

**DESCRIPTION OF 0.862 ACRE TRACT
PART OF THE PROPERTY OF
BETTY KAY YOUNG**

The following described tract is located in River Lots #659 & #660, Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being part of Betty Kay Young as recorded in Official Record 509 at Page 621 (Tract 1) and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 28°46'13" West, a distance of 4,133.13 feet to a 5/8" iron pin previously set at the westerly corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 616 at Page 5 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the westerly line of Athens-Hocking Landfill, Inc., tract South 60°15'47" East, a distance of 128.38 feet to an iron pin previously set on the northerly right-of-way of Diamond Brick road (CR #33B, width varies);

Thence along the northerly right-of-way of Diamond Brick road, South 39°05'25" West, a distance of 510.87 feet to an iron pin set on the northerly boundary of the former Hocking Canal;

Thence along the old Hocking Canal boundary, North 05°35'53" East, a distance of 63.28 feet to an iron pin set;

Thence continuing along the old Hocking Canal boundary, North 27°14'21" East, a distance of 446.76 feet to the true point of beginning.

Containing 0.862 total acres, being all of Tract one and all of Auditor's Parcel #P010010060400.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085H03) 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 July 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: *Priscilla Hillman*
DATE: 7/23/24

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 7/22/24

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date 07.23.2024

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

JUL 23 2024

Jill Davidson
Athens County Auditor



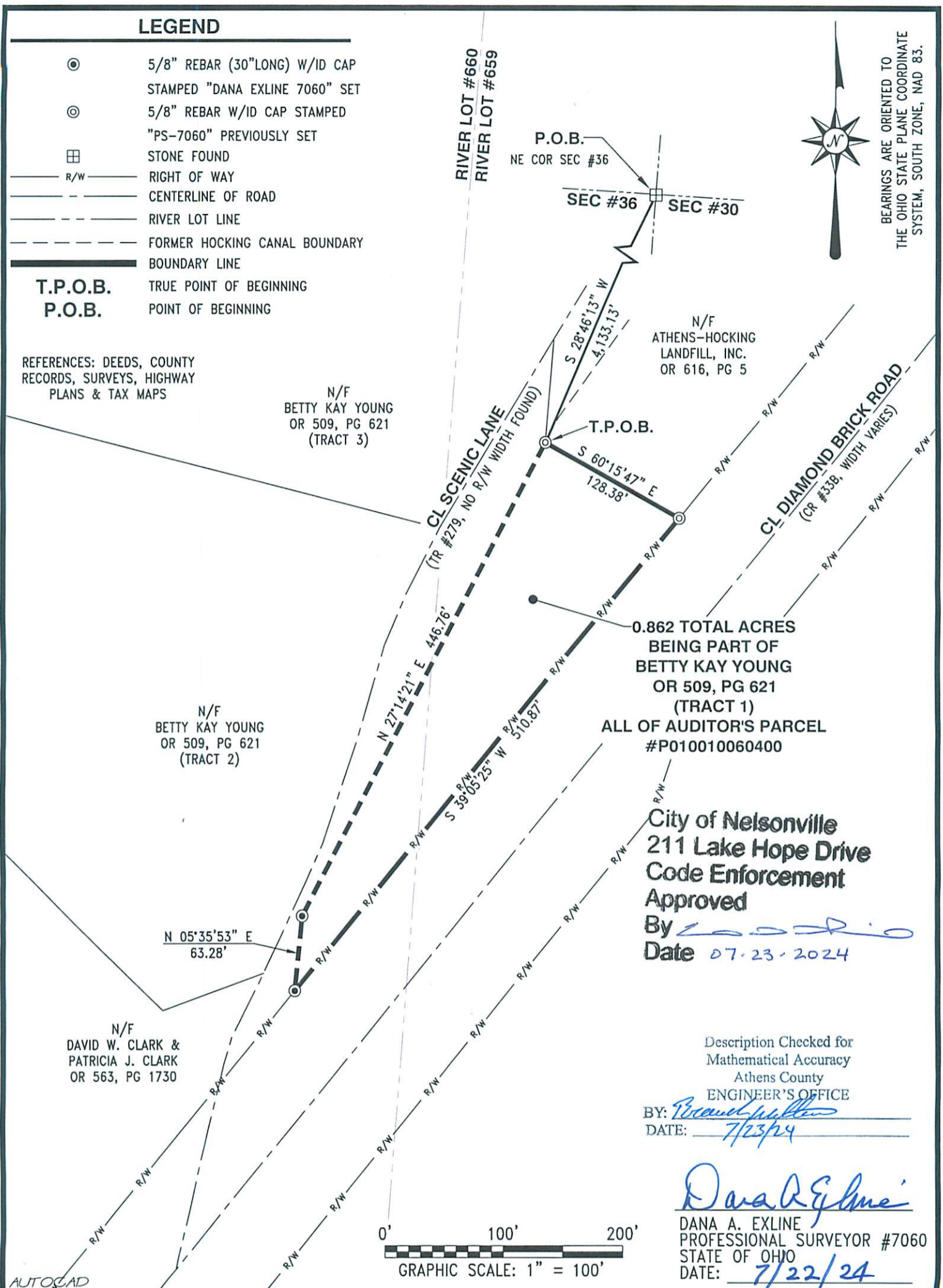
LEGEND

- ⊙ 5/8" REBAR (30" LONG) W/ID CAP STAMPED "DANA EXLINE 7060" SET
- ⊙ 5/8" REBAR W/ID CAP STAMPED "PS-7060" PREVIOUSLY SET
- ⊞ STONE FOUND
- R/W RIGHT OF WAY
- CENTERLINE OF ROAD
- RIVER LOT LINE
- FORMER HOCKING CANAL BOUNDARY
- BOUNDARY LINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING

REFERENCES: DEEDS, COUNTY RECORDS, SURVEYS, HIGHWAY PLANS & TAX MAPS



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



0.862 TOTAL ACRES BEING PART OF BETTY KAY YOUNG OR 509, PG 621 (TRACT 1) ALL OF AUDITOR'S PARCEL #P010010060400

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By *[Signature]*
Date 07.23.2024

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/23/24

Dana A. Exline
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 7/22/24

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: OFFICIAL RECORD 509, PAGE 621 OFFICIAL RECORD 461, PAGE 1451 ODOT R/W PLANS ATH-155-SEC RH
4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
PART OF THE PROPERTY OF		
BETTY KAY YOUNG		
RIVER LOTS #659 & #660 SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 100'	SURVEY DATE: 7-16-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085H03	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 7-15-24	

