

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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

## Description of a 2.695 Acre Tract

Situated in Section 11, T-10, R-15 Lee Township, Athens County, State of Ohio and being a part of a tract originally described in Official Records Volume 614, Page 1057 and being more particularly described as follows:

BEGINNING at a point in the center of TR-15 (Marshfield Road) that bears North  $71^{\circ}11'53''$  East, 1467.25 feet from the Southwest corner of the East Half of Section 11 (deed),

THENCE along the center of said road South  $4^{\circ}31'46''$  West, 67.15 feet to a point,

THENCE leaving said road and along the line of Keefer (376-516 OR), North  $84^{\circ}50'06''$  West 847.08 feet to an iron pin found, (passing an iron pin found at 20.06 feet),

THENCE along the line of Lucas (586-2347 OR), North  $4^{\circ}04'45''$  East, 222.54 feet to an iron pin found,

THENCE along the line of Marshfield Homestead, LLC (592-1074), North  $89^{\circ}53'14''$  East, 237.27 feet to an iron pin set,

THENCE along two new lines the following courses and distances:

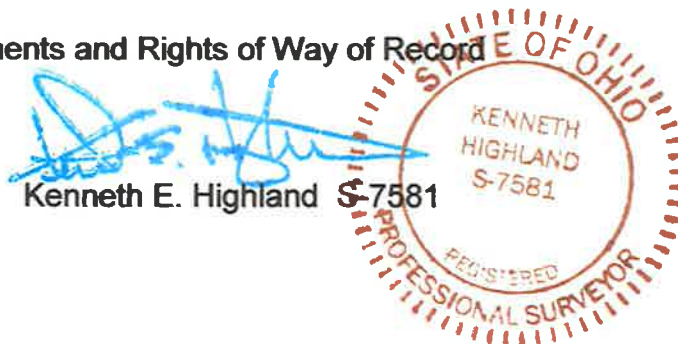
- 1) South  $48^{\circ}39'20''$  East, 300.13 feet to an iron pin set,
- 2) South  $84^{\circ}50'06''$  East, 372.03 feet to the point of beginning (passing an iron pin set at 352.03 feet), and containing 2.695 acres.

Survey completed and Description written in May 2024

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

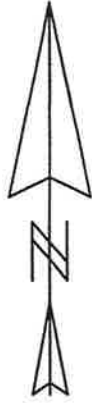
Subject to all Easements and Rights of Way of Record



Kenneth E. Highland S-7581

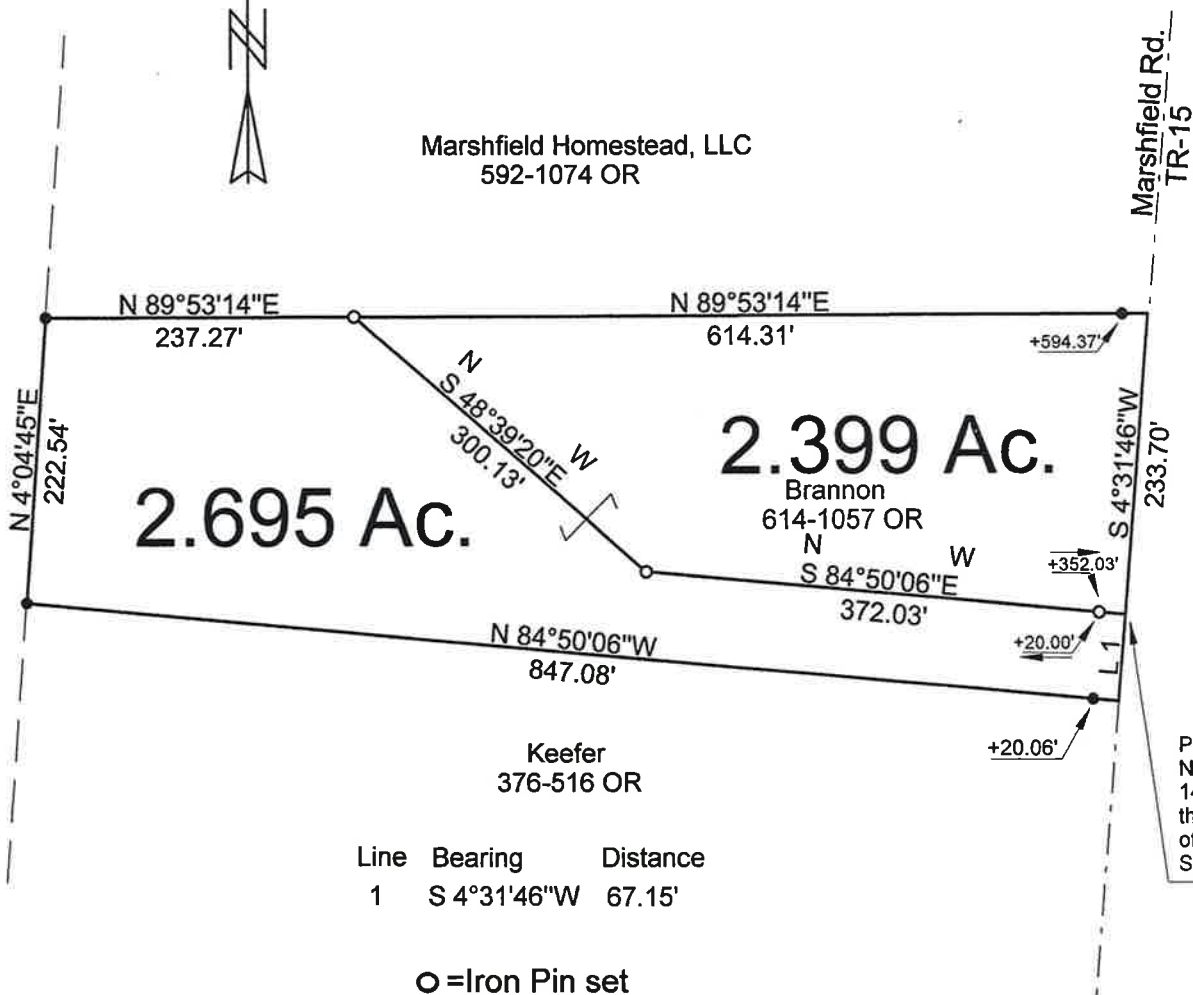
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Barbara Whitton*  
DATE: 6/5/24



Marshfield Homestead, LLC  
592-1074 OR

Lucas  
586-2347 OR



P.O.B. bears  
N 71°11'53\"E,  
1467.25' from  
the S.W. corner  
of the E. 1/2 of  
Section 11 (deed)

Line	Bearing	Distance
1	S 4°31'46\"W	67.15'

○ = Iron Pin set  
5/8"x30" rebar  
with I.D. Cap

⊙ = Iron Pin Found

**REFERENCES**

Tax Plats  
Deeds  
Surveys

**BASIS OF BEARING**  
Assumed

Surveyed May 2024

Scale 1"=150'



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Kenneth E. Highland*  
DATE: 6/3/24

PLAT OF SURVEY OF 2 TRACTS

SURVEYED FOR BRANNON

SUBDIVISION —

TOWNSHIP LEE SECTION 11 TOWN 10 RANGE 15

CORPORATION — COUNTY ATHENS STATE OHIO

SCALE 1"= 150' DATE MAY, 2024

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