

HIGHLAND SURVEYING LTD.

80 Fayette Street
Nelsonville, Ohio 45764

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

Description of a 0.545 Acre Tract

Situated in Fraction 34, Section 28, T-11, R-14, Trimble Township, Athens County, State of Ohio and being a part of a tract as described in Official Records Volume 238, Page 7336 and being more particularly described as follows:

BEGINNING at a point in the center of SR-78 that bears North 65°13'39"West, 2710.59 feet from the Southeast corner of Fraction 34 (calculated),

THENCE along three new lines:

- 1) South 41°25'30"West, 63.82 feet to an iron pin set, (passing an iron pin set at 16.93 feet),
- 2) South 84°00'03"West, 118.34 feet to an iron pin set by a telephone pole,
- 3) South 46°20'43"West, 203.52 feet to an iron pin found,

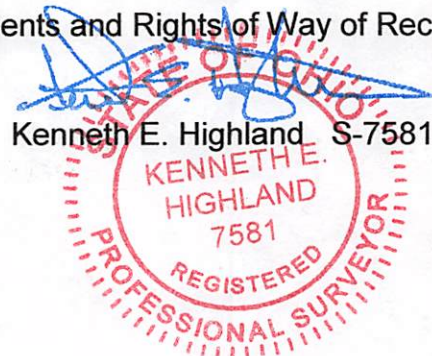
THENCE along the East line of the Hardy (376-445) tract, North 31°17'40"East 353.80 feet to a point in the center of SR-78, (passing an iron pin found disturbed at 333.80 feet),

THENCE along the center of said road South 50°31'44"East, 159.85 feet to the point of beginning and containing 0.545 acres.

This tract must remain continuous and contiguous with the 0.856 acre tract to the Northwest

