

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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

## Description of a 0.435 Acre Tract

Situated in River Lot 626, Section 10 T-12, R-15, York Township, Athens County, State of Ohio and being a tract described in Official Records Volume 539, Page 2469 and being more particularly described as follows:

BEGINNING at an iron on the Southwest line of Elm Rock Road that bears North  $55^{\circ}11'43''$  West, 1963.70 feet from the intersection of the South line of River Lot 624 and the East line of Section 10,

THENCE along the most Westerly line of Lehman (530-2182 OR), South  $49^{\circ}22'03''$  West, 169.51 feet to an iron pin found (passing an iron pin found at 70.41 feet),

THENCE along the line of Nelsonville TV Cable (251-1250 OR), North  $41^{\circ}56'05''$  West, 168.80 feet to an iron pin found,

THENCE along the lines of Mitchell (500-1221 OR) the following two courses:  
1) North  $89^{\circ}57'06''$  East, 118.76 feet to an iron pin found,  
2) North  $48^{\circ}39'50''$  East, 80.78 feet to an iron pin found,

THENCE along the Southwest line of Elm Rock Road South  $42^{\circ}06'37''$  East, 92.52 feet to the point of beginning and containing 0.435 acres, of which 0.287 acres is in parcel P010010070500, 0.065 acres is in parcel P010010070400, and 0.083 acres is in parcel P010010070800.

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  
BY: *Praveen Williams*  
DATE: 12/14/20



Mitchell  
500-1221 OR

Elm Rock Rd.

N 89°57'06"E  
118.76'

N 48°39'50"E  
80.78'

P010010070400  
(0.065 Ac.)

S 42°06'37"E  
92.52'

Lehman  
539-2469 OR

P010010070800  
(0.083 Ac.)

**0.435 Ac.**

P010010070500  
(0.287 Ac.)

Iron Pin Found  
bears N 55 11'43"W,  
1963.70' from the  
intersection of the S.  
line of River Lot 624  
and the East line of  
Section 10

Nelsonville TV Cable  
251-1250 OR

N 41°56'05"W  
168.80'

S 49°22'03"W  
169.51'

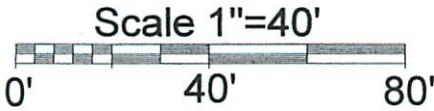
Lehman  
530-2182 OR

● = Iron Pin Found

References  
Tax Plats  
Surveys  
Deeds

Basis of Bearing  
Assumed

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perennial*  
DATE: 12/14/20



PLAT OF SURVEY OF A 0.435 AC. TRACT

SURVEYED FOR LEHMAN

SUBDIVISION RIVER LOT 626

TOWNSHIP YORK SECTION 10 TOWN 12 RANGE 15

CORPORATION - COUNTY ATHENS STATE OHIO

SCALE 1"= 40' DATE DEC. 2020

Kenneth E. Highland  
80 Fayette St.  
Nelsonville, Ohio 45764  
740-753-1264



Kenneth E. Highland S-7581