

JUN 25 2024

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Jill Davidson
Athens County Auditor

**DESCRIPTION OF 0.464 ACRE TRACT
ALL OF THE PROPERTY OF
CHARLES A. COHARA & JULIE A. COHARA**

The following described tract is located in River Lots #658 and #659, Section #36, Township #12 North, Range #15 West, York Township, Athens County, Ohio. Being all of Charles A. Cohara & Julie A. Cohara (Tract One & Tract Two) as recorded in Official Record 404 at Page 1761 and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 29°08'44" West, a distance of 3,212.36 feet to a 5/8" rebar with no cap found at a westerly corner of Thomas E. Fearn's tract as recorded in Official Record 569 at Page 631 and being the **TRUE POINT OF BEGINNING** for the herein described tract;

Thence along the westerly line of Fearn's tract, South 31°14'02" East, a distance of 148.76 feet to a point on the northerly right of way of Scenic Lane (TR #279, no R/W width found), passing a 5/8" rebar with no cap found at a distance of 141.40 feet;

Thence along the northerly right-of-way of Scenic Lane, South 46°42'22" West, a distance of 104.72 feet to a point on the easterly line of Athens-Hocking Landfill, Inc. tract as recorded in Official Record 614 at Page 227, said point bears North 44°10'25" West, a distance of 2.99 feet from a 5/8" rebar with Id. cap stamped "PS-7581" found;

Thence along the easterly lines of Athens-Hocking Landfill, Inc., the following three (3) courses;

North 44°10'25" West, a distance of 105.01 feet to a 5/8" rebar with Id. cap stamped "PS-7581" found;

North 30°07'17" West, a distance of 66.50 feet to a 5/8" rebar with no cap found, passing a 5/8" rebar with no cap found at a distance of 58.33 feet;

North 44°27'42" East, a distance of 83.86 feet to a 5/8" rebar with no cap found at a westerly corner of Fearn's tract;

Thence along the westerly line of Fearn's tract, North 82°18'54" East, a distance of 47.31 feet to the true point of beginning.

Containing 0.464 total acres, being
0.344 acres being part of Tract 1 and all of Auditor's Parcel #P010010060900,
0.080 acres being part of Tract 1 and all of Auditor's Parcel #P010010061000 &
0.040 acres being all of Tract 2 and all of Auditor's Parcel #P010010061701.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085J01) 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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian W. Little
DATE: 6/18/24

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 6/13/24

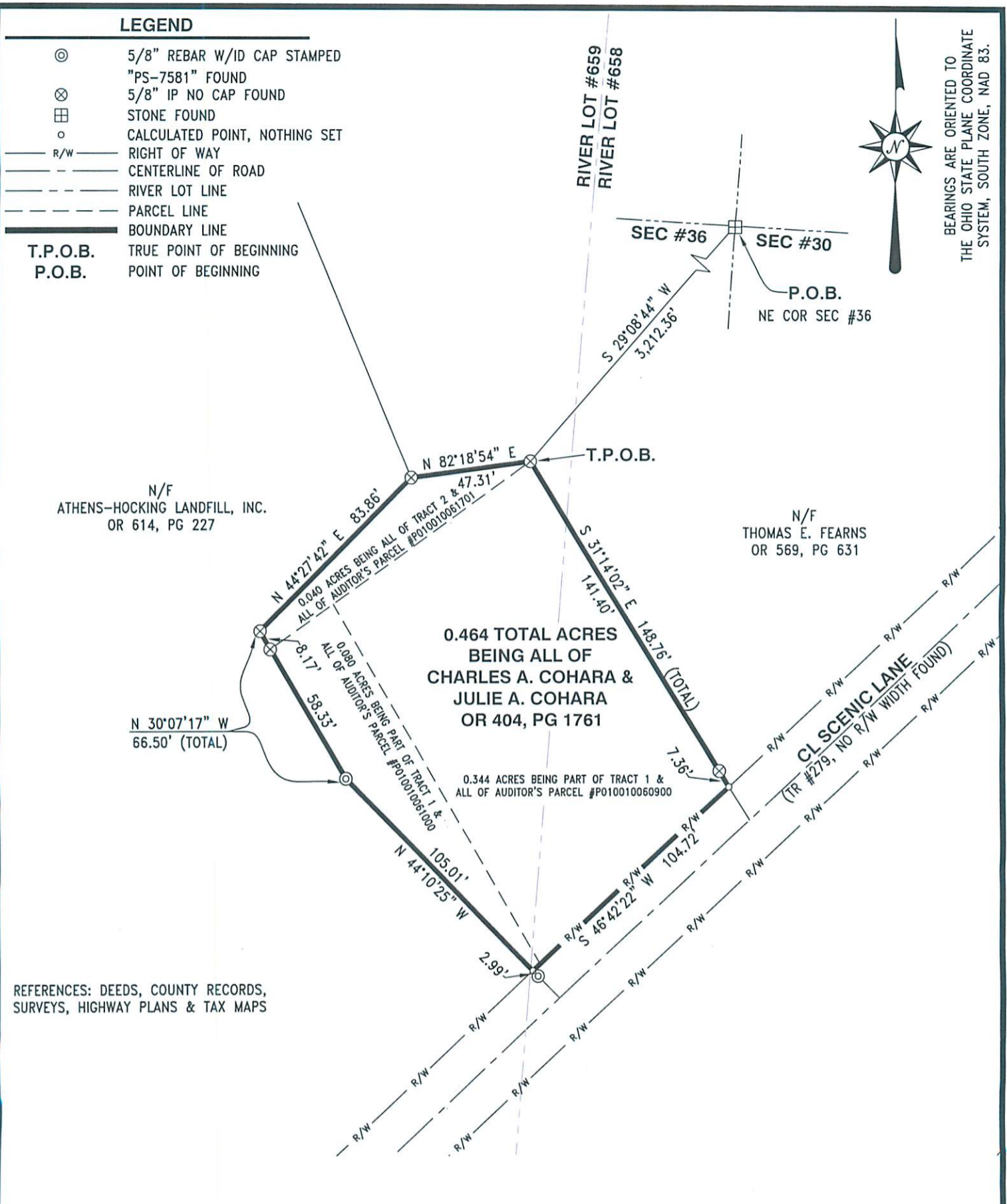


LEGEND

- ⊙ 5/8" REBAR W/ID CAP STAMPED
- ⊗ "PS-7581" FOUND
- ⊗ 5/8" IP NO CAP FOUND
- ⊠ STONE FOUND
- CALCULATED POINT, NOTHING SET
- R/W — RIGHT OF WAY
- - - 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.



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Priscilla Hill*
DATE: 6/18/24



Dana A. Exline
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 6/13/24

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: OFFICIAL RECORD 404, PAGE 1761 ODOT R/W PLANS ATH-155-SEC RH
 - 4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
ALL OF THE PROPERTY OF		
CHARLES A. COHARA & JULIE A. COHARA		
RIVER LOTS #658 & #659, SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 50'	SURVEY DATE: 6-1-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085J01	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 6-1-24	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012