

**DESCRIPTION OF 1.387 ACRE TRACT
ALL OF THE PROPERTY OF
MICHAEL D. PIDCOCK & MARY BETH HOLLER**

The following described tract is located in River Lots #657 & #658 Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being all of Michael D. Pidcock & Mary Beth Holler's tract as recorded in Official Record 419 at Page 764 (Tract one) and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 27°58'58" West, a distance of 2,559.58 feet to a 5/8" rebar without cap found at the northwesterly corner of John Michael Pidcock's tract as recorded in Official Record 395 at Page 2470 (Tract three) and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the westerly line of said John Michael Pidcock's tract, South 30°56'14" East, a distance of 371.60 feet to a 5/8" rebar without cap found on the northerly right-of-way of Scenic Lane (TR #279, no R/W width found);

Thence along the northerly right-of-way of Scenic Lane, South 63°37'22" West, a distance of 176.78 feet to a 5/8" rebar without cap found at the southeasterly corner of Guy D. Kinner & Amy L. Spoutz' tract as recorded in Official Record 563 at Page 1103 (Tract four, Parcel one);

Thence along the westerly line of Kinner & Spoutz' tract, North 26°25'16" West, a distance of 375.32 feet to a 1/2" rebar without cap found on the southerly line of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 585 at Page 2525;

Thence along the southerly line of Athens-Hocking Landfill, Inc. tract, North 65°31'15" East, a distance of 147.60 feet to the true point of beginning.

Containing 1.387 total acres, being all of Auditor's Parcel #P010010061400.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085K01) 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 June 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.

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

JUL 11 2024

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Dani E. Smith*
DATE: 7/11/24

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 7/8/24

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date 07/11/2024

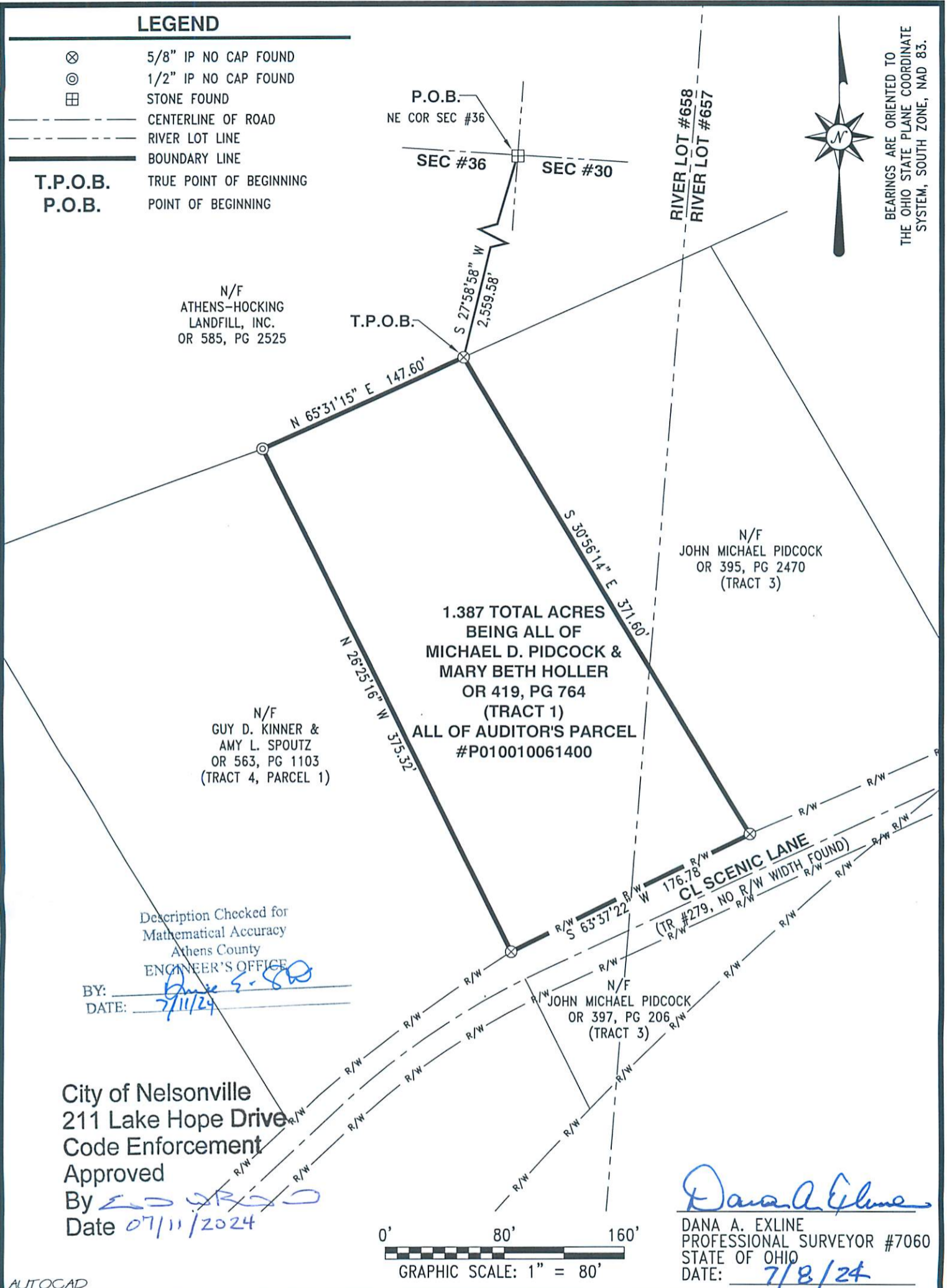


LEGEND

- ⊗ 5/8" IP NO CAP FOUND
- ⊙ 1/2" IP NO CAP FOUND
- ⊞ STONE FOUND
- - - - - 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.



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

N/F
JOHN MICHAEL PIDCOCK
OR 395, PG 2470
(TRACT 3)

**1.387 TOTAL ACRES
BEING ALL OF
MICHAEL D. PIDCOCK &
MARY BETH HOLLER
OR 419, PG 764
(TRACT 1)
ALL OF AUDITOR'S PARCEL
#P010010061400**

N/F
GUY D. KINNER &
AMY L. SPOUTZ
OR 563, PG 1103
(TRACT 4, PARCEL 1)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Dana A. Exline*
DATE: *7/11/24*

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date *07/11/2024*



Dana A. Exline
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: *7/8/24*

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 419, PG 764
ODOT R/W PLANS ATH-155-SEC RH
4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
PART OF THE PROPERTY OF MICHAEL D. PIDCOCK & MARY BETH HOLLER		
RIVER LOTS #657 & #658 SECTION #36, T-12-N, R-15-W YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 80'	SURVEY DATE: 6-21-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085K01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 6-21-24	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC. Fax: (740) 286-0012