

**LEGAL DESCRIPTION**

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, CITY OF ATHENS, BEING A PART OF FARM LOT 56 AND 38, SECTION 14, TOWN 9, RANGE 14, AND BEING PART OF DEEDS O.R. BOOK 287, PAGE 398, O.R. 287, PAGE 399, O.R. 287, PAGE 400, O.R. 287, PAGE 2240, O.R. 371, PAGE 2632, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE NORTHEAST CORNER OF FARM LOT 56 AND NORTHWEST CORNER OF FARM LOT 38;

THENCE ALONG THE EAST LINE OF FARM LOT 56 AND THE WEST LINE OF FARM LOT 38 S03°03'14"W 832.96 FEET TO A 5/8" REBAR FOUND AND BEING THE NORTHEAST CORNER OF THOMAS H. LOVDAL AND LYNN T. LOVDAL, RECORDED IN O.R. 287, PAGE 398;

THENCE CONTINUING ALONG THE EAST LINE OF FARM LOT 56 AND THE WEST LINE OF FARM LOT 38 S03°03'14"W 806.59 FEET TO AN IRON PIN SET, BEING THE NORTHEAST CORNER OF LOT 8 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EAST LINE OF FARM LOT 56 AND THE WEST LINE OF FARM LOT 38 S03°03'14"W A TOTAL DISTANCE OF 383.49 FEET TO A 5/8" IRON PIN FOUND;

THENCE LEAVING THE FARM LOT 56 LINE AND ENTERING INTO FARM LOT 38 S29°21'04"E 175.34 FEET TO A 5/8" IRON PIN FOUND AND THE CORNER OF STATE OF OHIO, RECORDED IN O.R. 327, PAGE 705;

THENCE ALONG THE NORTH LINE OF THE STATE OF OHIO O.R. 327, PAGE 705 S53°14'01"W A TOTAL DISTANCE 271.70 FEET TO AN IRON PIN SET, PASSING A POINT ON THE LINE BETWEEN FARM LOT 56 AND FARM LOT 38 AT 122.34 FEET;

THENCE CONTINUING ALONG THE NORTH LINE OF THE STATE OF OHIO O.R. 327, PAGE 705 S21°56'12"W 10.79 FEET TO AN IRON PIN SET AND NORTHEAST CORNER OF HAROLD STARKEY OFFICIAL RECORD 19, PG. 172;

THENCE CONTINUING ALONG THE NORTH LINE OF HAROLD STARKEY O.R. 19, PAGE 172 S59°35'52"W 171.29 FEET TO AN IRON PIN SET;

THENCE CONTINUING ALONG THE NORTH LINE OF HAROLD STARKEY S69°13'09"W 148.25 FEET TO AN IRON PIN SET AND THE SOUTHEAST CORNER OF THE MAUREY MITTLEMAN O.R. 380, PAGE 305;

THENCE ALONG THE EAST LINE OF THE MAUREY MITTLEMAN N19°09'42"W TOTAL DISTANCE 199.78 FEET TO A 3" PVC PIPE AND THE SOUTHEAST CORNER OF THE MICHAEL MOORE & JULIE LIBARKIN O.R. 354, PAGE 1337;

THENCE CONTINUING ALONG THE EAST LINE OF THE MICHAEL MOORE & JULIE LIBARKIN N18°19'34"W A TOTAL DISTANCE 254.20 FEET TO A 5/8" IRON PIN FOUND AND THE SOUTHEAST CORNER OF BRIAN L. MUHN & REBECCA L. MUHN O.R. 103, PAGE 931;

THENCE CONTINUING ALONG THE EAST LINE OF THE BRIAN L. MUHN & REBECCA L. MUHN N18°43'47"W A TOTAL DISTANCE OF 102.07 FEET TO A 5/8" IRON PIN FOUND;

