

**DESCRIPTION OF 2.669 ACRE TRACT
PART OF THE PROPERTY OF
JOHN MICHAEL PIDCOCK**

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 part of John Michael Pidcock's tract as recorded in Official Record 461 at Page 1451 (Tract one) and Official Record 397 at Page 206 (Tract four & Tract five) and being more accurately described as follows;

Beginning at a stone found at the northeast corner of Section #36, thence South 27°56'03" West, a distance of 3,510.54 feet to point on the center line of Senic Lane on a westerly line 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 a westerly line of Athens-Hocking Landfill, Inc. tract, South 41°17'24" East, a distance of 190.56 feet to an iron pin previously set on the northerly right-of-way of Diamond Brick road (CR #33B, width varies), passing a 5/8" rebar with id. cap stamped "PS-6809" found at a distance of 19.72 feet;

Thence along the northerly right-of-way of Diamond Brick road, South 39°05'25" West, a distance of 569.35 feet to an iron pin set at the northeasterly corner of Betty Kay Young's tract as recorded in Official Record 509 at Page 621 (Tract one);

Thence along the northeasterly line of Young's tract, North 60°15'47" West, a distance of 128.38 feet to an iron pin set at the northwesterly corner of said Young's tract;

Thence along the westerly line of Tract 4 as recorded in Official Record 397 at Page 206, of which this description is a part, North 04°37'48" East, a distance of 87.19 feet to a mag nail set in the centerline of Scenic Lane (TR #279, no R/W width found);

Thence along the centerline of Scenic Lane the following five (5) courses;

North 31°15'43" East, a distance of 231.66 feet to a point;

North 33°57'04" East, a distance of 67.11 feet to a point;

North 41°31'13" East, a distance of 75.05 feet to a point;

North 43°16'29" East, a distance of 23.21 feet to a point;

North 46°42'22" East, a distance of 157.09 feet to the true point of beginning.

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

JUN 25 2024

Jill Davidson
Athens County Auditor

Containing 2.669 total acres, being part of Tract 4, all of Tract 1 & Tract 5, and being all of Auditor's Parcel #P010010060500.

Being more particularly described and delineated on a 8½" x 14" plat (drawing #23085G01) 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: *Dana A. Exline*
DATE: 6/25/24

Dana A. Exline
Dana A. Exline
Professional Surveyor #7060
State of Ohio
Date: 6/25/24

