

### DESCRIPTION OF A 23.077 ACRES TRACT

The following described tract is located in River Lot #655, northwest quarter of Section #30, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being part of Diamond Brick Properties tract as recorded in Official Record 614 at Page 2039 and being more accurately described as follows;

Beginning at a stone found at the northwest corner of the northwest quarter of Section #30 and being the northwest corner of River Lot #655, thence along the westerly line of River Lot #655 and Section #30, South 04°09'55" West, a distance of 1,006.35 feet to a 5/8" rebar with id. cap stamped "PS-8283" found on the southerly Limited Access right-of-way line of US Route #33 (width varies) and being **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the southerly Limited Access right-of-way line of US Route #33, North 75°50'33" East, a distance of 708.13 feet to a 5/8" rebar with id. cap stamped "PS-7452" found at the northwesterly corner of State of Ohio (Parcel 8-E) as recorded in Deed Book 427 at Page 1141;

Thence along the westerly line of the State of Ohio (Parcel 8-e), South 04°33'21" West, a distance of 37.06 feet to a 5/8" rebar with id. cap stamped "PS-7452" found at the southwesterly corner of the State of Ohio (Parcel 8-e);

Thence along the southerly line of State of Ohio (Parcel 8-e), South 85°26'11" East, a distance of 198.20 feet to a 5/8" rebar with id. cap stamped "PS-7452" found at the southeasterly corner of the State of Ohio (Parcel 8-e) and being on the easterly line of River Lot #655;

Thence along the easterly line of River Lot #655, South 04°31'14" West, a distance of 1,177.09 feet to the centerline of Diamond Brick Road (former US Route #33, width varies), being the beginning of a non-tangential curve to the left and passing a 5/8" rebar with id. cap stamped "PS-7452" found at a distance of 1,126.92 feet;

Thence along the centerline of Diamond Brick Road, along the non-tangential curve to the left an arc distance of 740.93 feet, having radius of 2,455.70 feet, (whose chord bears South 81°35'12" West, a distance of 738.12 feet) and through a delta angle of 17°17'14" to the easterly line of the Andrew Grunder, Trustee tract as recorded in Official Record 614 at Page 2030;

Thence along the easterly line of Grunder's tract, North 05°55'21" West, a distance of 170.51 feet to a 5/8" rebar with id. cap stamped "PS-7452" found at the northeasterly corner of Grunder's tract and passing a 5/8" rebar with id cap stamped "PS-7452" found at a distance of 52.91 feet;

Thence along the northerly line of Grunder's tract, North 87°39'53" West, a distance of 112.65 feet to the northwest corner of Grunder's tract and being on the easterly line of the Athens-Hocking Landfill, Inc. (Tract one) as recorded in Official Record 585 at Page 2525;

Thence along the easterly line of Athens-Hocking Landfill, Inc. (Tract one), North 04°09'55" East, a distance of 989.37 feet to the true point of beginning, passing a 5/8" rebar with id. cap stamped "PS-8283" found at a distance of 3.45 feet.

**Containing 23.346 acres total**

**Excepting** from the above described 23.346 acre tract is the following described 0.269 acres tract being all of Hugh D. Call and Shirley J. Call tract as recorded in Deed Book 340 at Page 681 and being more accurately described as follows;

Beginning at a stone found at the northwest corner of the northwest quarter of Section #30, thence South 05°18'54" East, a distance of 1,993.39 feet to an iron pin set being the northwesterly corner of Call's tract and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the northerly line of Call's tract, North 80°04'52" East, a distance of 158.00 feet to the northeasterly corner of Call's tract, said northeasterly corner bears South 12°07'42" West, a distance

of 0.84 feet from a 5/8" rebar with id. cap stamped "PS-7452" found;

Thence along the easterly line of Call's tract, South 08°55'08" East, a distance of 75.00 feet to an iron pin set at the southeasterly corner of Calls's tract, being on the northerly right-of-way line of Diamond Brick Road (formerly US Route #33, width varies) and being the beginning of a non-tangential curve to the left;

Thence along the southerly line of Call's tract, along the northerly right-of-way line of Diamond Brick Road, along the said non-tangential curve to the left, along an arc length of 158.03 feet, having a radius of 2,505.70 feet, (whose chord bears South 80°04'52" West, a distance of 158.00 feet) and through a delta angle of 03°36'48" to the southwesterly corner of Call's tract;

Thence along the westerly line of Call's tract, North 08°55'08" West, a distance of 75.00 feet to the true point of beginning and passing a 5/8" rebar with id. cap stamped "PS-7452" found at a distance of 1.52 feet.

