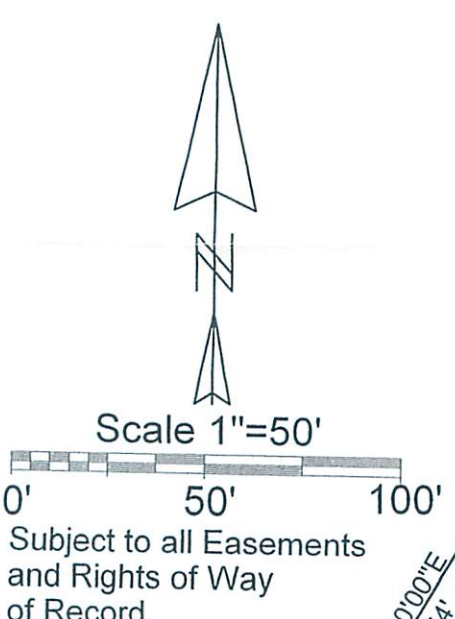
Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements, Rights of Way and Fee Simple Transfers for Highway purposes of Record



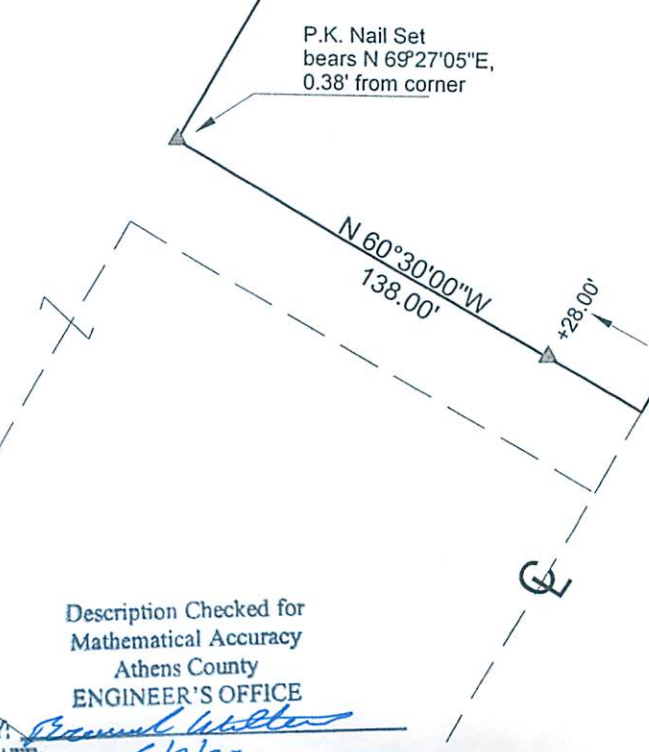
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Bernard Williams
DATE: 6/2/22



1.067 Acres
MPD Rentals, LLC
501-625 OR

Hocking Valley Concrete
480-704 OR



PWH, LLC
536-1021 OR

PWH, LLC
536-1024 OR

State Route 56

References
Tax Plats
Surveys
Deeds

Basis of Bearing
Assumed

Surveyed May 2022

Line	Bearing	Distance
1	N 86°37'59"E	42.86'

- = Iron Pin Set
5/8"x30" rebar
with I.D. Cap
- = Iron Pin Found
- ▲ = P.K. Nail Set in
Concrete

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Kenneth E. Highland*
DATE: 6/2/22

PLAT OF SURVEY OF A 1.067 AC. TRACT
SURVEYED FOR MPD RENTALS, LLC
SUBDIVISION FARM LOT 98
TOWNSHIP ATHENS SECTION 21 TOWN 9 RANGE 14
CORPORATION ATHENS COUNTY ATHENS STATE OHIO
SCALE 1"= 50' DATE MAY, 2022



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