

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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

## Description of a 0.036 Acre Tract

Situated in the City of Nelsonville, Section 12, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract originally a portion of an Alley in the Flossie Whitmore Sylvania Addition but now Vacated by the City of Nelsonville by Ordinance Number 29-25 (OR Vol.631 Pg. 38) and now more particularly described as follows:

BEGINNING at an iron pin found at the Northeast corner of Lot 7 of the Flossie Whitmore Sylvania Addition,

THENCE along the South line of Woodlane Drive North  $74^{\circ}29'17''$  East, 15.00 feet to an iron pin set,

THENCE leaving said roadway and along West line of the Vacated Alley tract previously mentioned, and now belonging to Watkins by Ordinance 29-25 (OR Vol. 631 Pg. 38), South  $16^{\circ}13'30''$  East, 110.03 feet to an iron pin set,

THENCE along a new line being the prolongation of the South line of Lot 6 and going through the Sheskey's Vacated tract to an angle point on the East line of Lot 18, North  $87^{\circ}54'06''$  West, 14.81 feet to an iron pin found,

THENCE along the West line of the Vacated Alley tract and the East line of Sheskey's Lot 7 and Lot 18 (374-463 OR), North  $16^{\circ}43'58''$  West, 105.56 feet to the point of beginning and containing 0.036 acres.

This tract must remain continuous and contiguous with the ~~tract~~ tract adjacent to the West

Survey completed and Description written in December 2025  
All Iron Pins set are  $5/8" \times 30"$  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

Description Checked for  
Mathematical Accuracy Kenneth E. Highland S-7581  
Athens County

ENGINEER'S OFFICE

BY:   
DATE: 1/2/26





Woodlane Drive

Lot  
6

Watkins  
478-2407 OR

References  
Tax Plats  
Deeds  
Surveys

Basis of Bearing  
Assumed

Surveyed June 2025

Lot  
7

P.O.B.-N.E. Corner  
of Lot 7 of the Flossie  
Whitmore Sylvania Addn.

This tract must remain  
continuous and contiguous  
with the tract adjacent to  
the East.

Sheskey  
374-463 OR

0.036 Acres

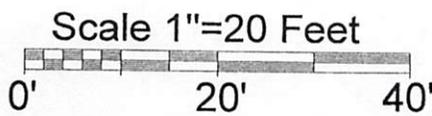
N 74° 29' 17" E  
15.00'

N 16° 43' 58" W  
105.56'

S 16° 13' 30" E  
110.03'

14.81'  
N 87° 54' 06" W

Lot  
18



O=Iron Pin Set  
5/8"x30" rebar  
w/ I.D. Cap

●=Iron Pin Found

Recorded OR Vol. 631-Pg. 38  
Nelsonville Ord. 29-25  
Alley Vacation  
(Sheskey)  
Recorded OR Vol. 631-Pg. 38  
Nelsonville Ord. 29-25  
Alley Vacation  
(Watkins)  
Recorded OR Vol. 631-Pg. 38  
Nelsonville Ord. 29-25  
Alley Vacation  
(Kinneer)  
Recorded OR Vol. 631-Pg. 38  
Nelsonville Ord. 29-25  
Alley Vacation

Lot  
22

Kinneer  
618-1843 OR

PLAT OF SURVEY OF A 0.036 AC. TRACT

SURVEYED FOR WATKINS

SUBDIVISION FLOSSIE WHITMORE'S SYLVANIA ADDN.

TOWNSHIP YORK SECTION 12 TOWN 12 RANGE 15

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1"= 20' DATE DEC 2025

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