**Exception Containing 0.269 total acres**, being all of auditor's parcel #P010010062700.

**Containing 23.077 acres** after said exception and being part of Auditor's Parcel #P010010062600.

**Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085U03) attached hereto and made a part hereof. This description is valid only if the plat is attached and recorded with the description as a complete document in its original form and not retyped or altered in anyway.**

Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983.

The above description was prepared from an actual field survey completed in February of 2025 by Dana A. Exline, Ohio Professional Surveyor #7060.

All iron pins set are 5/8" rebar (30" long) with id. cap stamped "Dana Exline 7060".

Subject to all easements and/or encumbrances.



Dana A. Exline  
Professional Surveyor #7060  
State of Ohio  
Date: 2/19/25


Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

FEB 20 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 2/20/25

  
Devon Tolliver  
Acting City Manager  
City of Nelsonville  
2/26/25





# LEGEND

- 5/8" REBAR (30"LONG) WITH ID. CAP STAMPED "DANA EXLINE 7060" SET
- 5/8" REBAR W/CAP STAMPED "PS-8283" FOUND
- 5/8" REBAR W/CAP STAMPED "PS-7452" FOUND
- STONE FOUND AS NOTED
- CALCULATED POINT, NOTHING SET
- SECTION LINE OR RIVER LOT LINE AS NOTED
- BOUNDARY LINE
- CENTERLINE OF ROAD AS NOTED
- ROAD RIGHT-OF-WAY
- LIMITED ACCESS RIGHT-OF-WAY LINE
- PARCEL LINE
- POINT OF BEGINNING
- TRUE POINT OF BEGINNING
- LANDHOOK

POB  
TPOB  
Z

POB  
STONE FOUND AT  
NW COR SEC #30 AND  
RIVER LOT #655



BEARINGS ARE ORIENTED TO THE  
STATE PLANE COORDINATE SYSTEM,  
OHIO SOUTH ZONE, NAD 1983.

0' 250' 500'  
GRAPHIC SCALE: 1" = 250'

US ROUTE #33  
(WIDTH VARIES)

N/F  
STATE OF OHIO  
DB 427, PG 1141  
(PARCEL 8-E)

N/F  
UNITED STATES OF  
AMERICA  
DB 211, PG 485

N/F  
UNITED STATES OF  
AMERICA  
DB 183, PG 241

①  
**EXCEPTION**  
0.269 TOTAL ACRES  
BEING ALL OF  
HUGH D. CALL AND  
SHIRLEY J. CALL  
DB 340, PG 681  
AUDITOR'S PARCEL  
#P010010062700

N/F  
BOARD OF  
COMMISSIONERS  
OF ATHENS COUNTY  
OR 346, PG 217

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 2/20/25

*[Signature]*  
DANA A. EXLINE  
PROFESSIONAL SURVEYOR #7060  
STATE OF OHIO

DATE: 2/19/25

23.346 TOTAL ACRES  
BEING PART OF  
DIAMOND BRICK PROPERTIES, LLC  
OR 614, PG 2039  
AUD. PARCEL #P010010062600  
CONTAINING 23.077 ACRES  
AFTER EXCEPTION

DETAIL  
(NTS)

POB  
STONE FOUND AT  
NW COR SEC #30 AND  
RIVER LOT #655

S 12°07'42" W  
0.84' (NTS)

TPOB  
0.269 AC  
EXCEPTION

CL DIAMOND BRICK ROAD  
(FORMER US #33, WIDTH VARIES)

REMAINDER OF  
DIAMOND BRICK  
PROPERTIES, LLC  
OR 614, PG 2039

LINE	BEARING	DISTANCE
L1	N 80°04'52" E	158.00'
L2	S 08°55'08" E	75.00'
L3	N 08°55'08" W	75.00' (TOTAL)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	2,455.70'	740.93'	S 81°35'12" W	738.12'	17°17'14"
C2	2,505.70'	158.03'	S 80°04'52" W	158.00'	3°36'48"

AUTOCAD

## NOTES:

- THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
- NO TITLE REPORT FURNISHED.
- DEED REFERENCE: OR 614, PAGE 2039
- NO OCCUPATION FOUND, UNLESS NOTED.

## BOUNDARY SPLIT SURVEY

A DIVISION OF THE PROPERTY OF

**DIAMOND BRICK  
PROPERTIES, LLC**

RIVER LOT #655, NW QTR SEC #30, TWP #12 N, RANGE #15 WEST  
YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

CALC. BY: D. EXLINE	SCALE: 1" = 250'	SURVEY DATE: 2/11/25
DRAWN BY: C. KAUFFMAN	DRAWING NO.: 23085U03	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 2/10/25	



10356 State Route 139  
Jackson, Ohio 45640

Phone: (740) 286-1024

**EXLINE SURVEYING, INC.**

Fax: (740) 286-0012