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

Subject to all Easements and Rights of Way of Record



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

JUL 24 2019

Jill Thompson
Athens County Auditor

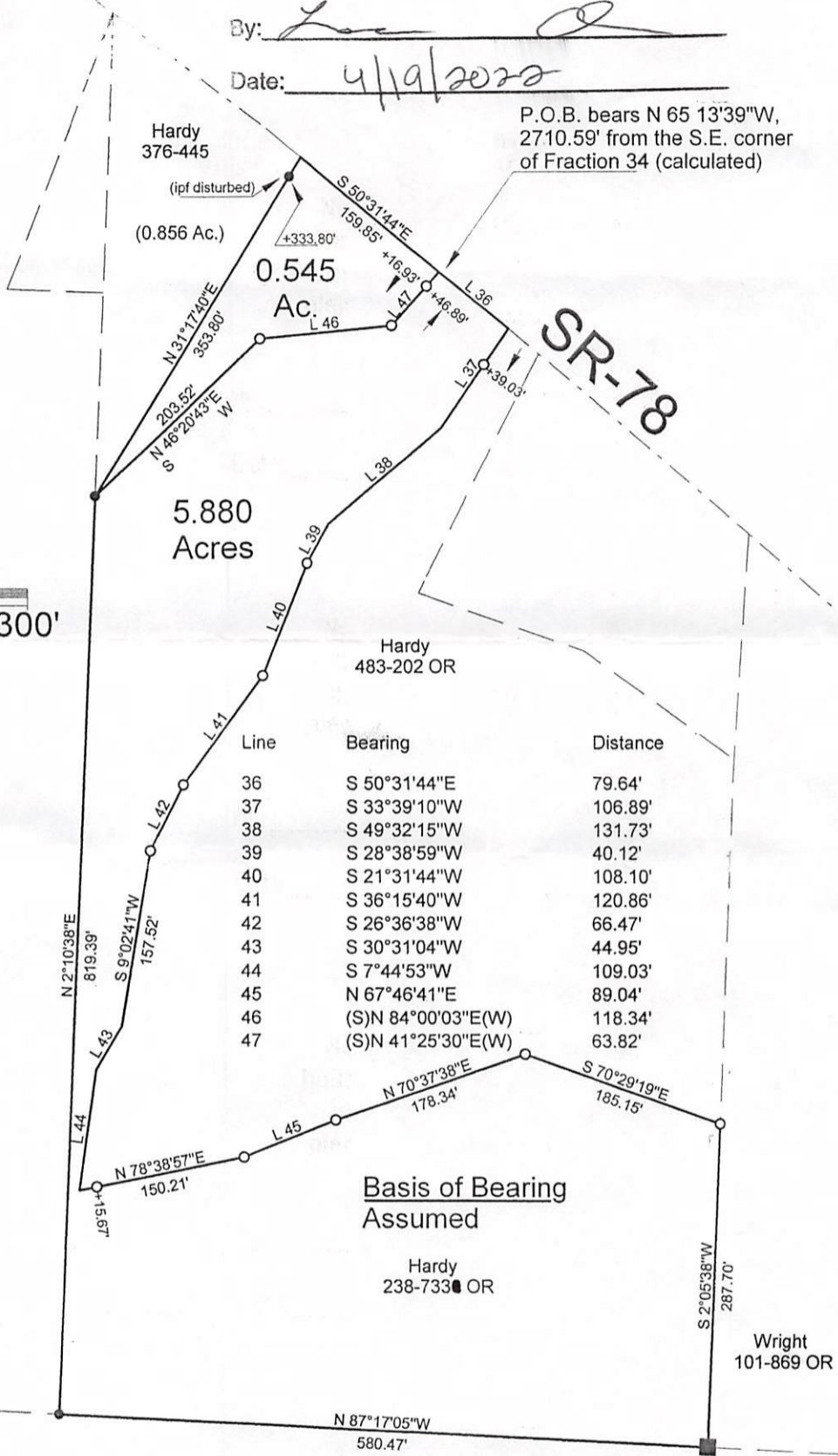
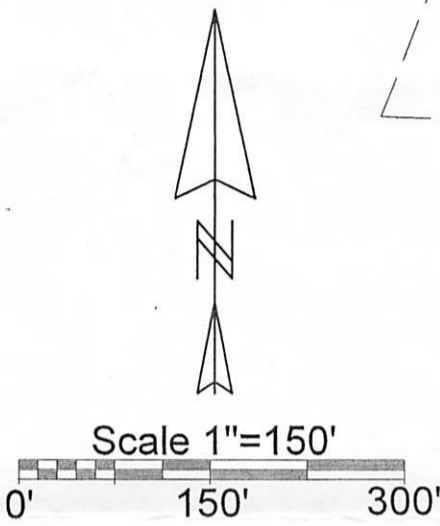
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Permal, Matthew
DATE: 3/15/19

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

NOTE
The 0.545 Acre tract is an adjacent owner transfer and must remain continuous and contiguous with the 0.856 acre tract to the Northwest.

By: [Signature]
Date: 4/19/2022

P.O.B. bears N 65 13'39"W, 2710.59' from the S.E. corner of Fraction 34 (calculated)



- = Iron Pin Set
5/8"x30" rebar
with I.D. cap
- = Iron Pin Found
- = Post

Line	Bearing	Distance
36	S 50°31'44"E	79.64'
37	S 33°39'10"W	106.89'
38	S 49°32'15"W	131.73'
39	S 28°38'59"W	40.12'
40	S 21°31'44"W	108.10'
41	S 36°15'40"W	120.86'
42	S 26°36'38"W	66.47'
43	S 30°31'04"W	44.95'
44	S 7°44'53"W	109.03'
45	N 67°46'41"E	89.04'
46	(S)N 84°00'03"E(W)	118.34'
47	(S)N 41°25'30"E(W)	63.82'

REFERENCES
Tax Plats
Surveys
Deeds

Lackey
404-371 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 3/15/19

PLAT OF SURVEY OF 2 TRACTS
SURVEYED FOR HARDY
SUBDIVISION FRACTION 34
TOWNSHIP TRIMBLE SECTION 28 TOWN 11 RANGE 14
CORPORATION — COUNTY ATHENS STATE OHIO
SCALE 1" = 150' DATE MAR 2019

Kenneth E. Highland
80 Fayette St.
Nelsonville, Ohio 45764
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Kenneth E. Highland S-7581