THENCE ALONG THE NORTH LINE OF THE BRIAN L. MUHN & REBECCA L. MUHN S83°05'24"W A TOTAL DISTANCE OF 203.46 FEET TO A POINT AT SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE CENTER OF BLACKBURN ROAD, PASSING A 5/8" IRON PIN FOUND AT 173.24 FEET, AN IRON PIN SET AT 182.62 FEET;

THENCE ALONG THE CENTER LINE OF BLACKBURN ROAD AND THE EAST LINE OF THE MARTHA CHASE JEWELL O.R. 352, PG. 263, O.R. 211, PG. 296, O.R. 214, PG. 536, N23°15'56"W 42.24 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N28°58'32"W 28.46 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N23°33'29"W 26.92 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N22°02'50"W 27.88 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N18°43'26"W 30.06 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N18°16'59"W 28.10 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N14°22'50"W 42.76 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N12°13'00"W 31.30 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N08°30'06"W 27.63 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N07°19'51"W 27.28 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N07°28'13"W 26.85 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N05°20'22"W 273.33 FEET TO A POINT;

THENCE CONTINUING ALONG THE CENTERLINE OF BLACKBURN ROAD N06°58'38"W 137.02 FEET TO A POINT;

THENCE LEAVING THE CENTERLINE OF BLACKBURN ROAD N81°09'59"E 255.49 FEET TO AN IRON PIN SET;

THENCE ALONG EAST LINE OF LOT 14 S51°44'27"E 142.21 FEET TO AN IRON PIN SET;

THENCE ALONG NORTH LINE OF LOT 12 S74°30'30"E 131.98 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT 12 AND THE NORTHWEST CORNER OF LOT 11;

THENCE ALONG THE NORTH LINE OF LOTS 8,9,10,11 S57°28'36"E A TOTAL DISTANCE 559.78 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 17.636 TOTAL ACRES, 11.311 ACRES OF THE LOVDAL TRACT O.R. 287, PG. 398, 0.432 ACRES OF THE LOVDAL O.R. 371, PG. 2632, 5.893 ACRES OF LOVDAL O.R. 287, PG. 2240, 17.392 ACRES CONTAINED IN FARM LOT 56, 0.244 ACRES CONTAINED IN FARM LOT 38, AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THIS SURVEY PREPARED FROM AN ACTUAL FIELD SURVEY DURING THE WEEK OF JANUARY 19, 2004.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A SURVEY PERFORMED BY ROBERT C. CANTER, OHIO REGISTRATION NUMBER 7223, AS RECORDED IN O.R. 293, PG. 76, WITH THE WEST LINE OF LEASE LOT 38 BEING S03°03'14"W.

