

**DESCRIPTION OF 4.598 ACRE TRACT
ALL OF THE PROPERTY OF
ROBERT L. SHAFER & NANCY M. SHAFER**

The following described tract is located in River Lots #659 and #660, Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being all of Robert L. Shafer & Nancy M. Shafer tracts as recorded in Official Record 381 at Page 2659, Official Record 406 at Page 780, and Official Record 445 at Page 2161 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 33°00'35" West, a distance of 3,271.18 feet to a 5/8" rebar with Id. cap stamped "PS-7581" found at a westerly corner of Athens-Hocking Landfill, Inc. tract 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 said Athens-Hocking Landfill, Inc. tract, the following three (3) courses;

South 17°08'54" East, a distance of 209.20 feet to an axel found;

South 09°04'47" West, a distance of 143.09 feet to a 1 1/2" iron pipe in concrete found;

South 07°15'23" West, a distance of 125.77 feet to the centerline of Scenic Lane (TR #279, no right-of-way width found), passing a 5/8" rebar with Id. cap stamped "PS-7581" found at a distance of 96.93 feet;

Thence along the centerline of Scenic Lane, South 43°05'47" West, a distance of 23.31 feet to a railroad spike found at an easterly corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 616 at Page 1630;

Thence along the easterly lines of said Athens-Hocking Landfill, Inc. tract the following twelve (12) courses;

North 62°57'56" West, a distance of 45.92 feet to a 5/8" iron pin no cap found;

South 81°28'43" West, a distance of 56.55 feet to a 5/8" iron pin no cap found;

South 88°51'46" West, a distance of 72.41 feet to a iron pin previously set;

South 40°08'30" West, a distance of 155.35 feet to a 5/8" iron pin no cap found;

South 65°47'21" West, a distance of 145.62 feet to a 5/8" iron pin no cap found;

North 60°48'23" West, a distance of 92.66 feet to a 5/8" iron pin no cap found;

North 23°16'36" East, a distance of 135.68 feet to a 5/8" iron pin no cap found;

North 25°21'50" East, a distance of 243.78 feet to a 5/8" iron pin no cap found;

North 20°58'33" East, a distance of 169.44 feet to a 5/8" iron pin no cap found;

North 53°35'58" West, a distance of 113.01 feet to a 5/8" iron pin no cap found;

North 85°14'48" East, a distance of 301.20 feet to a 5/8" iron pin no cap found;

North 78°08'07" East, a distance of 48.93 feet to the true point of beginning.

Containing 4.598 total acres, being

3.403 acres being all of Auditor's Parcel #P010010060801,

0.590 acres being all of Tract two and all of Auditor's Parcel #P010010060800,

0.218 acres being all of Tract one and all of Auditor's Parcel #P010010060700,

0.093 acres being all of Tract three and all of Auditor's Parcel #P010010061603,
0.249 acres being all of Tract two and all of Auditor's Parcel #P010010061702 &
0.045 acres being all of Tract one and all of Auditor's Parcel #P010010061703.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085M01) 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.

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved

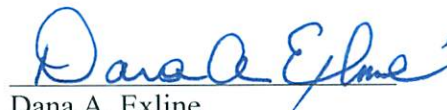
By 

Date 08.19.2024

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

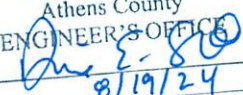
AUG 19 2024

Jill Davidson
Athens County Auditor



Dana A. Exline
Professional Surveyor #7060

State of Ohio
Date: 8/19/24

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/19/24



LEGEND

- ⊙ 5/8" REBAR W/ID CAP STAMPED
"PS-7060" PREVIOUSLY SET
- ⊙ 5/8" REBAR W/ID CAP STAMPED
"PS-7581" FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊕ 1 1/2" IRON PIPE IN CONCRETE
- ⊗ 5/8" IP NO CAP FOUND
- ⊗ AXEL FOUND
- ⊕ STONE FOUND
- CALCULATED POINT, NOTHING SET

- RIVER LOT LINE
- PARCEL LINE
- CENTERLINE OF ROAD
- BOUNDARY LINE

T.P.O.B. TRUE POINT OF BEGINNING
P.O.B. POINT OF BEGINNING

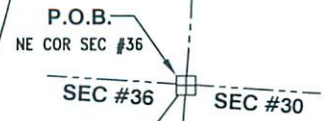
REFERENCES: DEEDS, COUNTY RECORDS, SURVEYS, HIGHWAY PLANS & TAX MAPS

LINE	BEARING	DISTANCE
L1	N 78°08'07" E	48.93'
L2	S 43°05'47" W	23.31'
L3	N 62°57'56" W	45.92'
L4	S 81°28'43" W	56.55'
L5	S 88°51'46" W	72.41'
L6	N 60°48'23" W	92.66'
L7	N 53°35'58" W	113.01'

N/F
ATHENS-HOCKING
LANDFILL, INC.
OR 616, PG 1630

**4.598 TOTAL ACRES
BEING ALL OF
ROBERT LEE SHAFER, JR.
& NANCY MARIE SHAFER
OR 381, PG 2659
OR 406, PG 780
OR 445 PG 2161**

N/F
ATHENS-HOCKING
LANDFILL, INC.
OR 616, PG 1630



RIVER LOT #660
RIVER LOT #659

N/F
ATHENS-HOCKING
LANDFILL, INC.
OR 616, PG 1630

N/F
ATHENS-HOCKING
LANDFILL, INC.
OR 614, PG 227

3.403 ACRES BEING ALL OF OR 406,
PG 780 & AUDITOR'S PARCEL #P010010060801

0.590 ACRES BEING PART OF OR 381, PG 2659 &
ALL OF TRACT 2 AUDITOR'S PARCEL #P010010040800

0.218 ACRES BEING PART OF
OR 381, PG 2659 & ALL OF
TRACT 1 AUDITOR'S PARCEL #P010010060703

0.093 ACRES BEING PART OF OR 381, PG 2659 &
ALL OF TRACT 3 AUDITOR'S PARCEL #P010010081603

0.045 ACRES BEING PART OF OR 445, PG 2163 &
ALL OF TRACT 1 AUDITOR'S PARCEL #P010010061703

S 07°15'23" W
125.77' (TOTAL)

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 8/19/24

N/F
ATHENS-HOCKING LANDFILL, INC.
OR 616, PG 5
City of Netsonville
211 Lake Hope Drive
Code Enforcement
Approved
By: *[Signature]*
Date 08.19.2024

[Signature]
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 8/16/24



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 381, PAGE 2659
OFFICIAL RECORD 406, PAGE 780,
OFFICIAL RECORD 445, PAGE 2161
ODOT R/W PLANS ATH-155-SEC RH
 - NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
ALL OF THE PROPERTIES OF		
ROBERT LEE SHAFER, JR. & NANCY MARIE SHAFER		
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: 7-31-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085M01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 7-31-24	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012