

**DESCRIPTION OF 17.324 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 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 35°18'03" West, a distance of 3,029.92 feet to a 5/8" rebar with no cap found at the northern most corner of Athens-Hocking Landfill, Inc. (Tract 1) as recorded in Official Record 614 at Page 227 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the westerly line of Athens-Hocking Landfill, Inc., South 15°44'53" West, a distance of 291.33 feet to a rebar no cap found on the northerly line of Robert Lee Shafer, Jr. & Nancy Marie Shafer's tract as recorded in Official Record 409 at Page 780 and Official Record 381 at Page 2659;

Thence along the line of Shafer the following eleven (11) courses;

South 85°14'48" West a distance of 301.20 feet to a 5/8" rebar no cap found;

South 53°35'58" East, a distance of 113.01 feet to 5/8" a rebar no cap found;

South 20°58'33" West, a distance of 169.44 feet to a 5/8" rebar no cap found;

South 25°21'50" West, a distance of 243.78 feet to a 5/8" rebar no cap found;

South 23°16'36" West, a distance of 135.68 feet to a 5/8" rebar no cap found;

South 60°48'23" East, a distance of 92.66 feet to a 5/8" rebar no cap found;

North 65°47'21" East, a distance of 145.62 feet to a 5/8" rebar no cap found;

North 40°08'30" East, a distance of 155.35 feet to a iron pin set;

North 88°51'46" East, a distance of 72.41 feet to a 5/8" rebar no cap found;

North 81°28'43" East, a distance of 56.55 feet to a 5/8" rebar no cap found;

South 62°57'56" East, a distance of 45.92 feet to a railroad spike found in the centerline of Scenic Lane (TR #279, no R/W width found)

Thence along the centerline of Scenic Lane the following nine (9) courses;

South 41°31'13" West, a distance of 75.05 feet to a point;

South 33°57'04" West, a distance of 67.11 feet to a point;

South 31°15'43" West, a distance of 417.65 feet to a railroad spike found;

South 27°02'29" West, a distance of 63.12 feet to a point;

South 22°27'56" West, a distance of 46.12 feet to a point;

South 16°12'05" West, a distance of 83.27 feet to a point;

South 18°19'41" West, a distance of 91.29 feet to a point;

South 23°44'23" West, a distance of 44.71 feet to a point;

South 24°49'26" West, a distance of 73.57 feet to a point;

Thence leaving the road and along the northerly line of David W. Clark & Patricia J. Clark's tract as recorded in Official Record 563 at Page 1730, South 69°22'18" West, a distance of 87.32 feet to an iron pin set, passing a 5/8" rebar no cap found at a distance of 6.41 feet;

Thence continuing along the northerly line of Clark, North 45°54'31" West, a distance of 307.92 feet to a point on the westerly line of Athens-Hocking Landfill, Inc. as recorded in Official Record 585 at Page 2525, passing a 1/2" smooth rebar no cap found at a distance of 305.00 feet;

Thence along the line of said Athens-Hocking Landfill, Inc. tract, North 04°37'48" East, a distance of 1,576.16 feet to a 5/8" rebar with I.D. cap stamped "PS-6803";

Thence continuing along the line of Athens-Hocking Landfill, Inc., South 85°21'49" East, a distance of 406.59 feet to a 5/8" rebar no cap found at the northwesterly corner of Athens-Hocking Landfill (Tract two) as recorded in Official Record 614 at Page 227;

Thence along the line of said Athens-Hocking Landfill, Inc. (Tract two) the following three (3) courses;

South 26°56'41" West, a distance of 98.09 feet to a 5/8" rebar no cap found;

South 62°53'43" East, a distance of 129.29 feet to a 5/8" rebar no cap found;

North 83°27'18" East, a distance of 175.90 feet to the true point of beginning.

