

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 $45^{\circ}27'49''$ 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 $87^{\circ}08'00''$ East, 152.21 feet to an iron pin set along Dorr Run Road,

THENCE along said road South $10^{\circ}29'46''$ East, 148.10 feet to a point,

THENCE leaving said road and along the line of Robson (521-682 OR), North $86^{\circ}06'53''$ 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 $13^{\circ}09'36''$ 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

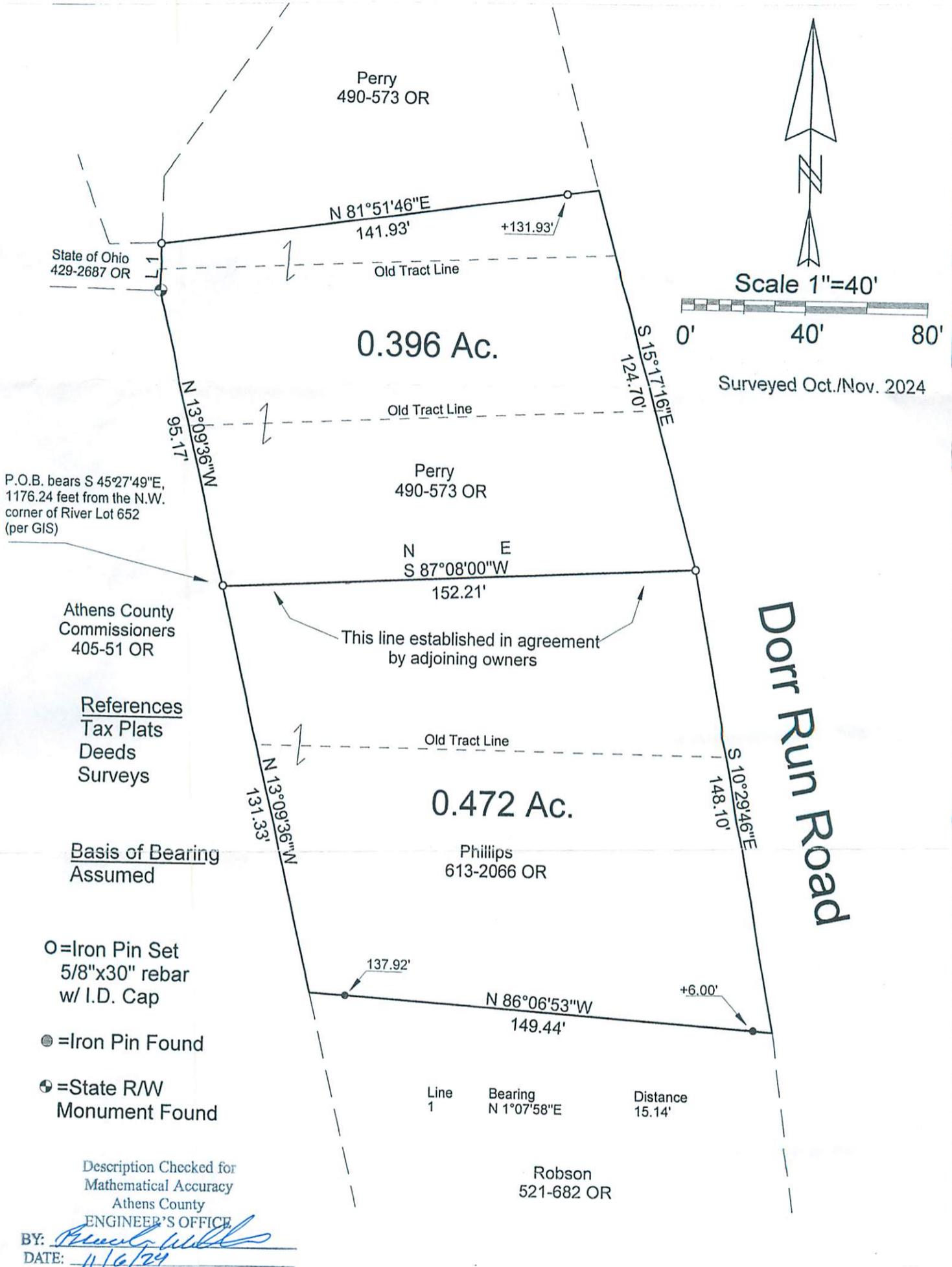
Subject to all Easements and Rights of Way of Record

Kenneth E. Highland S-7581



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 11/6/24



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

STATE OF OHIO
 KENNETH E. HIGHLAND
 S-7581
 REGISTERED PROFESSIONAL SURVEYOR
[Signature]
 Kenneth E. Highland S-7581

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