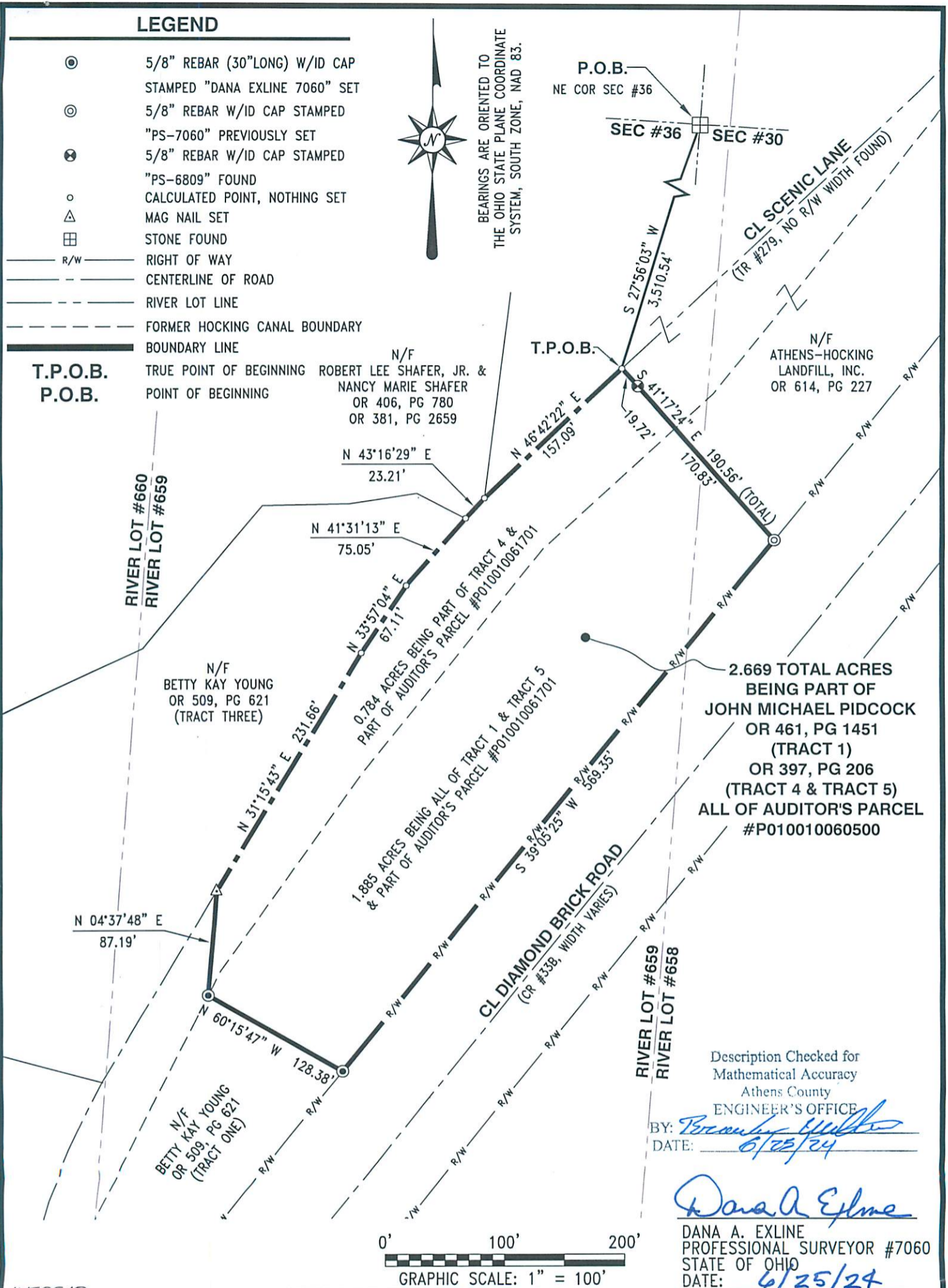


LEGEND

- ⊙ 5/8" REBAR (30"LONG) W/ID CAP STAMPED "DANA EXLINE 7060" SET
- ⊙ 5/8" REBAR W/ID CAP STAMPED "PS-7060" PREVIOUSLY SET
- ⊗ 5/8" REBAR W/ID CAP STAMPED "PS-6809" FOUND
- CALCULATED POINT, NOTHING SET
- △ MAG NAIL SET
- ⊠ STONE FOUND
- R/W RIGHT OF WAY
- CENTERLINE OF ROAD
- RIVER LOT LINE
- FORMER HOCKING CANAL BOUNDARY
- 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.



2.669 TOTAL ACRES BEING PART OF JOHN MICHAEL PIDCOCK OR 461, PG 1451 (TRACT 1) OR 397, PG 206 (TRACT 4 & TRACT 5) ALL OF AUDITOR'S PARCEL #P010010060500

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 6/25/24

[Signature]
DANA A. EXLINE
PROFESSIONAL SURVEYOR #7060
STATE OF OHIO
DATE: 6/25/24

- 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 397, PAGE 206 OFFICIAL RECORD 461, PAGE 1451 ODOT R/W PLANS ATH-155-SEC RH
 - 4) NO OCCUPATION FOUND, UNLESS NOTED.

BOUNDARY SURVEY		
PART OF THE PROPERTY OF		
JOHN MICHAEL PIDCOCK		
RIVER LOTS #658 & #659 SECTION #36, T-12-N, R-15-W		
YORK TOWNSHIP, ATHENS COUNTY, OHIO		
CALC. BY: D. EXLINE	SCALE: 1" = 100'	SURVEY DATE: 6-4-24
DRAWN BY: L. EXLINE	DRAWING NO.: 23085601	
CHECKED BY: D. EXLINE	RECORD RESEARCH DATE: 6-10-24	



10356 State Route 139
Jackson, Ohio 45640

Phone: (740) 286-7024

EXLINE SURVEYING, INC.

Fax: (740) 286-0012