

**DESCRIPTION OF 1.940 ACRE TRACT
PART OF THE PROPERTY OF
GUY D. KINNEER & AMY L. SPOUTZ**

The following described tract is located in River Lots #658 & #659 Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being all of Guy D. Kinneer & Amy L. Spoutz' tract as recorded in Official Record 563 at Page 1103 (Tract 4, Parcel 1 & 2) and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 29°54'26" West, a distance of 2,678.14 feet to a 1/2" iron pin no cap found at the northwesterly corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 616 at Page 844 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the westerly line of said Athens-Hocking Landfill, Inc., South 26°25'16" East, a distance of 375.32 feet to a 5/8" rebar no cap found at the southwesterly corner of said Athens-Hocking Landfill, Inc. tract on the northerly side of Scenic Lane (TR #279, no R/W width found);

Thence South 48°44'37" West, a distance of 188.97 feet to a point in the right-of-way of Scenic Lane (TR #279, no R/W width found) at the southeast corner of Athens Hocking Landfill, Inc. tract as recorded in Official Record 617 at Page 536;

Thence along the easterly line of said Athens-Hocking Landfill, Inc. tract, North 31°55'59" West, a distance of 451.23 feet to an iron pin set on the southerly line of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 585 at Page 2525, passing a 1" iron pipe at a distance of 12.17 feet and passing a 1" iron pipe at a distance of 415.07 feet;

Thence along the southerly line of Athens-Hocking Landfill, Inc. tract, North 70°00'05" East, a distance of 227.45 feet to the true point of beginning.

Containing 1.940 total acres, being
1.827 being all of Tract 4, Parcel 1 and all of Auditor's Parcel #P010010061302,
0.113 being all of Tract 4, Parcel 2 and all of Auditor's Parcel #P010010061201.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085N01) 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

SEP 30 2024

Jill Davidson
Athens County Auditor

City of Nelsonville
211 Lake Hope Drive
Code Enforcement

Approved By:

[Signature]

Acting City Manager

Date: 9/30/2024

[Signature]

Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 9/27/24



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

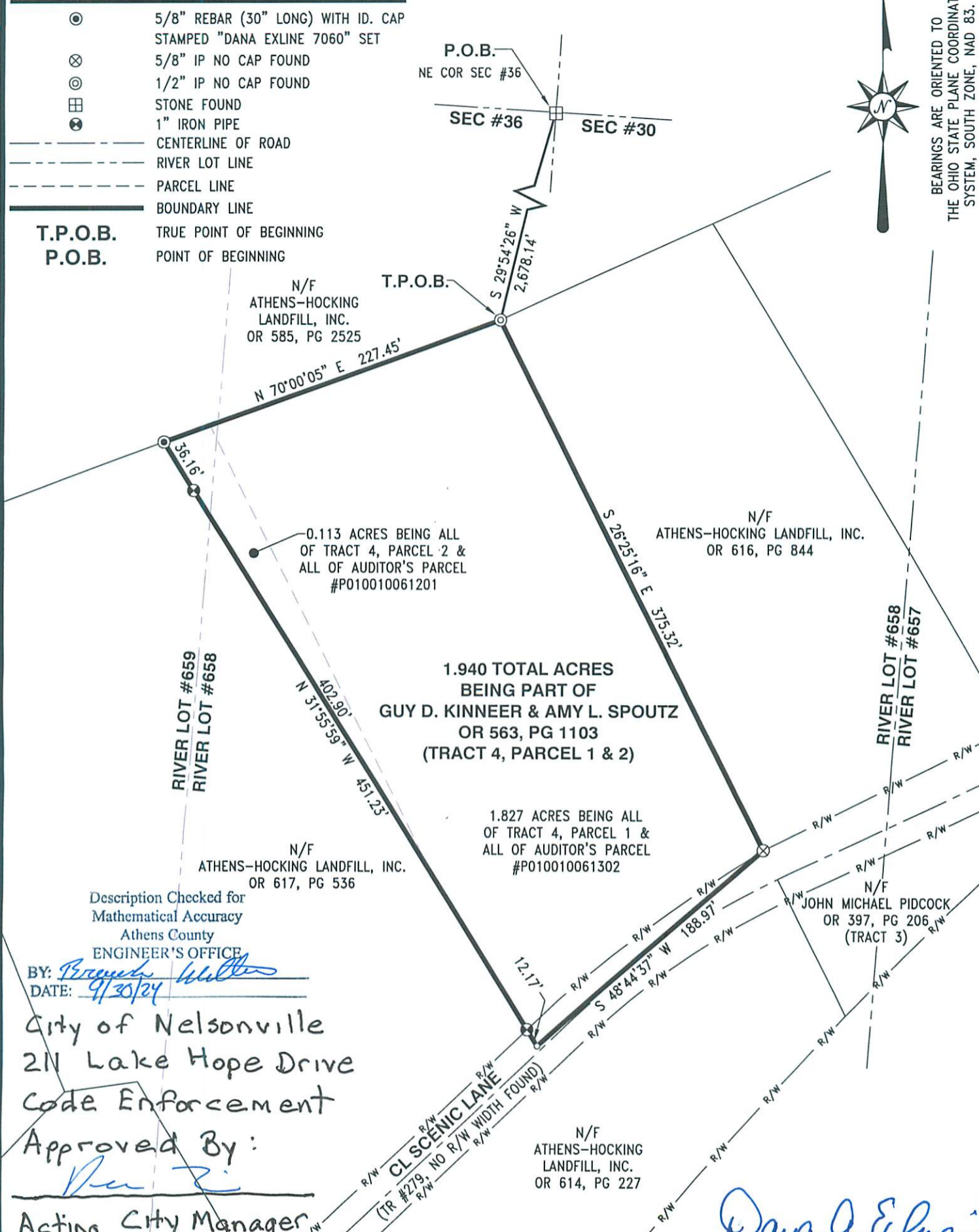
BY: *[Signature]*
DATE: 9/30/24

LEGEND

- ⊙ 5/8" REBAR (30" LONG) WITH ID. CAP STAMPED "DANA EXLINE 7060" SET
- ⊗ 5/8" IP NO CAP FOUND
- ⊙ 1/2" IP NO CAP FOUND
- ⊞ STONE FOUND
- ⊗ 1" IRON PIPE
- - - CENTERLINE OF ROAD
- - - RIVER LOT LINE
- - - PARCEL 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.



Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Bryant Miller
DATE: 9/30/24

City of Nelsonville
211 Lake Hope Drive
Code Enforcement

Approved By: [Signature]

Acting City Manager
Date: 9/30/2024



[Signature]
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 9/27/24

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 563, PG 1103
ODOT R/W PLANS ATH-155-SEC RH
 - 4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
PART OF THE PROPERTY OF		
GUY D. KINNEER & AMY L. SPOUTZ		
RIVER LOTS #658 & #659 SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 80'	SURVEY DATE: 9-6-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085N01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 9-6-24	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012