

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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

## Description of a 0.071 acre tract

Situated in River Lot 349, Section 19, Dover Township, T-10, R-14, Athens County, State of Ohio and being a part of Lot 31 of the Gilbert Hartman's Second Addition and being a part of tracts described in Official Records Volume 178, Page 491 and more particularly described as follows:

BEGINNING at an Iron Pin Found at the Southwest corner of Inlot 32 of the Gilbert Hartman's Second Addition,

THENCE along the Athens Housing LLC tract (534-1579 OR), North 85°39'49" West, 50.00 feet to an iron pin set,

THENCE along a new line through grantors tract North 9°51'29" East, 124.09 feet to an iron pin previously set,

THENCE along the line of Michael (610-1095 OR), South 12°47'22" East, 129.25 feet to the point of beginning and containing 0.071 acres.

This tract must remain continuous and contiguous with the 0.283 acre tract adjacent to the East

Survey completed and Description written in December 2023

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 and Rights of Way of Record


Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

MAR 20 2024

Jill Davidson  
Athens County Auditor

  
Kenneth E. Highland S-7581

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 1/3/24



HIGHLAND SURVEYING Ltd.  
Registered Professional Land Surveyor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Percy Williams*  
DATE: 1/3/24



LOT 29

LOT 28

LOT 27

LOT 26

# Hartman Ave.

S 85°29'53"E 100.00'  
(50.00') (50.00')

Ashworth, etal  
178-491 OR

Note: The 0.071 ac.  
tract must remain  
continuous and  
contiguous with  
the 0.283 acre  
tract adjacent to  
the East.

Lot 31  
Lot 30

0.283 Ac.  
(0.1415 Ac.) (0.1415 Ac.)

Ashworth, etal  
178-491 OR

N 9°51'29"E  
124.09'

S 12°47'22"E  
129.25'

Michael  
610-1095 OR

S 12°48'30"E  
129.11'

Michael  
610-1095 OR

S 12°49'39"E  
128.97'

LOT 30

0.071  
Ac.  
LOT 31

Proposed

LOT 32

LOT 33

N 85°39'49"W  
50.00'  
P.O.B.

(50.00') (50.00')  
N 85°39'49"W 100.00'

Iron Pin Found bears  
S 12°21'51"E, 0.98  
feet from the true  
corner

References  
Tax Plats  
Deeds  
Surveys

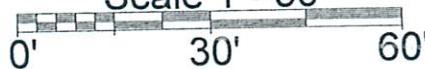
Athens Housing LLC  
534-1579 OR

Surveyed December 2023

O=Iron Pin Set  
5/8"x30" rebar  
w/ I.D. Cap

Basis of Bearing  
Assumed

Scale 1"=30'



●=Iron Pin Found

PLAT OF SURVEY OF A 0.071 Ac. TRACT  
SURVEYED FOR MICHAEL  
SUBDIVISION GILBERT HARTMAN'S SECOND ADDN.  
TOWNSHIP DOVER SECTION 19 TOWN 10 RANGE 14  
CORPORATION THE PLAINS COUNTY ATHENS STATE OHIO

SCALE 1"= 30' DATE DEC. 2023

Kenneth E. Highland  
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*Kenneth E. Highland*  
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