

DEC 05 2024

Jill Davidson
Athens County Auditor

**DESCRIPTION OF 1.973 ACRE TRACT
ALL OF THE PROPERTY OF
RONNIE L. WEND & KAREN L. WEND**

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 Ronnie L. Wend & Karen L. Wend's Tract 1 & Tract 2 as recorded in Official Record 366 at Page 1342 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence along the easterly line of Section #36, South 04°09'55" West, a distance of 2,043.48 feet to a 5/8" rebar with id. cap stamped "PS-8283" found at the southeast corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 585 at Page 2525 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence continuing along the east line of Section #36, South 04°09'55" West, a distance of 119.31 feet to a 5/8" rebar no cap found;

Thence South 63°42'58" West, a distance of 399.50 feet to a 1" iron pipe found at the southeast corner of Renee Lynn Williams' tract as recorded in Official Record 617 at Page 1621;

Thence along the easterly line of Williams' tract, North 26°19'43" West, a distance of 284.33 feet to a 5/8" rebar no cap found on the southerly line of Athens-Hocking Landfill, Inc. tract;

Thence along the southerly line of Athens-Hocking Landfill, Inc. tract, North 85°14'16" East, a distance of 494.67 feet to the true point of beginning.

Containing 1.973 total acres,

0.873 acres being all of Tract 2 and all of Auditor's Parcel #P010010062400 and

1.100 acres being all of Tract 1 and all of Auditor's Parcel #P010010062500.


Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085S01) 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.

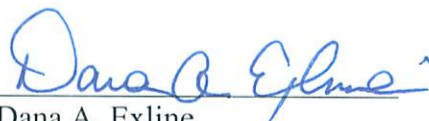
Bearings are oriented to the Ohio State Plane Coordinate System, South Zone, NAD 1983.


The above description was prepared from an actual field survey completed in November 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.

