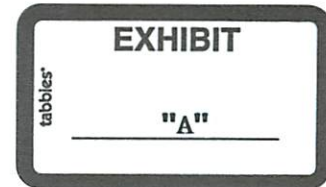


# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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



## Description of a 1.117 Acre Tract

Situated in the City of Nelsonville, In River Lot 651, Section 30, T-12, R-15, York Township, Athens County, State of Ohio and being a tract described in Official Records Volume 447, Page 2624 and being more particularly described as follows:

BEGINNING at an iron pin found at the Southeast corner of Lot 21 of the Dorr Run Subdivision,

THENCE along the lines of Padgett Trust, (555-20 OR) and Wend, (443-712 OR), North  $19^{\circ}35'32''$  West, 347.16 feet to a point in the center of Wend Road, (passing an iron previously set at 200.00 feet and an iron pin found at 325.97 feet),

THENCE along the center of Wend Road North  $27^{\circ}54'09''$  East, 162.23 feet to a railroad spike set on the Athens –Hocking County Line,

THENCE along said line South  $84^{\circ}51'26''$  East, 120.00 feet to an iron pin found,

THENCE along the West line of the Wend, 0.1338 acre Tract (447-2624 OR), and the West line of the IBPB, LLC tract, (381-305 OR), South  $9^{\circ}45'16''$  West, 466.43 feet to the point of beginning, (passing an iron pin found at 249.04 feet) and containing 1.117 acres.

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

Subject to all Easements and Rights of Way of Record



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Bruce A. Williams  
DATE: 12/7/25

HIGHLAND SURVEYING Ltd.  
Registered Professional Land Surveyor

Hocking County  
Athens County

S 84°51'56"E  
120.00'

N 27°54'09"E  
162.23'

0.1338 Ac.

1.117 Acres

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

IBPB, LLC.  
381-305 OR

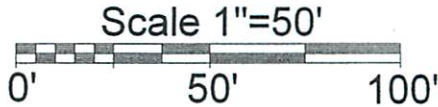
BY: *Kenneth E. Highland*  
DATE: 12/7/20



Wend Road

+325.97'

Wend  
447-2624 OR



+200.00'

Wend  
443-712 OR

N 19°35'32"W  
347.16'

+249.04'

References  
Deeds  
Plat Maps  
Surveys

Basis of Bearing  
Assumed

⊙ = Iron Pin Set  
5/8"x30" rebar  
with I.D. Cap  
previously set

● = Iron Pin Found

▲ = Railroad Spike Set

Padgett Trust  
555-20 OR

S.E. corner of  
Lot 21 of the  
Dorr Run Sub'n

PLAT OF SURVEY OF A 1.117 AC. TRACT

SURVEYED FOR WEND

SUBDIVISION                     

TOWNSHIP YORK SECTION 30 TOWN 12 RANGE 15

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1" = 50' DATE Dec, 2020

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



Kenneth E. Highland S-7581