

DESCRIPTION OF 2.184 ACRE TRACT

The following described tract is located in River Lots #657 and #658 Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being all of John Michael Pidcock's tracts as recorded in Deed Book 291 at Page 126, Deed Book 307 at Page 57, Official Record 334 at Page 1017, Official Record 395 at Page 2470 (Fourth Tract), Official Record 397 at Page 162 and Official Record 397 at Page 206 (Tract One, Tract Two, Tract Three & Tract Four) and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 27°58'58" West, a distance of 2,559.58 feet to a 5/8" rebar without cap found at the northeasterly 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 southerly line of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 585 at Page 2525, North 60°18'31" East, a distance of 79.81 feet to an iron pin set;

Thence continuing along the southerly line of Athens-Hocking Landfill, Inc. tract, North 69°47'53" East, a distance of 101.23 feet to a 5/8" iron pin found at the northwest corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 624 at Page 1212;

Thence along the westerly line of Athens-Hocking Landfill, Inc. tract, South 26°33'47" East, a distance of 364.05 feet to a 5/8" iron pin found at the southwest corner of Athens-Hocking Landfill, Inc. tract;

Thence along the southerly line of said Athens-Hocking Landfill, Inc. tract, North 63°41'37" East, a distance of 282.59 feet to a 5/8" iron pin found at the northerly right-of-way of Diamond Brick Road (CR # 33B, width varies) marking the beginning of a non-tangential curve to the left;

Thence along the northerly right-of-way of Diamond Brick Road the following 3 courses;

Along said non-tangential curve to the left, an arc distance of 300.17 feet, a radius of 2,505.70 feet, (chord bears South 54°37'00" West, a distance of 299.99 feet) through a delta angle of 6°51'49" to an iron pin set;

South 65°24'27" West, a distance of 76.92 feet to an iron pin set;

South 46°44'28" West, a distance of 248.62 feet to a 5/8" iron pin with cap stamped "6803" found at the southeast corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 614 at Page 227;

Thence along the northeasterly line of Athens-Hocking Landfill, Inc. tract, North 26°20'12" West, a distance of 96.62 feet to the centerline of Scenic Lane (TR #279, no R/W width found) marking the beginning of a non-tangential curve to the left;

Thence along the centerline of Scenic Lane and said non-tangential curve to the left, an arc distance of 155.63 feet, a radius of 520.85 feet, (chord bearing South 55°16'14" West, a distance of 155.05 feet) through a delta angle of 17°07'11" to a point;

Thence continuing along the centerline of Scenic Lane, South 46°42'22" West, a distance of 366.49 feet to a easterly corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 614 at Page 227;

Thence along a westerly line of said Athens-Hocking Landfill, Inc. tract, North 44°10'25" West, a distance of 15.00 feet to an iron pin with cap stamped "PS-7581" found at the southerly corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 615 at Page 1541;

Thence along said southeasterly line Athens-Hocking Landfill, Inc. tract, North 46°42'22" East, a distance of 104.72 feet to a point on the westerly line of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 617 at Page 536;

Thence along the westerly line of said Athens-Hocking Landfill, Inc. tract, South 31°17'37" East, a distance of 3.09 feet to a point being the southwesterly corner of said tract;

Thence along the southerly line of said Athens-Hocking Landfill, Inc. tract, and Athens-Hocking Landfill, Inc. tract as recorded in Official Record 618 at Page 1663, North 48°48'26" East, a distance of 421.88 feet to a 5/8" iron pin found at the southwesterly corner of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 616 at Page 844;

Thence along the southerly line of said Athens-Hocking Landfill, Inc. tract, North 63°37'22" East, a distance of 176.78 feet to a 5/8" iron pin found;

Thence along the easterly line of said tract North 30°56'14" West, a distance of 371.60 feet to the true point of beginning

Containing 2.184 total acres,

0.086 acres being all of Deed Book 307 at Page 57 and Official Record 397 at Page 206 (Tract Two), Auditor's Parcel #P010010061500,

0.247 acres being all of Official Record 334 at Page 1017, Official Record 395 at Page 2470 (Fourth Tract) and Official Record 397 at Page 206 (Tract Three), Auditor's Parcel #P010010061800,

0.436 acres being all of Deed Book 386 at Page 62 and Official Record 395 at Page 2470 (Tract Three), Auditor's Parcel #P010010061401,

0.522 acres being remainder of Official Record 397 at Page 162 and Official Record 397 at Page 206 (Tract Four, remainder of 152.87 acres parcel), no current Auditor's Parcel number, originally part of #P010010061400,

0.893 acres being all of Deed Book 291 at Page 126 and Official Record 397 at Page 206 (Tract One), Auditor's Parcel #P010010061900.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085Y01) 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 2025 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: 1/28/26

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved *[Signature]*
By *[Signature]*
Date 1/28/2026

[Signature]

Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 1/28/26

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

JAN 28 2026

Jill Davidson
Athens County Auditor



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	300.17'	2,505.70'	S 54°37'00" W	299.99'	6°51'49"
C2	155.63'	520.85'	S 55°16'14" W	155.05'	17°07'11"

