

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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

## Description of a 0.396 Acre Tract

Situated in the City of Nelsonville, River Lot 651, Section 30, T-12, R-15, York Township, Athens County, State of Ohio and being a newly created tract from existing tracts located within the bounds of tracts described in Official Records Volume 490, Page 573 and being more particularly described as follows:

BEGINNING at an iron pin set that bears South 45°27'49"East, 1176.24 feet from the Northwest corner of River Lot 652 (per GIS),

THENCE along the line of the Athens County Commissioners (405-51 OR), North 13°09'36"West, 95.17 feet to a State Right of Way Monument,

THENCE along the line of the State of Ohio (429-2687 OR), North 1°07'58"East, 15.14 feet to an iron pin set,

THENCE along a new line through Grantor North 81°51'46"East, 141.93 feet to a point along Dorr Run Road, (passing an iron pin set at 131.93 feet),

THENCE along said road South 15°17'16"East, 124.70 feet to an iron pin set,

THENCE along an agreed line by adjoining owners bounded by Phillips (613-2066 OR) on the South and Perry (490-573 OR) on the North, South 87°08'00"West, 152.21 feet to the point of beginning and containing 0.396 acres.

Survey completed and Description written in Oct./Nov. 2024

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

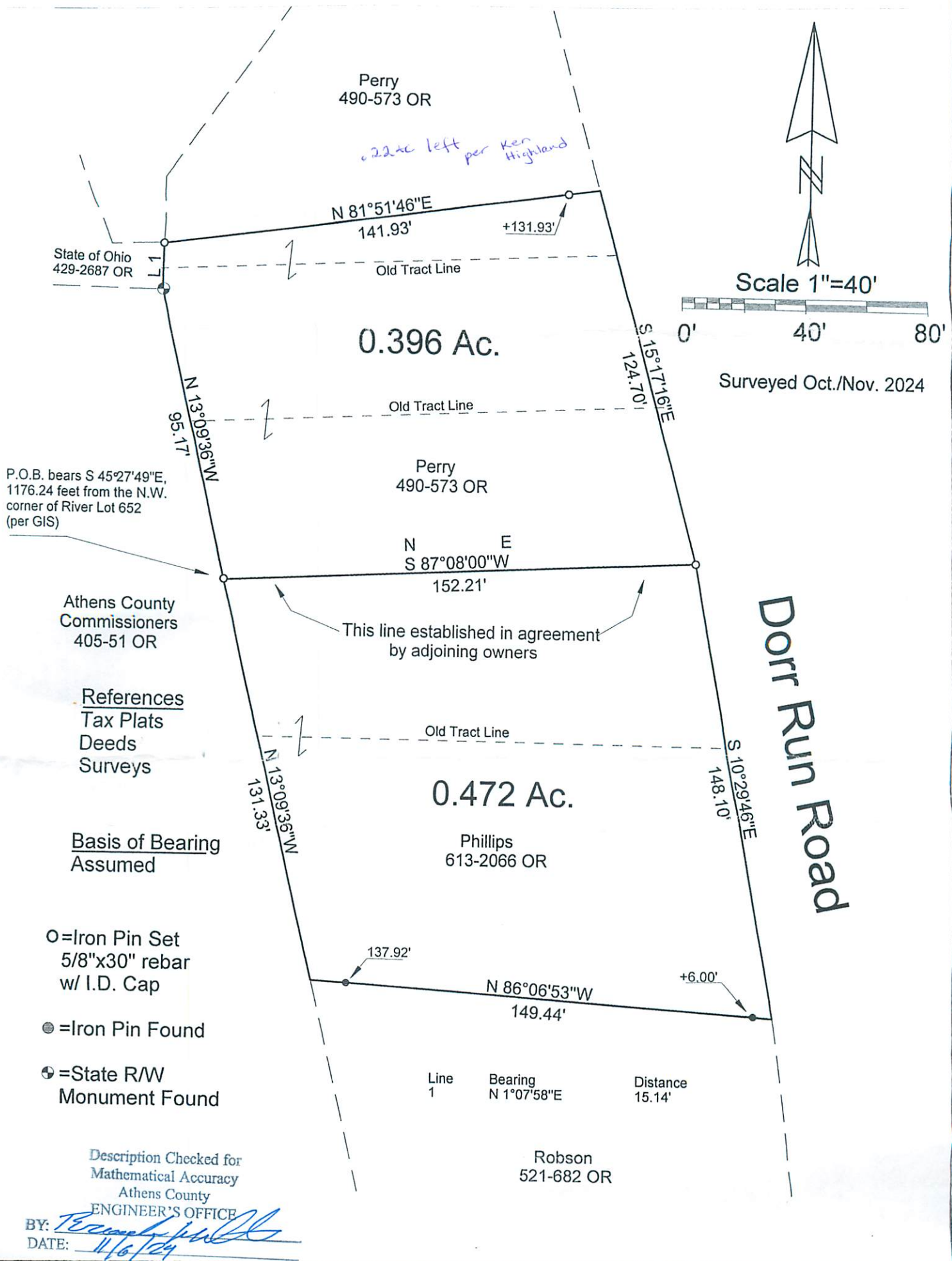
Kenneth E. Highland S-7581

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 11/6/24



**HIGHLAND SURVEYING Ltd.**  
Registered Professional Land Surveyor



PLAT OF SURVEY OF 2 TRACTS  
SURVEYED FOR PERRY/PHILLIPS  
SUBDIVISION RL-651  
TOWNSHIP YORK SECTION 30 TOWN 12 RANGE 15  
CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO  
SCALE 1"= 40' DATE Nov, 2024  
Kenneth E. Highland  
80 Fayette St.  
Nelsonville, Ohio 45764  
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