

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

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

## **Description of a 5.067 Acre Tract**

Situated in Section 26, T-12, R-15, York Township, Athens County, State of Ohio and being a part of a tract as described in Official Records Volume 421, Page 932 and being more particularly described as follows:

BEGINNING at a point on grantors South line that bears South 80°21'10"East, 399.58 feet from an axle found at the Southeast corner of the North 1/2 of the Northwest 1/4 of Section 26, (said point witnessed by an iron pin found that bears South 9°15'20"West, 0.37 feet from said corner),

THENCE along new lines through grantors tract the following eight courses:

- 1) North 2°05'42"West, 537.42 feet to an iron pin set,
- 2) South 86°30'25"East, 100.62 feet to an iron pin set,

The following being along the East edge of a gravel drive,

- 3) North 6°57'47"East, 184.58 feet to an iron pin set,
- 4) North 11°55'22"East, 141.71 feet to an iron pin set,
- 5) North 23°46'44"East, 80.40 feet to an iron pin set,
- 6) North 42°47'00"East, 108.72 feet to an iron pin set,
- 7) North 37°28'06"East, 106.14 feet to an iron pin set,
- 8) North 28°56'58"East, 298.00 feet to a point in the center of CR-2, (passing an iron pin set at 266.51 feet),

THENCE along said road South 50°24'18"East, 63.62 feet to a point,

THENCE leaving said road and along the line of Oliver (544-966 OR), the following two courses,

- 1) South 29°33'37"West, 127.26 feet to an iron pin found, (passing an iron pin found at 24.81 feet),
- 2) South 8°13'26"West, 826.46 to an iron pin found,

THENCE along the lines of Mitchell (494-1707 OR), the following three courses,

- 1) South  $9^{\circ}15'20''$  West, 50.00 feet to an iron pin found,
- 2) North  $80^{\circ}26'16''$  West, 250.00 feet to an iron pin found,
- 3) South  $9^{\circ}15'19''$  West, 379.08 feet to the point of beginning, (passing an iron pin found at 189.72 feet), and containing 5.067 acres.

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

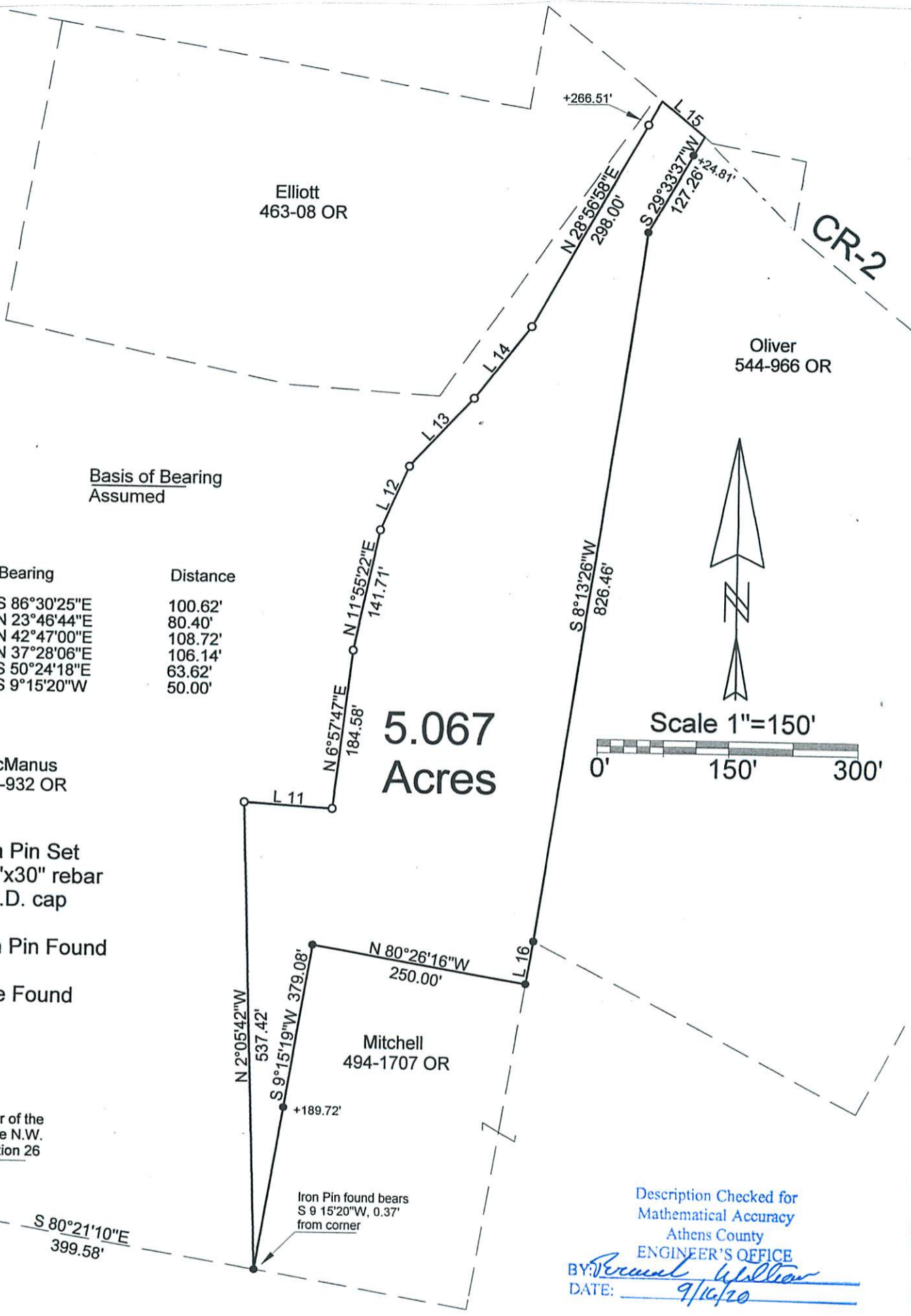
Subject to all Easements and Rights of Way of Record