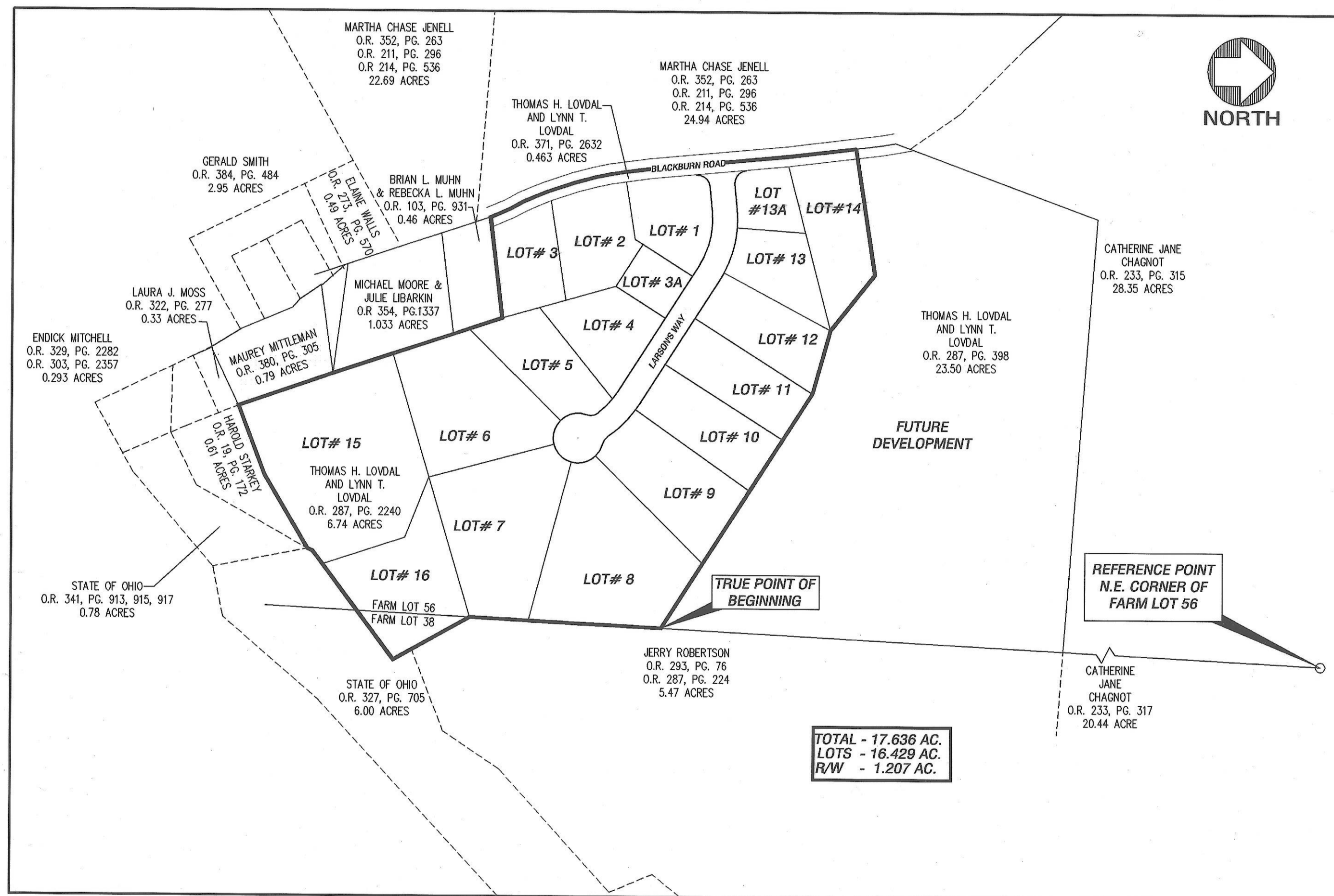
IRON PINS SET: ALL IRON PINS SET ARE 3/4" PIPE 30" LENGTH WITH PLASTIC CAPS STAMPED SANDS DECKER LTD. 7726.

# BLACKBURN WOODS

## SINGLE FAMILY DEVELOPMENT

### FARM LOT 38, & 56, TOWNSHIP 9, RANGE 14, CITY OF ATHENS, ATHENS COUNTY, OHIO

ZONED R-1  
17.636 ACRES



INDEX MAP  
SCALE 1" = 200'

APPROVED:

\* O.R. Vol. 579, Page 1152

**PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT**

1A. PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT LOTS 2 AND 3:  
THE PROPERTY OWNER OF LOT 2 WILL MAINTAIN 50% OF THE PORTION OF PRIVATE RIGHT-OF-WAY FROM LARSON'S WAY FOR THE FIRST 180 FEET OF THE PRIVATE DRIVE. THE PROPERTY OWNER OF LOT 2 WILL BE 100% RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY 180 FEET FROM LARSON'S WAY UP TO THE RESIDENCE OF LOT 2. THE PROPERTY OWNER OF LOT 3 WILL BE RESPONSIBLE FOR 50% OF MAINTENANCE COST OF PRIVATE RIGHT-OF-WAY FROM LARSON'S WAY FOR THE FIRST 180 FEET OF THE PRIVATE DRIVE. THE PROPERTY OWNER OF LOT 3 WILL BE RESPONSIBLE FOR 100% OF COST OF THE PRIVATE RIGHT-OF-WAY 180 FEET FROM LARSON'S WAY UP TO THE RESIDENCE OF LOT 3. THIS AGREEMENT SHALL TAKE EFFECT WHEN THERE ARE TWO RESIDENCES ESTABLISHED IN THE BLACKBURN SUBDIVISION.

