

# HIGHLAND SURVEYING LTD.

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80 Fayette St.  
Nelsonville, Ohio 45764

## Description of a 0.328 Acre Tract

Situated in Section 12, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract described in Deed Volume 348, Page 79 and being more particularly described as follows:

BEGINNING at an iron pin set that bears South  $61^{\circ}14'38''$  East, 121.79 feet from the Southwest corner of Lot one of the Edmonson Subdivision,

THENCE along two new lines the following courses:  
1) South  $18^{\circ}12'26''$  West, 111.74 feet to an iron pin set,  
2) South  $14^{\circ}53'12''$  East, 81.37 feet to an iron pin found,

THENCE along the line of Edmonson (467-258 OR), South  $4^{\circ}26'29''$  West, 29.67 feet to a P.K. Nail Set in Bessemer Road,

THENCE along said road South  $79^{\circ}04'33''$  West, 51.83 feet to a P.K. Nail Set,

THENCE leaving said road and along the previous line of the access road to Edmonson Addition Lot 1 North  $4^{\circ}20'59''$  East, 59.80 feet to an iron pin set,

THENCE along three new lines the following courses:  
1) North  $79^{\circ}25'20''$  East, 22.00 feet to an iron pin set,  
2) North  $10^{\circ}34'40''$  West, 36.11 feet to an iron pin set,  
3) South  $79^{\circ}25'20''$  West, 12.37 feet to an iron pin set,

THENCE continuing along the Lot 1 access road the following two courses:  
1) North  $4^{\circ}20'59''$  East, 181.47 feet to an iron pin found,  
2) Along a curve to the right having a radius of 50.00 feet and a chord that bears South  $88^{\circ}42'36''$  East, a distance of 99.86 feet to an iron pin found,

THENCE along the lines of Swope (538-2072 OR) and Edmonson (467-258 OR), South 88°13'48"West, 50.00 feet to an iron pin found,

THENCE along the line of Edmonson (467-258 OR), South 4°21'00"West, 50.00 feet to the point of beginning and containing 0.328 acres which is coming out of a 0.80 acre tract (Parcel No. P010120108900,) which leaves 0.472 acres after the transfer.

This tract must remain continuous and contiguous with Lot 1 of the Edmonson Subdivision

Survey completed and Description written in June 2022

All Iron Pins set are 5/8"x30" 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: *Bramley Miller*  
DATE: 7/12/22

