

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

Phone 740-753-1264
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Description of a 0.283 acre tract

Situated in River Lot 349, Section 19, Dover Township, T-10, R-14, Athens County, State of Ohio and being Lots 32 and 33 of the Gilbert Hartman's Second Addition and being a part of tracts described in Official Records Volume 178, Page 491 and more particularly described as follows:

BEGINNING at an Iron Pin Found at the Southwest corner of Inlot 32 of the Gilbert Hartman's Second Addition,

THENCE along the West line of said Lot owned by Ashworth (178-491 OR), North $12^{\circ}47'22''$ West, 129.25 feet to an iron pin set on the South line of Hartman Avenue,

THENCE along said South line South $85^{\circ}29'53''$ East, 100.00 feet to an iron pin set at the Northeast corner of Lot 33, (passing an iron pin set at 50.00 feet being the Northeast corner of Lot 32 and the Northwest corner of Lot 33,

THENCE leaving said line and proceeding along the East line of Lot 33 and the West line of Lot 34 (Tinkham Trust, 566-2611 OR) South $12^{\circ}49'39''$ East, 128.97 feet to a point, (an Iron Pin Found bears South $12^{\circ}21'51''$ East, 0.98 feet) from said corner,

THENCE along the South lines of Lots 33 and 32 and the North line of the Athens Housing, LLC tract, (534-1579 OR) North $85^{\circ}39'49''$ West, 100.00 feet to the point of beginning, (passing an Iron Pin Found at 50.00 feet being the Southwest corner of Lot 33 and the Southeast corner of Lot 32) and containing 0.283 acres of which 0.1415 acres is in Lot 32 and 0.1415 Acres is in Lot 33.

Survey completed and Description written in October 2023

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

Kenneth E. Highland S-7581



HIGHLAND SURVEYING Ltd.
Registered Professional Land Surveyor



LOT 29

LOT 28

LOT 27

LOT 26

Hartman Ave.

S 85°29'53"E 100.00'
(50.00') (50.00')

0.283 Ac.
(0.1415 Ac.) (0.1415 Ac.)

N 12°47'22"W
129.25'

S 12°48'30"E
129.11'

S 12°49'39"E
128.97'

Ashworth
178-491 OR

Ashworth
178-491 OR

Ashworth
178-491 OR

Ashworth
178-491 OR

Tinkham Trust
566-2611 OR

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

(50.00') (50.00')
P.O.B. N 85°39'49"W 100.00'

Iron Pin Found bears
S 12°21'51"E, 0.98
feet from the true
corner

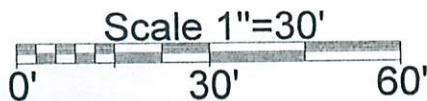
Athens Housing LLC
534-1579 OR

Surveyed October 2023

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

References
Tax Plats
Deeds
Surveys

Basis of Bearing
Assumed



●=Iron Pin Found

PLAT OF SURVEY OF A 0.283 Ac. TRACT

SURVEYED FOR MICHAEL

SUBDIVISION GILBERT HARTMAN'S SECOND ADDITION

TOWNSHIP DOVER SECTION 19 TOWN 10 RANGE 14

CORPORATION THE PLAINS COUNTY ATHENS STATE OHIO

SCALE 1"= 30' DATE OCT, 2023

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