1B. PRIVATE RIGHT-OF-WAY MAINTENANCE AGREEMENT LOTS 15 AND 16:  
THE PROPERTY OWNER OF LOT 15 WILL MAINTAIN 50% OF THE PORTION OF PRIVATE RIGHT-OF-WAY FROM KIMES LANE FOR THE FIRST 88 FEET OF THE PRIVATE DRIVE. THE PROPERTY OWNER OF LOT 15 WILL BE 100% RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY 88 FEET FROM KIMES LANE UP TO THE RESIDENCE OF LOT 15. THE PROPERTY OWNER OF LOT 16 WILL BE RESPONSIBLE FOR 50% OF MAINTENANCE COST OF PRIVATE RIGHT-OF-WAY FROM KIMES LANE FOR THE FIRST 88 FEET OF THE PRIVATE DRIVE. THE PROPERTY OWNER OF LOT 16 WILL BE RESPONSIBLE FOR 100% OF COST OF THE PRIVATE RIGHT-OF-WAY 88 FEET FROM KIMES ROAD UP TO THE RESIDENCE OF LOT 16. THIS AGREEMENT SHALL TAKE EFFECT WHEN THERE ARE TWO RESIDENCES ESTABLISHED IN THE BLACKBURN SUBDIVISION.

2. MAINTENANCE WILL BE CONSIDERED EVERY SPRING AS TO WHETHER THERE ARE STILL FOUR INCHES OF AGGREGATE ON THE RIGHT-OF-WAY, THAT THE RIGHT-OF-WAY IS A MINIMUM OF 10 FEET IN WIDTH, THAT DRAINAGE IS ADEQUATE, AND WHETHER ADDITIONAL REPAIRS NEED TO BE MADE ON THE RIGHT-OF-WAY.

3. IN THE EVENT OF A DISPUTE, BOTH PARTIES AGREE TO HAVE THE DISPUTE SETTLED EITHER IN A COURT OF PROPER JURISDICTION OR BY A DISPUTE RESOLUTION UTILIZING ATHENS AREA MEDIATION SERVICE OR A SIMILAR IMPARTIAL ORGANIZATION.

4. BOTH PARTIES AGREE THAT THERE SHALL BE A MINIMUM OF FOUR INCHES OF AGGREGATE FOR THE PRIVATE DRIVEWAY, AND THAT THERE SHALL BE A MINIMUM OF 10 FEET IN WIDTH ON THE PRIVATE DRIVEWAY.

PROJECT OWNER/DEVELOPER:

TOM LOVDAL  
6600 BROWN ROAD  
ATHENS, OHIO 45701  
(740) 593-6377

*Thomas H. Lovdal* 12/9/05  
OWNER

TOTAL AREA IN TRACT = ACRES 17.636

ZONING CLASSIFICATION - RESIDENTIAL (R-1)

COUNTY ENGINEER

*Wayne C. Key*  
SAFETY SERVICE DIRECTOR

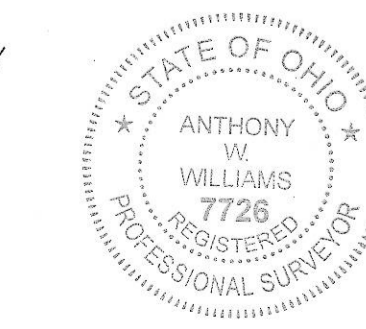
*Dale J. Walker*  
CLERK OF COUNCIL

*Joanne D. Pridgen*  
CITY PLANNING COMMISSION

**SURVEYOR'S CERTIFICATION**

I, DO HEREBY CERTIFY, THAT I HAVE PREPARED THIS PLAT BASED ON A SURVEY COMPLETED BY SANDS DECKER LTD. ON JANUARY 19 2004, AND THAT SAID PLAT IS TRUE AND CORRECT.

