

HIGHLAND SURVEYING LTD.

80 Fayette Street
Nelsonville, Ohio 45764

Phone 740-753-1264
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Description of a 1.465 Acre Tract

Situated in the City of Nelsonville, County of Athens, and the State of Ohio and being a part of River Lot 648, Section 24, T-12, R-15, York Township and being more particularly described as follows:

Commencing at an iron pin found at the Northern most East corner of Lot 2022 of the Vaughn Brothers Second Subdivision to the City of Nelsonville,

THENCE South $73^{\circ}29'28''$ East, 113.13' to an iron pin found at the POINT OF BEGINNING of this tract,

THENCE along the Northeast Right of Way line of Pine Grove Drive North $46^{\circ}56'07''$ West, 182.44 feet to a point,

THENCE leaving said line and along the lines of Edwards (309-591), the following three courses:

- 1) North $45^{\circ}34'00''$ East, 209.94 feet to an iron pin set, (passing an iron pin set at 30.00'),
- 2) North $88^{\circ}50'21''$ East, 163.26 feet to an iron pin found,
- 3) South $31^{\circ}36'32''$ East, 151.63 feet to an iron pin set,

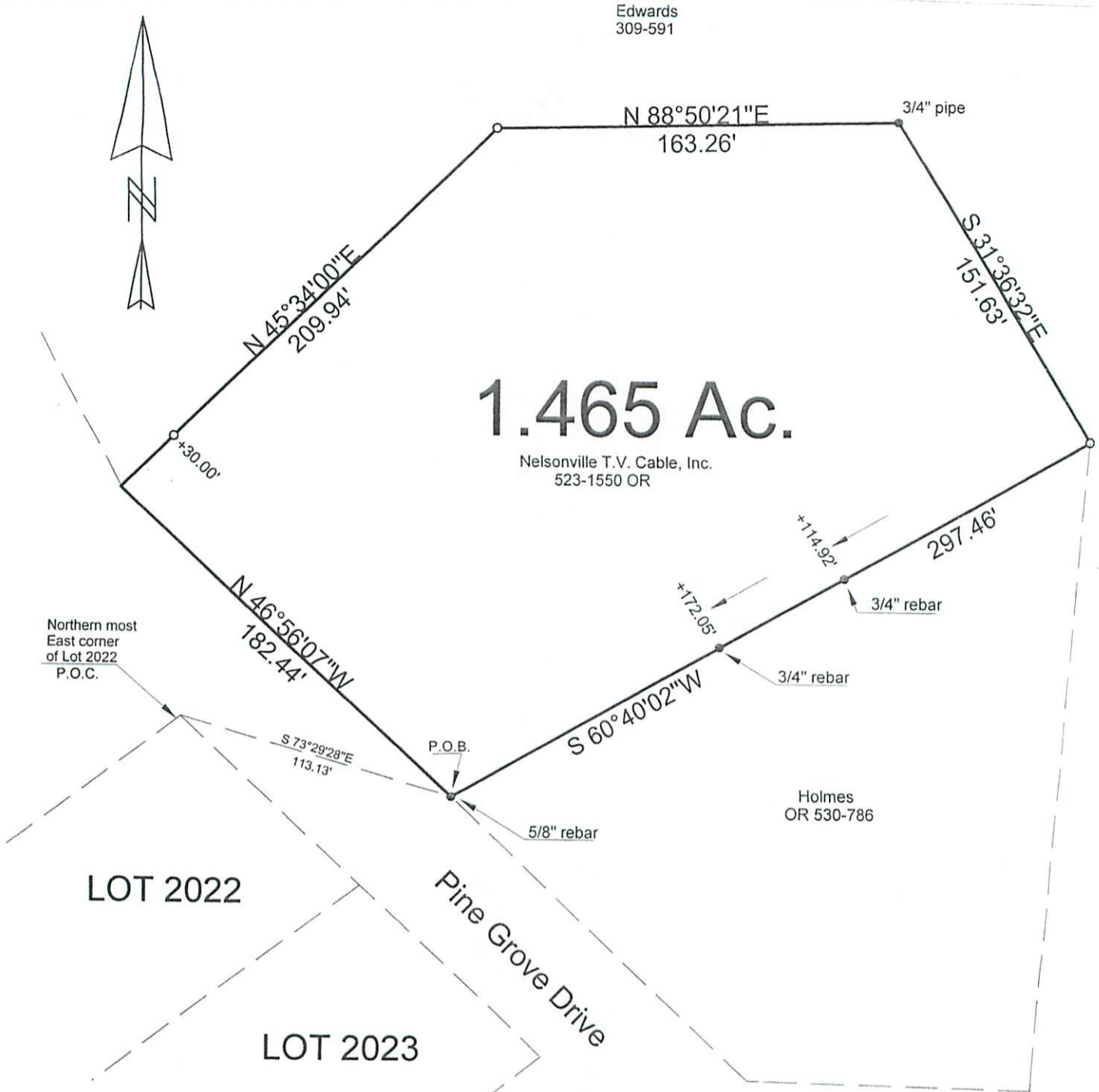
THENCE along the line of Holmes (OR 530-786), South $60^{\circ}40'02''$ West, 297.46 feet to the point of beginning (passing iron pins found at 114.92 feet and at 172.05 feet) and containing 1.465 acres.

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

Subject to all Easements and Rights of Way of Record



Edwards
309-591



1.465 Ac.

Nelsonville T.V. Cable, Inc.
523-1550 OR

Northern most
East corner
of Lot 2022
P.O.C.

LOT 2022

LOT 2023

Pine Grove Drive

Holmes
OR 530-786

○ = Iron Pin Set 5/8"x30"
Rebar with Yellow Plastic
ID Cap inscribed
"Highland 7581"

● = Iron Pin Found

BASIS OF BEARING
Assumed

REFERENCES
Tax Plats
Surveys
Deeds

Scale 1"=60'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brian Williams 0255
DATE: 5/15/18

PLAT OF SURVEY OF A 1.465 Ac. TRACT

SURVEYED FOR ELLIOTT

SUBDIVISION RIVER LOT 648

TOWNSHIP YORK SECTION 24 TOWN 12 RANGE 15

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1"= 60' DATE MAY, 2018

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



[Signature]
Kenneth E. Highland S-7581