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By 
Date 12.5.2024


Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 11/22/24

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/4/24



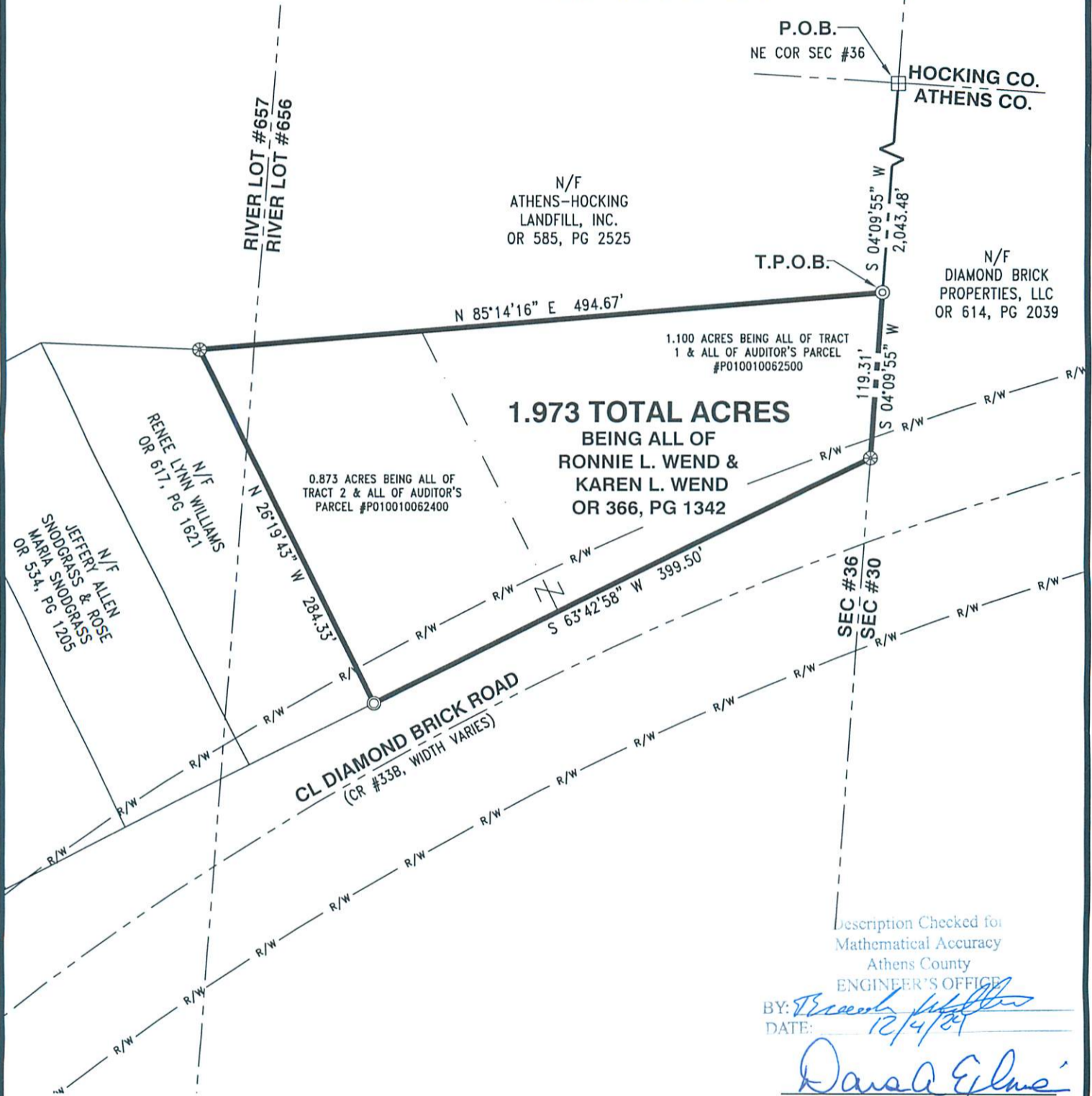
LEGEND

- ⊙ 5/8" REBAR WITH ID. CAP STAMPED
"PS-8283" FOUND
- ⊗ 5/8" IP NO CAP FOUND
- 1" IRON PIPE FOUND
- ⊠ STONE FOUND
- CENTERLINE OF ROAD
- - - RIVER LOT LINE, SEC LINE AS NOTED
- BOUNDARY LINE
- T.P.O.B.** TRUE POINT OF BEGINNING
- P.O.B.** POINT OF BEGINNING

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date 12.5.2024



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
DIAMOND BRICK
PROPERTIES, LLC
OR 614, PG 2039

1.973 TOTAL ACRES
BEING ALL OF
RONNIE L. WEND &
KAREN L. WEND
OR 366, PG 1342

0.873 ACRES BEING ALL OF
TRACT 2 & ALL OF AUDITOR'S
PARCEL #P010010062400

1.100 ACRES BEING ALL OF TRACT
1 & ALL OF AUDITOR'S PARCEL
#P010010062500

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 12/4/24

[Signature]
DANA A. EXLINE

DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 11/22/24



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 366, PG 1342
ODOT R/W PLANS ATH-155-SEC RH
 - 4) NO OCCUPATION FOUND, UNLESS NOTED.

| BOUNDARY SURVEY | | |
|--|-------------------------------|----------------------|
| ALL OF THE PROPERTY OF | | |
| RONNIE L. WEND & KAREN L. WEND | | |
| RIVER LOTS #656 & #657 SECTION #36, T-12-N, R-15-W | | |
| YORK TOWNSHIP, ATHENS COUNTY, OHIO | | |
| CALC. BY: D. EXLINE | SCALE: 1" = 100' | SURVEY DATE: 11-1-24 |
| DRAWN BY: L. EXLINE | DRAWING NO.: 23085S01 | |
| CHECKED BY: D. EXLINE | RECORD RESEARCH DATE: 11-8-24 | |



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012