By: *Anthony W. Williams* 11/2/05  
ANTHONY W. WILLIAMS, REGISTERED SURVEYOR #7726 DATE

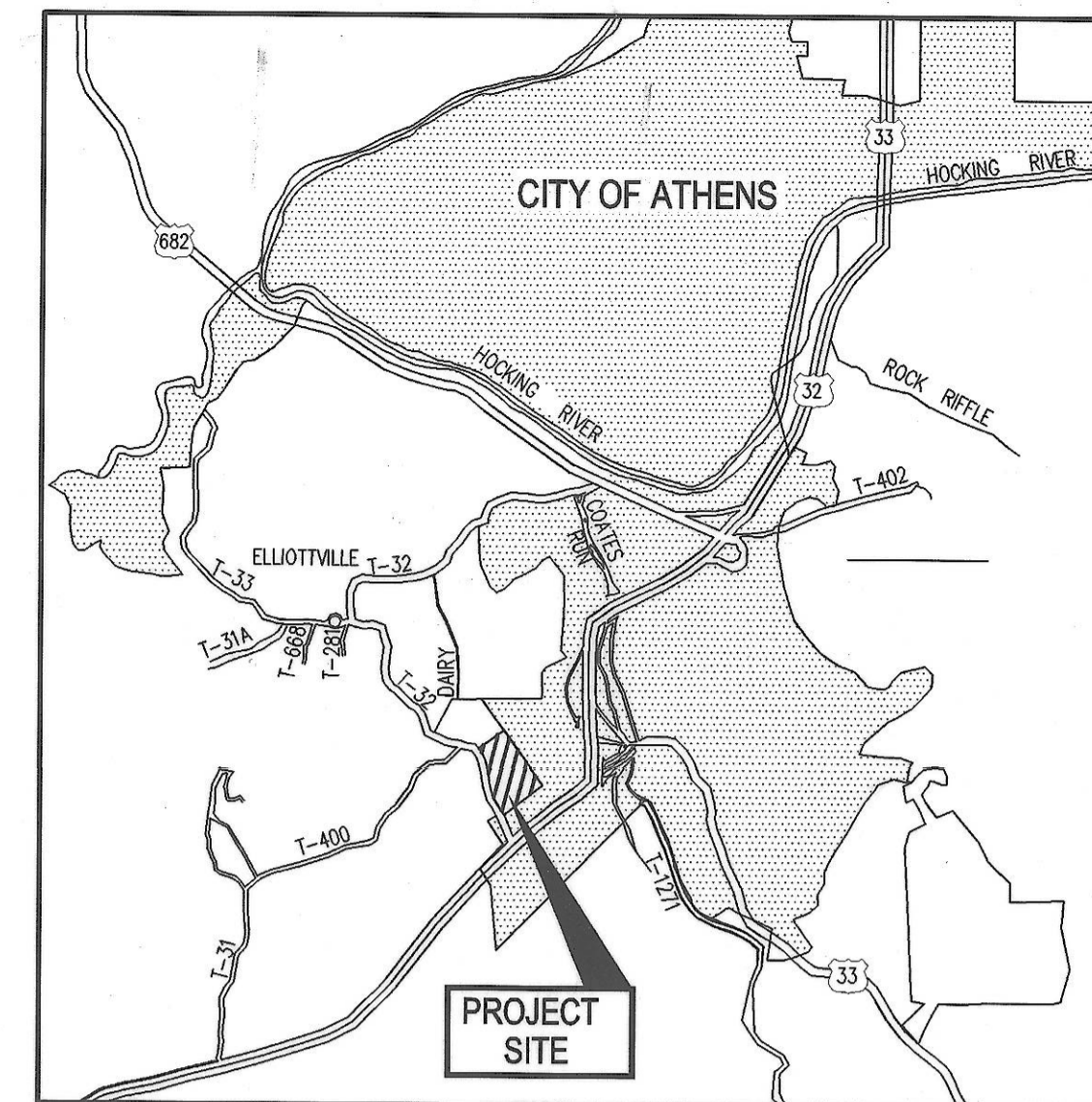


DATE

12-21-05  
DATE

1-5-06  
DATE

DATE



LOCATION MAP

**APPROVALS**

APPROVED THIS 5th DAY OF August, 2004

*Joanne D. Pridgen*  
CITY PLANNING COMMISSION ATHENS, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

*Wayne C. Key*  
SERVICE-SAFETY DIRECTOR ATHENS, OHIO

APPROVED AND ACCEPTED THIS 1st DAY OF November 2004  
BY ORDINANCE NO. 07-09 WHEREIN ALL OF THE WAY, ROAD AND RESERVES FOR PUBLIC USE AREA DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL, FOR THE CITY OF ATHENS, OHIO.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL, THE 5th DAY OF January, 2006

*Dale J. Walker*  
CITY CLERK ATHENS, OHIO

TRANSFERRED THIS 24 DAY OF January, 2006

*Jill A. Thompson* 2006 transferred  
DIRECTOR ATHENS COUNTY, OHIO

FILED FOR RECORD THIS 25 DAY OF Jan., 2006

At 11:20 A.M. FEE \$172.80 FILED NO. 200600000515  
200600000516

*Julia Michael Scott*  
RECORDER ATHENS COUNTY, OHIO

RECORDED THIS 25 DAY OF January, 2006  
ENY 550A PAGE

DEPUTY RECORDER ATHENS COUNTY, OHIO

*Paula Steinhilber* 12/7/05  
APPROVED ATHENS COUNTY ENGINEER DATE  
APPROVAL FOR MATHEMATICAL ACCURACY AND NOT FOR ANY ROAD IMPROVEMENT.