Containing 17.324 total acres, being 3.378 acres being part of Tract two and all of Auditor's Parcel #P010010060300 & 13.946 acres being part of Tract three and all of Auditor's Parcel #P010010061600.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085H01) 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: [Signature]  
DATE: 7/23/24  
City of Nelsonville  
211 Lake Hope Drive  
Code Enforcement  
Approved  
By [Signature]  
Date 07.23.2024

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

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-6803" FOUND
  - ⊙ 1/2" SMOOTH REBAR NO CAP
  - ⊙ RAILROAD SPIKE FOUND
  - ⊙ 5/8" IP NO CAP FOUND
  - ⊙ STONE FOUND
  - CALCULATED POINT, NOTHING SET
  - - - RIVER LOT LINE, SEC LINE
  - - - FORMER HOCKING CANAL BOUNDARY
  - - - R/W RIGHT OF WAY
  - - - CENTERLINE OF ROAD
  - - - PARCEL LINE
  - - - 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

LINE	BEARING	DISTANCE
L1	S 26°56'41" W	98.09'
L2	S 62°53'43" E	129.29'
L3	N 83°27'18" E	175.90'
L4	S 53°35'58" E	113.01'
L5	S 60°48'23" E	92.66'
L6	N 65°47'21" E	145.62'
L7	N 40°08'30" E	155.35'
L8	N 88°51'46" E	72.41'
L9	N 81°28'43" E	56.55'
L10	S 62°57'56" E	45.92'
L11	S 41°31'13" W	75.05'
L12	S 33°57'04" W	67.11'
L13	S 27°02'29" W	63.12'
L14	S 22°27'56" W	46.12'
L15	S 16°12'05" W	83.27'
L16	S 18°19'41" W	91.29'
L17	S 23°44'23" W	44.71'
L18	S 24°49'26" W	73.57'
L19	S 69°22'18" W	87.32'

**17.324 TOTAL ACRES  
BEING PART OF  
BETTY KAY YOUNG  
OR 509, PG 621**

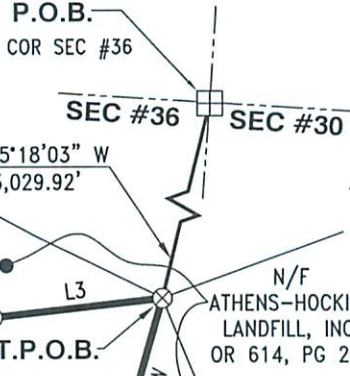
13.946 ACRES BEING PART  
OF TRACT 3 & ALL OF  
AUDITOR'S PARCEL  
#P010010061600

N/F  
ROBERT LEE SHAFER, JR.  
& NANCY MARIE SHAFER  
OR 409, PG 780  
OR 381, PG 2659

3.378 ACRES BEING PART  
OF TRACT 2 & ALL OF  
AUDITOR'S PARCEL  
#P010010060300

N/F  
DAVID W. CLARK &  
PATRICIA J. CLARK  
OR 563, PG 1730

City of Nelsonville  
211 Lake Hope Drive  
Code Enforcement  
Approved  
By *[Signature]*  
Date 07-23-2024



RIVER LOT #661  
RIVER LOT #660  
N 04°37'48" E 1,576.16'

RIVER LOT #659  
RIVER LOT #658

CL SCENIC LANE  
(TR #279, NO R/W WIDTH FOUND)

N/F  
JOHN MICHAEL PIDCOCK  
OR 461, PG 1451

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 7/23/24

*[Signature]*  
DANA A. EXLINE  
PROFESSIONAL SURVEYOR #7060  
STATE OF OHIO  
DATE: 7/22/24



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

BOUNDARY SURVEY		
ALL OF THE PROPERTIES OF		
<b>BETTY KAY YOUNG</b>		
RIVER LOTS #659 & #660, SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 200'	SURVEY DATE: 7-8-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085H01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 7-7-24	



10356 State Route 139  
Jackson, Ohio 45640

Phone: (740) 286-7024

**EXLINE SURVEYING, INC.**

Fax: (740) 286-0012