

HIGHLAND SURVEYING LTD.

80 Fayette Street  
Nelsonville, Ohio 45764

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

**Description of a 4.474 Acre Tract**

Situated in Sections 24 and 30, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract as described in Official Records Volume 424, Page 484 and being more particularly described as follows:

BEGINNING at an iron pin set that bears South 13°22'27"West, 433.01 feet from a USFS Monument set at the Northwest corner of Section 24,

THENCE along a new line South 85°24'44"East, 174.34 feet to an iron pin found,

THENCE along the line of Brooks (160-348 OR), South 26°49'40"East, 383.12 feet to an iron pin found,

THENCE South 30°37'24"West, 299.78 feet to a point,

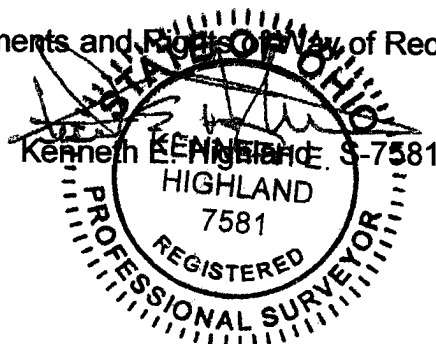
THENCE South 56°04'53"West, 176.25 feet to an iron pin found,

THENCE along the line of Brown (302-2675 OR), North 85°45'24"West, 113.39 feet to an iron pin set,

THENCE along a new line North 5°18'19"East, 706.79 feet to the point of beginning, (passing iron pins set at 206.79 feet and at 456.79 feet), and containing 4.474 acres of which 3.448 acres is in Section 24 and 0.989 acres is in Section 30.

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

Subject to all Easements and Rights of Way of Record

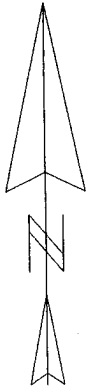


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K. Anthony  
DATE: 10-12-10

P.O.B. bears S 13 22'37"W,  
433.01 feet from a USFS  
Monument found at the  
Northwest corner of Section 24

IBPB, LLC  
372-2383 OR

Brooks  
160-348 OR



Section 30  
Section 24

4.474 Ac.  
(3.448 Ac.)

IBPB, LLC  
424-484 OR

- = Iron Pin Set
- = Iron Pin Found

○ +456.79'

N 5°18'19"E  
706.79'

(0.986 Ac.)

○ +206.79'

N 85°45'24"W  
113.39'

Brown  
302-2675 OR

S 56°04'53"W  
176.25'  
Right of Way

S 30°37'24"W  
299.78'

S 26°49'40"E  
383.12'

S 85°24'44"E  
174.34'

Scale 1"=100'  
0' 100' 200'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K. Canterbury  
DATE: 10-12-10

PLAT OF SURVEY OF A 4.474 Ac. TRACT

SURVEYED FOR MIKE BROOKS

SUBDIVISION DL-650 & 649

TOWNSHIP YORK SECTION 24 & 30 TOWN 12 RANGE 1

CORPORATION NELSONVILLE COUNTY ATHENS STATE OHIO

SCALE 1"= 100' DATE OCT, 2010

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

