

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 2.040 Acre Tract

Situated in the City of Nelsonville, River Lot 649, Section 24, T-12, R-15, York Township, Athens County, State of Ohio and being tracts combined from Official Records Volume 566, Page 2250 and being more particularly described as follows:

BEGINNING at a point in West Washington Street that bears South $5^{\circ}13'22''$ West, 267.43 feet from the Northeast corner of Lot 1 of the Minners Addition to Nelsonville (deed),

THENCE along the lines of the City of Nelsonville (103-463), the following two courses:

- 1) South $7^{\circ}34'21''$ West, 80.00 feet to an iron pin found, (passing an iron pin set at 30.00 feet)
- 2) South $2^{\circ}38'45''$ West, 102.05 feet to the center of the Hocking River, (passing an iron pin set at 55.00 feet),

THENCE along the center of the Hocking River the following three courses,

- 1) South $85^{\circ}20'39''$ West, 115.75 to a point,
- 2) South $79^{\circ}35'35''$ West, 123.85 feet to a point,
- 3) South $76^{\circ}12'35''$ West, 137.52 feet to a point,

THENCE leaving said river and along the lines of Creamer (523-2680 OR), the following four courses:

- 1) North $18^{\circ}22'02''$ East, 220.03 feet to an iron pin found, (passing an iron pin found at 73.70 feet),
- 2) South $83^{\circ}58'27''$ West, 75.64 feet to an iron pin found,
- 3) South $85^{\circ}41'42''$ West, 10.65 feet to an iron pin found,
- 4) North $7^{\circ}00'01''$ East, 135.00 feet to a Railroad Spike found, (passing a P.K. Nail found at 104.89 feet),

THENCE along and within West Washington Street South 77°07'05"East, 396.00 feet. (passing a P.K. Nail found at 54.38 feet), to the point of beginning and containing 2.040 acres.

Survey Completed and Description written in June 2022

All Iron Pins set are 5/8"x30" rebar with ID Caps labeled "HIGHLAND 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



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 11 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Rebecca Walker
DATE: 7/12/22

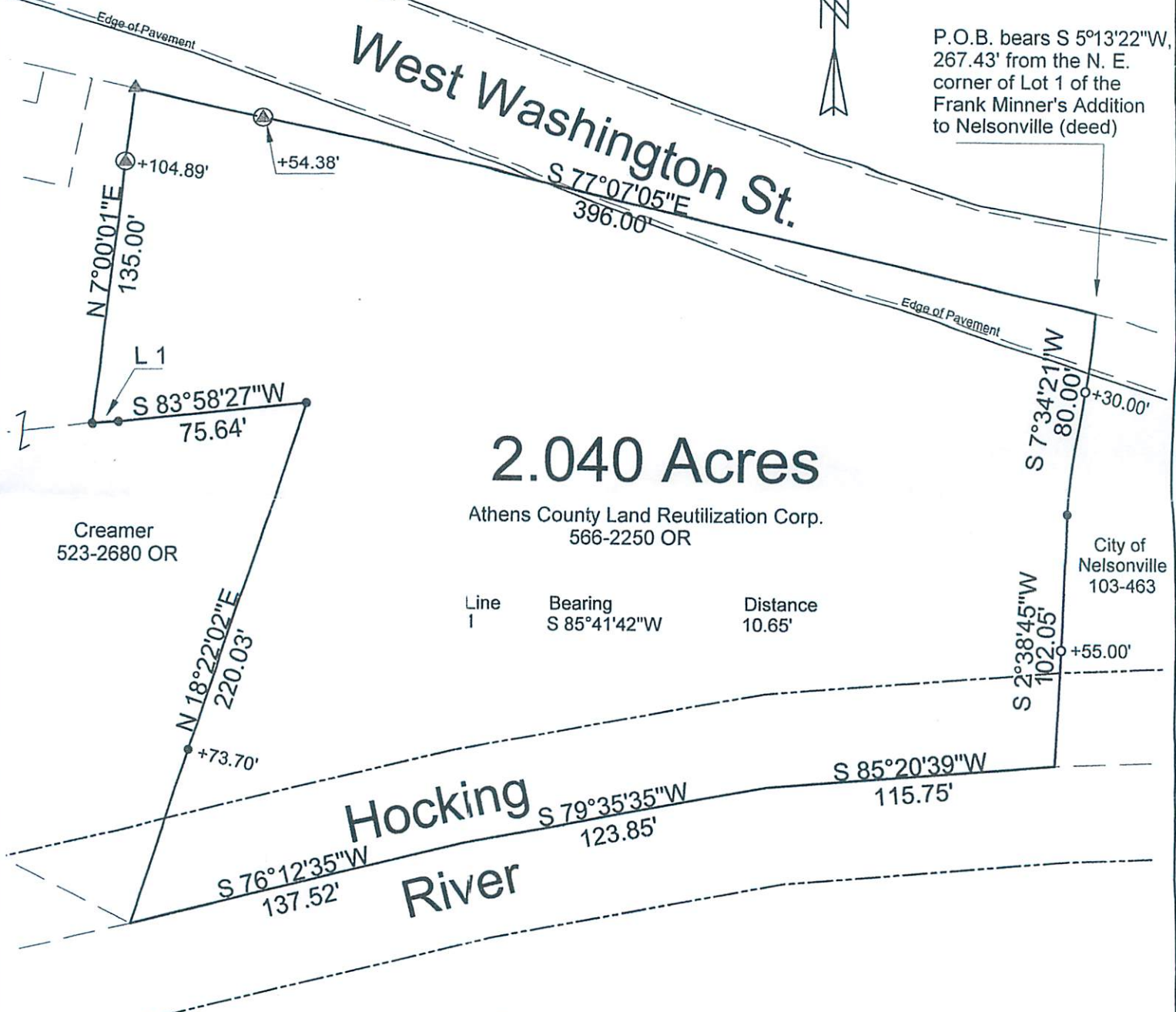
Scott Frank
Nelsonville City Manager

HIGHLAND SURVEYING Ltd.
Registered Professional Land Surveyor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Kenneth E. Highland
DATE: 7/12/22



P.O.B. bears S 5°13'22"W,
267.43' from the N. E.
corner of Lot 1 of the
Frank Minner's Addition
to Nelsonville (deed)



2.040 Acres

Athens County Land Reutilization Corp.
566-2250 OR

Line	Bearing	Distance
1	S 85°41'42"W	10.65'

Creamer
523-2680 OR

City of
Nelsonville
103-463

**Hocking
River**

Scale 1"=60'



References
Tax Plats
Deeds
Surveys

Basis of Bearing
Assumed

Surveyed June 2022

- =Iron Pin Set
5/8"x30" rebar
w/ I.D. Cap
- =Iron Pin Found
- ▲ =Railroad Spike Found
- ⊙ =P.K. Nail Found

PLAT OF SURVEY OF A 2.040 AC. TRACT
SURVEYED FOR ATH. C. LAND REUTILIZATION CORP.
SUBDIVISION RIVER LOT 649
TOWNSHIP YORK SECTION 24 TOWN 12 RANGE 15
CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO
SCALE 1"= 60' DATE JUNE, 2022

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



Kenneth E. Highland S-7581

Nelsonville, H10, 2.040ac - KH

UNITED STATES
DEPARTMENT OF AGRICULTURE
BUREAU OF LAND MANAGEMENT

WATER RIGHTS SECTION
NATIONAL WATER ADJUDICATION PROJECT

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