

**SURVEY DESCRIPTION OF A .394 ACRE TRACT FOR HARRISON RUNYON**

\*the City of Nelsonville,

Situated in\*York Township, Athens County, Ohio; being part of Section 12, Township 12, Range 15; and being more particularly described as follows:

Commencing for reference at a point at the Northwest corner of Section 12 of York Township; thence South 0 degrees 00 minutes 00 seconds East a distance of 1584.67 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 957.08 feet to a point in the center of Township Road 22B, Wood Lane Road, thence leaving said Wood Lane Road South 8 degrees 45 minutes 00 Seconds East a distance of 747.39 feet to a 1" square iron bolt found; thence continuing South 8 degrees 45 minutes 00 seconds East a distance of 170.35 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped PROFESSIONAL SURVEYOR 6650 found; thence North 78 degrees 44 minutes 43 seconds East a distance of 99.97 feet to the point of **Beginning** of the tract of land to be described.

thence South 86 degrees 44 minutes 12 seconds East a distance of 106.13 feet to a 5/8" iron pin set;

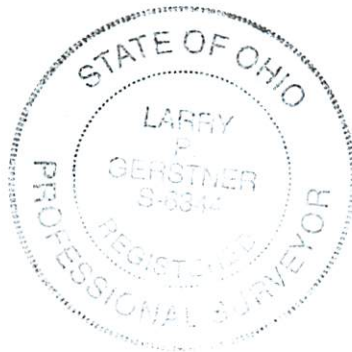
thence South 20 degrees 29 minutes 33 seconds East a distance of 95.48 feet to a 5/8" iron pin set;

thence South 46 degrees 25 minutes 24 seconds West a distance of 97.37 feet to a damaged 1/2" iron pin in concrete found;

thence South 41 degrees 25 minutes 03 seconds West a distance of 56.12 feet to a 5/8" iron pin with plastic ID cap stamped PROFESSIONAL SURVEYOR 6650 found;

thence North 8 degrees 48 minutes 27 seconds West a distance of 207.13 feet to the point of beginning, containing .394 acres more or less, subject to any public or private easements of record.

The above .394 acre survey is intended to describe part of the 2.4126 acre surveyed tract as deeded to Harrison and Barbara Runyon, deed reference Volume OR110, Page 292, Athens County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, and existing monumentation. The reference bearing for this survey is the West right of way of the old railroad as South 8 degrees 45 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only. All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped LPG-6344. The above described property was office surveyed on May 25, 2021 from an actual field survey by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on May 14, 1997.



*Larry P. Gerstner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brian L. [Signature]*  
DATE: 6/30/21

Survey by:  
Larry P. Gerstner - Engineering and Surveying  
11200 State Route 374, Rockbridge, Ohio 43149 740-385-4260

PLAT OF A 0.394 ACRE TRACT FOR HARRISON RUNYON

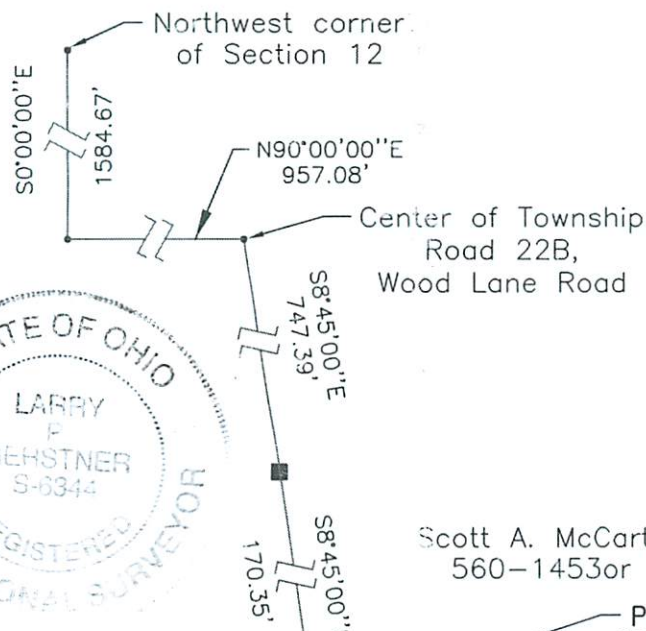
\*the City of Nelsonville,  
Situating in York Township, Athens County, Ohio; being part of Section 12, Township 12,  
Range 15.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

**LEGEND**

BY: *William*  
DATE: 6/30/21

- Point
- 5/8" iron pin with 1-1/4" plastic ID cap stamped PROFESSIONAL SURVEYOR 6650 found
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 set
- ⊗ Damaged 1/2" iron pin in concrete found
- 1" square iron bolt found



**REFERENCES:**

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation

Scott A. McCarty  
560-1453or

Stephan A. and Andrea Conner  
274-956

Harrison & Barbara Runyon  
OR 110-292  
0.394 acres

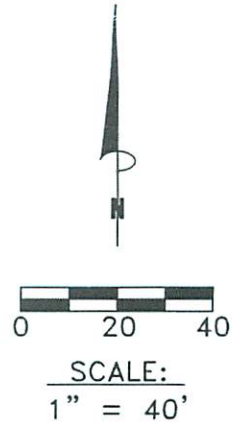
**REFERENCE BEARING:**

The West right of way of the old railroad as South 8 degrees 45 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

**CERTIFICATION:**

I hereby certify that an office survey was made on the 25th day of May, 2021 from and actual field survey made under my supervision of the premises shown hereon on the 14th day of May, 1997 and that the plat is a correct representation of the premises as described by said survey.

*Larry P. Gerstner*  
Registered Surveyor No. 6344



Survey by: Larry P. Gerstner - Engineering and Surveying  
11200 State Route 374, Rockbridge, Ohio 43149  
(740) 385-4260