

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 0.472 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 new survey of tracts described in Official Records Volume 613, Page 2066 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 an agreed upon line by adjacent owners, Phillips (613-2066 OR) on the South and Perry (490-573 OR) on the North, North 87°08'00"East, 152.21 feet to an iron pin set along Dorr Run Road,

THENCE along said road South 10°29'46"East, 148.10 feet to a point,

THENCE leaving said road and along the line of Robson (521-682 OR), North 86°06'53"West, 149.44 to a point , (passing iron pins found at 6.00 feet and at 137.92 feet)

THENCE along the line of the Athens County Commissioners (405-51 OR), North 13°09'36"West, 131.33 feet to the point of beginning and containing 0.472 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

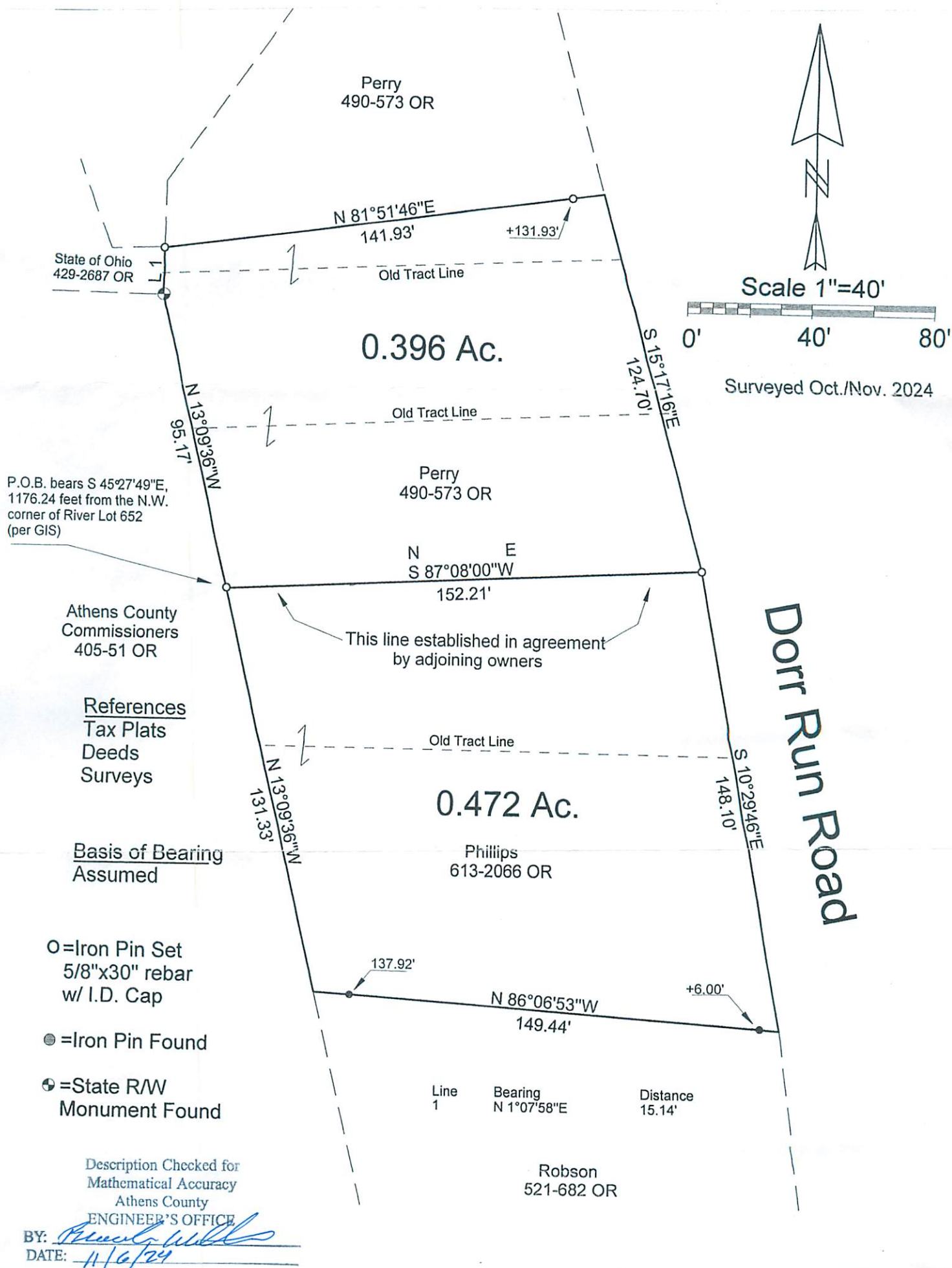
Kenneth E. Highland S-7581

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 ZL-651

TOWNSHIP York SECTION 30 TOWN 12 RANGE 15

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1"= 40' DATE Nov, 2024 Kenneth E. Highland
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Nelsonville, Ohio 45764
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