

**DESCRIPTION OF 0.781 ACRE TRACT
ALL OF THE PROPERTY OF
JEFFERY ALLEN SNODGRASS & ROSE MARIA SNODGRASS**

The following described tract is located in River Lots #656 & #657 Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being all of Jeffery Allen Snodgrass & Rose Maria Snodgrass as recorded in Official Record 534 at Page 1205 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 20°05'16" West, a distance of 2,208.27 feet to a 5/8" rebar with id. cap stamped "PS-8283" found at the northwest corner of Athens-Hocking Landfill, Inc tract as recorded in Official Record 619 at Page 2263 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the west line of said Athens-Hocking Landfill, Inc. tract, South 26°43'48" East, a distance of 341.11 feet to a 2" rebar in concrete found at the southwest corner of said Athens-Hocking Landfill, Inc tract;

Thence South 63°42'35" West, a distance of 100.09 feet to a 5/8" rebar found at the southeast corner of Michael S. Heinlein & Harold F. Heinlein tract as recorded in Official Record 526 at Page 1786;

Thence along the east line of Heinlein tract, North 26°37'56" West, a distance of 341.06 feet to a 5/8" rebar found at the northeast corner of said Heinlein tract and on the southerly line of Athens-Hocking Landfill, Inc. tract;

Thence along the southerly line of Athens-Hocking Landfill, Inc. tract, North 63°40'48" East, a distance of 99.51 feet to the true point of beginning.

Containing 0.781 total acres, being all of Auditor's Parcel P010010062200.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085V01) 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 December of 2024 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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/18/24

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date 12.18.2024

[Signature]
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 12/18/24



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

DEC 18 2024

Jill Davidson
Athens County Auditor

LEGEND

- ⊙ 5/8" REBAR WITH ID. CAP STAMPED
"PS-8283" FOUND
- ⊗ 5/8" IP NO CAP FOUND
- ⊕ STONE FOUND
- ⊗ 2" REBAR IN CONCRETE
- - - - CENTERLINE OF ROAD
- - - - RIVER LOT LINE
- _____ BOUNDARY LINE
- T.P.O.B.** TRUE POINT OF BEGINNING
- P.O.B.** POINT OF BEGINNING



BEARINGS ARE ORIENTED TO
THE OHIO STATE PLANE COORDINATE
SYSTEM, SOUTH ZONE, NAD 83.

0.781 TOTAL ACRES
BEING ALL OF
**JEFFERY ALLEN SNODGRASS &
ROSE MARIA SNODGRASS**
OR 534, PG 1205
AUDITOR'S PARCEL
#P010010062200

N/F
ATHENS-HOCKING
LANDFILL, INC.
OR 585, PG 2525

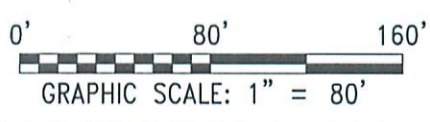
N/F
MICHAEL S. HEINLEIN &
HAROLD F. HEINLEIN
OR 526, PG 1786
(TRACT 1)

N/F
ATHENS-HOCKING
LANDFILL, INC.
OR 619, PG 2265

N/F
RONNIE L. WEND &
KAREN L. WEND
OR 366, PG 1342
(TRACT 2)

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date 12.18.2024

CL DIAMOND BRICK ROAD
(CR #338, WIDTH VARIES)



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/18/24
[Signature]
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 12/18/24

AUTOCAD

- NOTES:
- 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - 2) NO TITLE REPORT FURNISHED.
 - 3) DEED REFERENCE: OR 534, PG 1205
ODOT R/W PLANS ATH-155-SEC RH
 - 4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
ALL OF THE PROPERTY OF		
JEFFERY ALLEN SNODGRASS		
RIVER LOTS #656 & #657, SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 80'	SURVEY DATE: 12-12-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085V01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 12-10-24	



10356 State Route 139
Jackson, Ohio 45640

EXLINE SURVEYING, INC.

Phone: (740) 286-7024

Fax: (740) 286-0012