

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 0.489 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 described in Official Records Volume 605, Page 1484 and being more particularly described as follows:

BEGINNING at a point in the center of Sylvania Avenue that bears South $21^{\circ}41'44''$ West, 153.58 feet from the Southeast corner of Lot 23 of the Flossie Whitmores-Sylvania Addition,

THENCE along the line of Fisk (469-1852 OR) North $72^{\circ}24'49''$ West, 349.92 feet to an iron pin previously set, (passing an iron pin previously set at 34.77 feet),

THENCE along the line of Kasler (59-236 OR), North $3^{\circ}55'32''$ East, 12.65 feet to an iron pin found,

THENCE along the East side of a 30' Platted Street North $51^{\circ}03'36''$ East, 91.12 feet to an iron pin set,

THENCE along the line of McDonald (417-1333 OR), South $84^{\circ}06'17''$ East, 96.20 feet to an iron pin set,

THENCE along two new lines the following courses and distances:

- 1) South $11^{\circ}14'50''$ West, 38.66 feet to an iron pin set,
- 2) South $58^{\circ}49'40''$ East, 215.35 feet to a point in the center of Sylvania Ave. (passing an iron pin set at 181.57 feet),

THENCE along said street South $32^{\circ}54'09''$ West, 19.48 feet to the point of beginning and containing 0.489 acres.

This tract must remain continuous and contiguous with the 1.001 acre tract to the south

Survey completed and Description written in July 2023

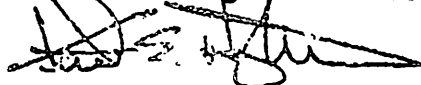
All Iron Pins set are $5/8"$ x $30"$ rebar with ID Caps labeled "HIGHLAND S-7581"

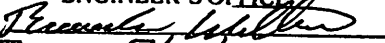
Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of Record

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

Kenneth E. Highland S-7581



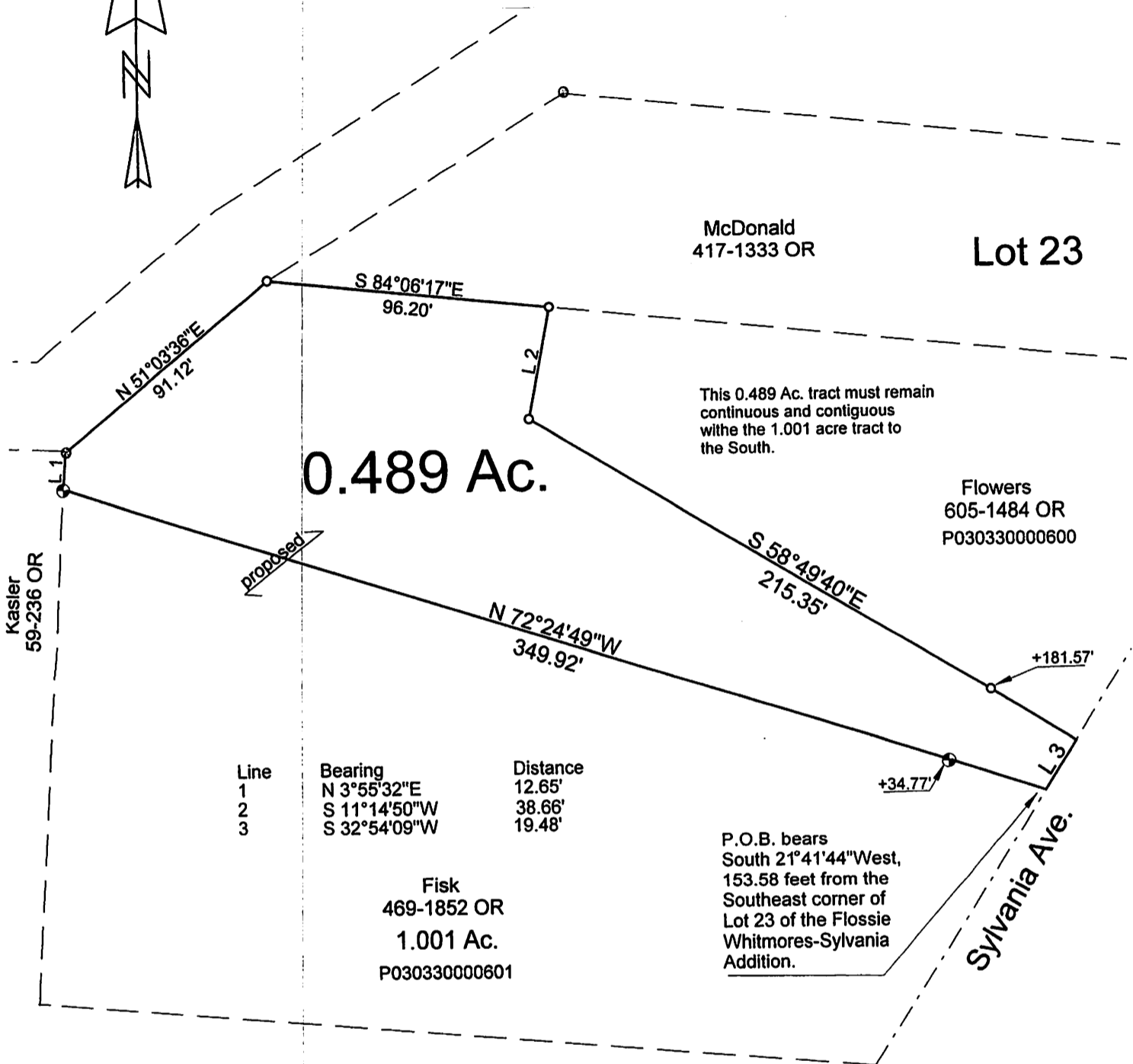
BY: 
DATE: 7/19/23



HIGHLAND SURVEYING Ltd.
Registered Professional Land Surveyor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Kenneth E. Highland*
DATE: 7/19/23

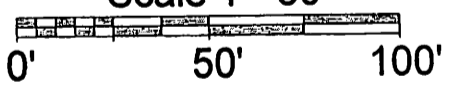


Line	Bearing	Distance
1	N 3°55'32"E	12.65'
2	S 11°14'50"W	38.66'
3	S 32°54'09"W	19.48'

Fisk
469-1852 OR
1.001 Ac.
P030330000601

P.O.B. bears
South 21°41'44"West,
153.58 feet from the
Southeast corner of
Lot 23 of the Flossie
Whitmores-Sylvania
Addition.

Scale 1"=50'



REFERENCES
Tax Plats
Surveys
Deeds

BASIS OF BEARING
Assumed

- = Iron Pin Set
- ⊙ = Iron Pin Previously set
- ⊗ = Iron Pin Found
- 5/8"x30" rebar w/ plastic ID Cap

Surveyed July 2023

PLAT OF Survey of A 0.489 Ac. Tract

SURVEYED FOR Fisk

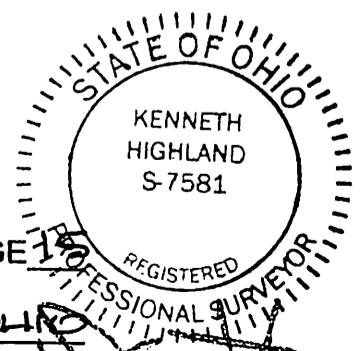
SUBDIVISION -

TOWNSHIP York SECTION 12 TOWN 12 RANGE 18

CORPORATION Nelsonville COUNTY Athens STATE OHIO

SCALE 1"= 50' DATE July 2023

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