

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

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

Description of a 0.505 Acre Tract

Situated in the City of Nelsonville, Section 17, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract described in Official Records Volume 149, Page 180 and being more particularly described as follows:

BEGINNING at an iron pin set that bears South 31°29'19"East, 964.38 feet from the Southeast corner of Lot 379 of the Thaddeus Longstreths Addition to Nelsonville,

THENCE along the line of Prokos (301-1305 OR), North 41°37'23"West, 220.25 feet to an iron pin set,

THENCE along a new line North 48°30'00"East, 99.79 feet to a P.K. Nail set on the Southwest line of Canal Street,

THENCE along said line of Canal Street South 41°41'27"East, 220.25 feet to a P.K. Nail set,

THENCE along a new line South 48°30'00"West, 100.05 feet to the point of beginning and containing 0.505 acres.

Survey completed and Description written in September 2023

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

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

NOV 16 2023

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 9/2/23



Store Master
Funding X LLC
529-954 OR



P.O.B.

0.159
AC.

Canal Street



Scale 1"=60'



0.505
AC.

Prokos
301-1305 OR

P.O.B./P.O.C.
Bears S 3°29'19"E,
964.38' from the S.E.
corner of Lot 379 of the
Thaddeus Longstreths
Addition to Nelsonville

Edwards
149-180 OR

0.393
AC.

Nelsonville TV
Cable, Inc.
569-2141 OR

O=Iron Pin Set
5/8"x30" rebar
w/ plastic ID Cap

●=Iron Pin Found

▲=P.K. Nail Set

■=Square Bar Found

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Kenneth E. Highland*
DATE: 9/21/23

References
Tax Plats
Surveys
Deeds

Basis of Bearing
Assumed

Surveyed Sept. 2023

PLAT OF SURVEY OF 3 TRACTS

SURVEYED FOR EDWARDS

SUBDIVISION —

TOWNSHIP YORK SECTION 17 TOWN 12 RANGE 15

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1"= 60' DATE SEPT, 2023

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