

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

Phone 740-753-1264  
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## Description of a 0.297 Acre Tract (A)

Situated in the City of Nelsonville, River Lot 633, Section 17, T-12, R-15, York Township, Athens County, State of Ohio and being a tract previously described in Official Records Volume 547, Page 697 and being more particularly described as follows:

BEGINNING at a point on the Northeast Right of Way line of Old US Route 33 (Canal Street) that bears North  $33^{\circ}42'18''$  West, 2557.90 feet from the Southeast corner of Section 17,

THENCE along said line North  $45^{\circ}00'00''$  West, 45.72 feet to a point,

THENCE along the line of Riley (419-1716 OR), North  $44^{\circ}04'50''$  East, 272.56 feet to an iron pin found, (passing an iron pin set at 2.70 feet),

THENCE along the line of USA (160-321), South  $45^{\circ}31'47''$  East, 49.10 feet to an iron pin found,

THENCE along the line of Sparks Rentals, LLC (1-27 OR), South  $44^{\circ}47'26''$  West, 272.98 feet to the point of beginning (passing an iron pin set at 270.28 feet), and containing 0.297 acres.

Surveys performed and Legal Description created in June 2021

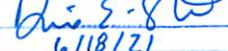
Bearings are to an assumed meridian and are for angular determination only

Subject to all Easements and Rights of Way of Record

  
Kenneth E. Highland S-7581

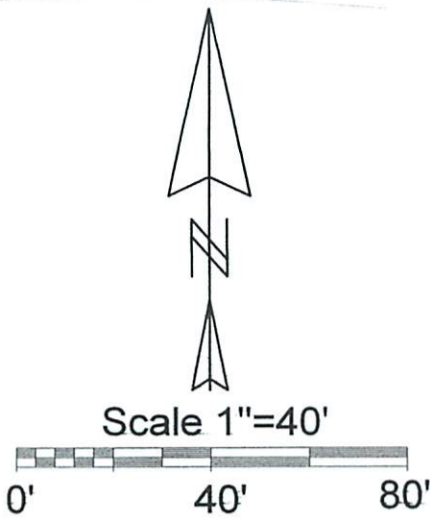
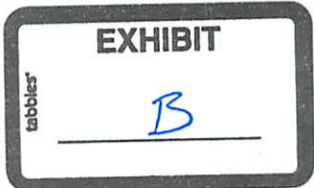


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 6/18/21

BY: Dino E. Highland  
DATE: 6/18/21

USA  
160-321



Riley  
419-1716 OR

Horrocks  
547-697 OR

Sparks Rentals, LLC  
1-27 OR

McMannis  
253-565 OR

USA  
160-321

Basis of Bearing  
Assumed

References  
Plat Maps  
Surveys  
Deeds

- = Iron Pin Set  
5/8"x30" rebar  
w/ I.D. Cap
- = Iron Pin Found
- ⊙ = USFS Monument Found
- = Concrete Monument Found

Old US Route 33  
(Canal Street)

Surveys completed June 2021

PLAT OF SURVEY OF 2 TRACTS  
SURVEYED FOR SPARKS / HORROCKS  
SUBDIVISION RIVER LOT 633  
TOWNSHIP YORK SECTION 17 TOWN 12 RANGE 15  
CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO  
SCALE 1" = 40' DATE JUNE 2021

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