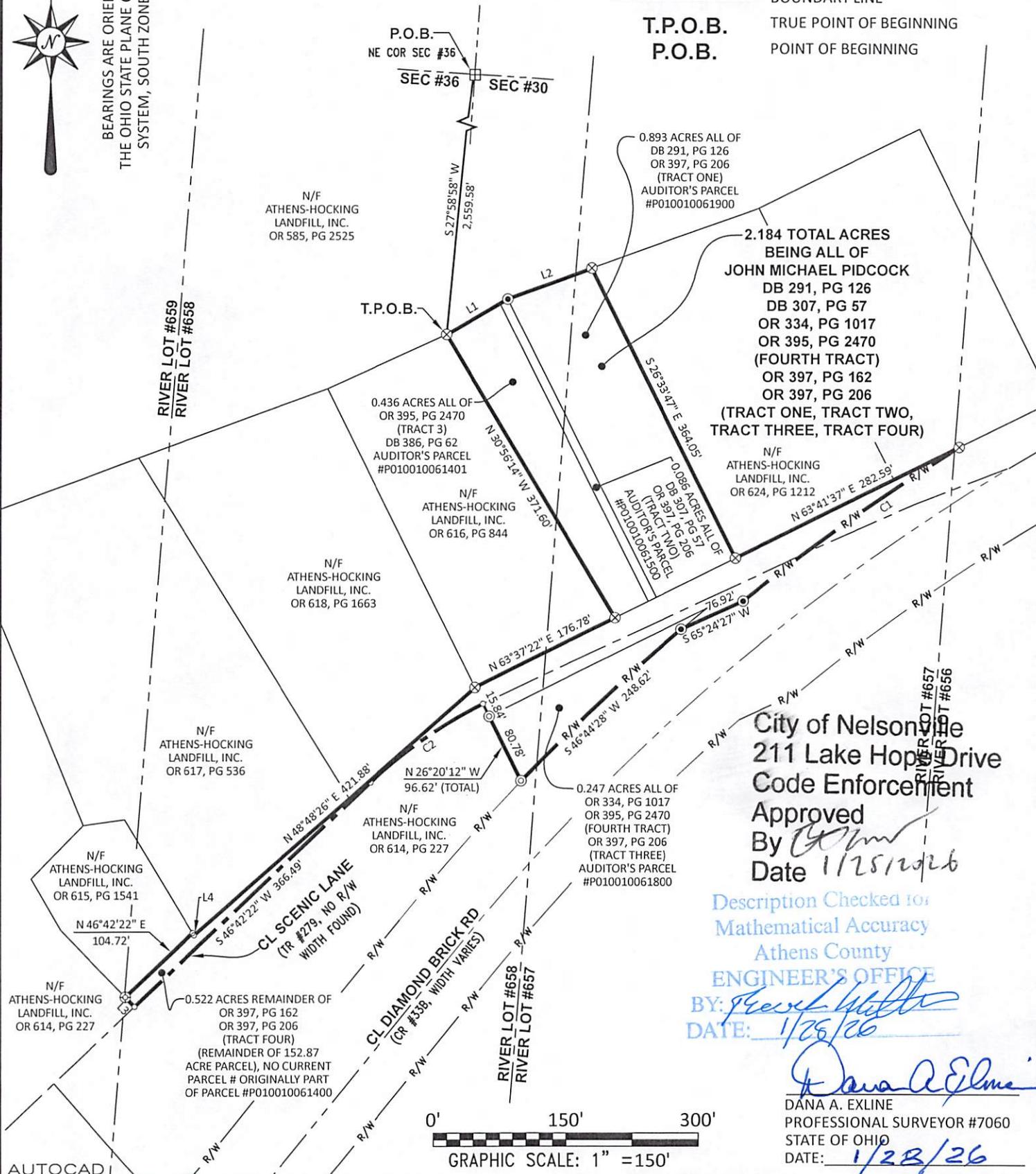
LINE	BEARING	DISTANCE
L1	N 60°18'31" E	79.81'
L2	N 69°47'53" E	101.23'
L3	N 44°10'25" W	15.00'
L4	S 31°17'37" E	3.09'

LEGEND

- 5/8" REBAR (30" LONG) WITH ID. CAP STAMPED "DANA EXLINE 7060" SET
- ⊙ 5/8" IP W/ CAP STAMPED "6803" FND
- ⊗ 5/8" IP NO CAP FOUND
- ⊕ 5/8" IP W/ CAP STAMPED "7581" FND
- ⊞ STONE FOUND
- CALCULATED POINT, NOTHING SET
- CENTERLINE OF ROAD
- - - RIVER LOT LINE
- BOUNDARY LINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING



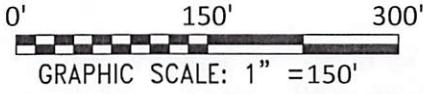
BEARINGS ARE ORIENTED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.



City of Nelsonville
 211 Lake Hopewell Drive
 Code Enforcement
 Approved
 By *[Signature]*
 Date 1/25/26

Description Checked for:
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 1/26/26

[Signature]
 DANA A. EXLINE
 PROFESSIONAL SURVEYOR #7060
 STATE OF OHIO
 DATE: 1/28/26



- 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: OR 397, PG 206 OR 395, PG 2470 ODOT R/W PLANS ATH-155-SEC RH
 - NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
PART OF THE PROPERTY OF		
JOHN MICHAEL PIDCOCK		
RIVER LOTS #657 & #658, SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 150'	SURVEY DATE: 11-6-25
DRAWN BY: L. EXLINE	DRAWING NO.: 23085Y01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 11-6-25	