Kenneth E. Highland S-7581

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Barbara Williams*  
DATE: 9/16/20



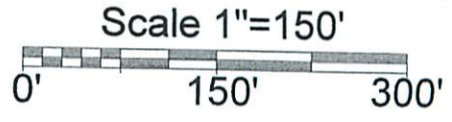
References  
Tax Plats  
Surveys  
Deeds

Basis of Bearing  
Assumed

Line	Bearing	Distance
11	S 86°30'25"E	100.62'
12	N 23°46'44"E	80.40'
13	N 42°47'00"E	108.72'
14	N 37°28'06"E	106.14'
15	S 50°24'18"E	63.62'
16	S 9°15'20"W	50.00'

McManus  
421-932 OR

5.067  
Acres



O=Iron Pin Set  
5/8"x30" rebar  
w/ I.D. cap

●=Iron Pin Found

⊕=Axle Found

S.E. corner of the  
N 1/2 of the N.W.  
1/4 of Section 26

Iron Pin found bears  
S 9°15'20"W, 0.37'  
from corner

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Permal Wilton  
DATE: 9/16/20

PLAT OF SURVEY OF A 5.067 AC. TRACT  
 SURVEYED FOR McMANUS  
 SUBDIVISION \_\_\_\_\_  
 TOWNSHIP YORK SECTION 26 TOWN 12 RANGE 15  
 CORPORATION \_\_\_\_\_ COUNTY ATHENS STATE OHIO  
 SCALE 1"= 150' DATE SEPT, 2020

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# HIGHLAND SURVEYING LTD.

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## Description of a 12 Foot Wide Ingress/Egress Easement

Situated in Section 26, T-12, R-15, York Township, Athens County, State of Ohio and lying on part of a tract as described in Official Records Volume 421, Page 932 and being more particularly described as follows:

Being an Easement 12 feet in width with the centerline described herein.

BEGINNING at a point that bears North  $45^{\circ}16'12''$  East, 659.78 feet from an Axle found at the Southeast corner of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 26,

THENCE along the center of an existing gravel drive the following six courses:

- 1) North  $6^{\circ}43'07''$  East, 185.09 feet to a point,
- 2) North  $12^{\circ}00'03''$  East, 141.36 feet to a point,
- 3) North  $22^{\circ}12'44''$  East, 82.77 feet to a point,
- 4) North  $42^{\circ}27'24''$  East, 108.70 feet to a point,
- 5) North  $38^{\circ}12'22''$  East, 105.51 feet to a point,
- 6) North  $30^{\circ}00'52''$  East, 299.60 feet to a point in the center of CR-2 and being the terminus of this Easement

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

Subject to all Easements and Rights of Way of Record



Elliott  
463-08 OR

Oliver  
544-966 OR

McManus  
421-932 OR

Beginning of Easement  
bears N 45°16'12"E  
659.78' from the  
S.E. corner of the  
N 1/2 of the N.W.  
1/4 of Section 26

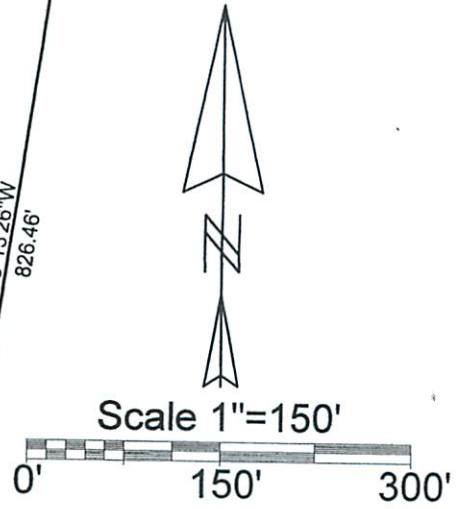
Iron Pin found bears  
S 9°15'20"W, 0.37'  
from corner

5.067  
Acres

References  
Tax Plats  
Surveys  
Deeds

Basis of Bearing  
Assumed

Line	Bearing	Distance
11	S 86°30'25"E	100.62'
12	N 23°46'44"E	80.40'
13	N 42°47'00"E	108.72'
14	N 37°28'06"E	106.14'
15	S 50°24'18"E	63.62'
16	S 9°15'20"W	50.00'
17	N 22°12'44"E	82.77'
18	N 42°27'24"E	108.70'
19	N 38°12'22"E	105.51'



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

●=Iron Pin Found

⊕=Axle Found

---= 12' Ingress/Egress  
Easement

S.E. corner of the  
N 1/2 of the N.W.  
1/4 of Section 26

PLAT OF SURVEY OF A 12' WIDE INGRESS/EGRESS EASEMENT

SURVEYED FOR McMANUS

SUBDIVISION \_\_\_\_\_

TOWNSHIP York SECTION 26 TOWN 12 RANGE 18

CORPORATION \_\_\_\_\_ COUNTY ATHENS STATE OHIO

SCALE 1"= 150' DATE SEPT, 2020

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