

# HIGHLAND SURVEYING LTD.

80 Fayette St.  
Nelsonville, Ohio 45764

Phone 740-753-1264  
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## Description of a 1.113 Acre Tract

Situated in Section 35, T-12, R-15 York Township, Athens County, State of Ohio and being a part of a tract described in Official Records Volume 369, Page 1738 and being more particularly described as follows:

BEGINNING at a P.K. nail found in the center of SR-278 that bears North  $13^{\circ}32'05''$  West, 5027.55 feet from the Southeast corner of Section 35 (deed),

THENCE along the center of SR-278 South  $54^{\circ}07'42''$  West, 275.77 feet to a point,

THENCE leaving said road and along the line of Jolley (337-191 OR), North  $43^{\circ}55'12''$  West, 167.38 feet to an iron pin found (passing an iron pin found at 17.80 feet),

THENCE along the line of the Hocking Valley Scenic Railway (43-649 OR), with a curve to the left having a radius of 1970.09 feet with an arc length of 283.15 feet, and a chord of 282.90 feet bearing North  $52^{\circ}50'18''$  East, to an iron pin found,

THENCE along the lines of E. Thompson and Sons, LLC (541-1996 OR) the following three courses:

- 1) South  $56^{\circ}56'51''$  East, 50.93 to an iron pin found,
- 2) South  $47^{\circ}20'27''$  East, 75.43 to an iron pin found,
- 3) South  $17^{\circ}22'52''$  East, 53.41 to the point of beginning and containing 1.113 acres.

Survey completed and Description written in May 2024

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

  
Kenneth E. Highland S-7581

THOMAS CANNON  
Approved 6/11/2024  
CITY MANAGER of NELSONVILLE OHIO

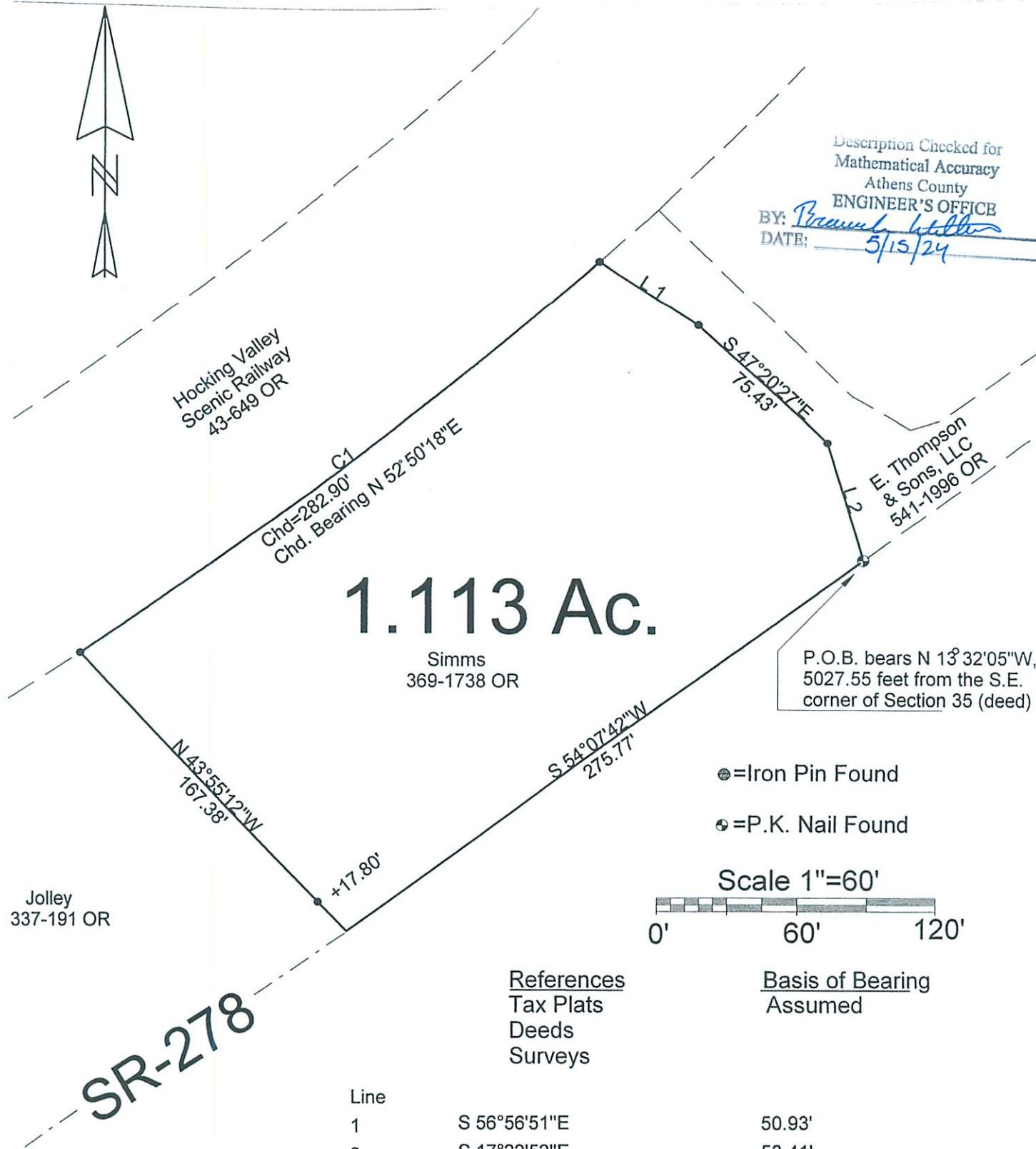
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 5/15/24





Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Kenneth E. Highland*  
DATE: 5/15/24



**1.113 Ac.**

Simms  
369-1738 OR

P.O.B. bears N 13° 32' 05\"/>

●=Iron Pin Found

⊙=P.K. Nail Found

Scale 1"=60'



References  
Tax Plats  
Deeds  
Surveys

Basis of Bearing  
Assumed

**SR-278**

Line	Bearing	Distance
1	S 56° 56' 51\"/>	

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	8° 14' 05\"/>					

Surveyed May 2024

PLAT OF SURVEY OF A 1.113 Ac. TRACT  
 SURVEYED FOR SIMMS  
 SUBDIVISION —  
 TOWNSHIP YORK SECTION 35 TOWN 12 RANGE 15  
 CORPORATION — COUNTY — STATE —  
 SCALE 1"= 60' DATE MAY 2024



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