

HIGHLAND SURVEYING LTD.

80 Fayette St.
Nelsonville, Ohio 45764

Phone 740-753-1264
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Description of a 0.332 Acre Tract

Situated in Section 12, T-12, R-15 York Township, Athens County, State of Ohio and being a tract previously described as Parcel No.1 of Official Records Volume 494, Page 1553 and now being more particularly described as follows:

BEGINNING at a point in the center of Bessemer Road (TR-22), that bears South $74^{\circ}43'13''$ West, 2793.37 feet from the Northeast corner of Section 12 (per deed),

THENCE along said road North $76^{\circ}55'25''$ East, 99.93 feet to a point,

THENCE leaving said road and along the line of Hopstetter (235-36 OR), South $1^{\circ}52'37''$ West, 150.00 feet to an iron pin found, (passing an iron pin found at 30.86 feet),

THENCE along the separation line of Parcels 1 and 2 of (494-1553 OR), South $76^{\circ}55'32''$ West, 99.93 feet to an iron pin found,

THENCE along the line of Baumgardner (293-1211 OR), North $1^{\circ}52'38''$ East, 150.00 feet to the point of beginning (passing an iron pin set at 130.00 feet), and containing 0.332 acres.

Survey completed and Description written April 2022

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perceval J. Wilton*
DATE: 4/7/22

Bessemer Rd. (TR-22)

P.O.B. bears
S 74°43'13"W, 2793.37'
from the N.E. corner of
Section 12 (per deed)

N 76°55'25"E

99.93'

+30.86'

+130.00'

Hopstetter
235-36 OR

Baumgardner
293-1211 OR

0.332 Ac.

S 1°52'37"W

150.00'

Kline
494-1553 OR

N 1°52'38"E 150.00'

10' wide Gas Line Easement

S 76°55'32"W

99.93'

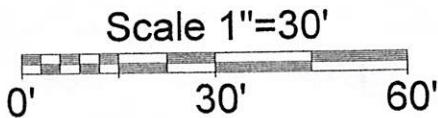


○ = Iron Pin Set
5/8"x30" rebar
with I.D. Cap

● = Iron Pin Found

References
Tax Plats
Surveys
Deeds

Basis of Bearing
Assumed



Surveyed April 2022

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian M. Walker*
DATE: 4/7/22

PLAT OF SURVEY OF A 0.332 AC. TRACT

SURVEYED FOR KLINE

SUBDIVISION —

TOWNSHIP YORK SECTION 12 TOWN 12 RANGE 15

CORPORATION BUCHTEL COUNTY ATHENS STATE OHIO

SCALE 1"= 30' DATE APRIL, 2022

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



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