1  
CITY OF ATHENS  
ATHENS COUNTY, OHIO  
BLACKBURN WOODS  
FINAL PLAT

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

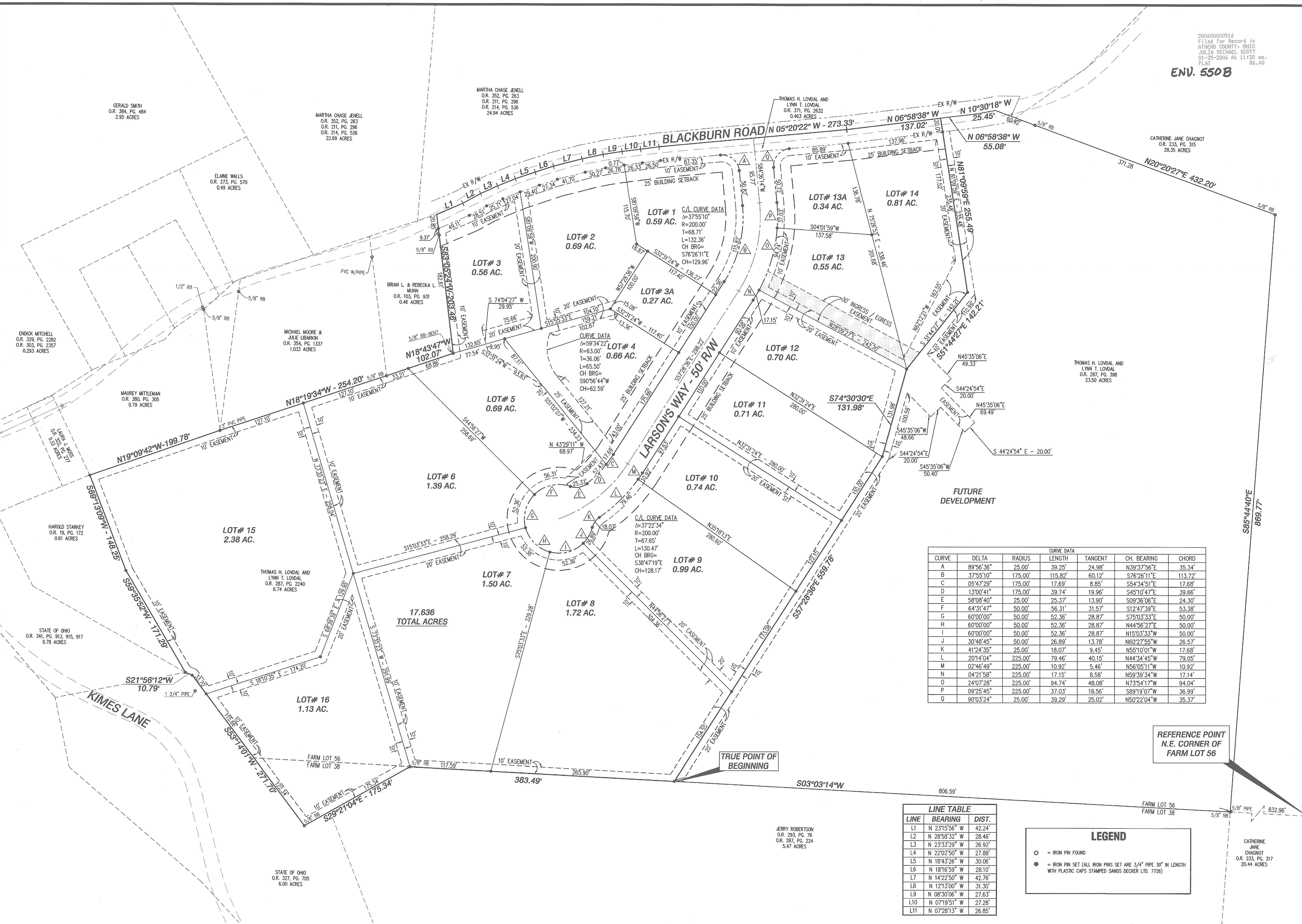
**SANDS DECKER LTD.**  
ENGINEERS PLANNERS  
397 West Front Street  
Logan, Ohio 43138  
740 - 385 - 2140  
4588 Kenny Road  
Columbus, Ohio 43220  
614 - 538 - 8560

SCALE:  
AS SHOWN

REVISIONS:

PROJECT #: 1449

20060000516  
Filed For Record In  
ATHENS COUNTY - OHIO  
JULIA MICHAEL SCOTT  
01-25-2006 At 11:20 am.  
PLAT 86.40  
ENV. 5508



17.636  
TOTAL ACRES

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. BEARING	CHORD
A	89°56'36"	25.00'	39.25'	24.98'	N39°37'56"E	35.34'
B	37°55'10"	175.00'	115.82'	60.12'	S76°26'11"E	113.72'
C	05°47'29"	175.00'	17.69'	8.85'	S54°34'51"E	17.68'
D	13°00'41"	175.00'	39.74'	19.96'	S45°10'47"E	39.66'
E	58°08'40"	25.00'	25.37'	13.90'	S09°36'06"E	24.30'
F	64°31'47"	50.00'	56.31'	31.57'	S12°47'39"E	53.38'
G	60°00'00"	50.00'	52.36'	28.87'	S75°03'33"E	50.00'
H	60°00'00"	50.00'	52.36'	28.87'	N44°56'27"E	50.00'
I	60°00'00"	50.00'	52.36'	28.87'	N15°03'33"W	50.00'
J	30°48'45"	50.00'	26.89'	13.78'	N60°27'55"W	26.57'
K	41°24'35"	25.00'	18.07'	9.45'	N55°10'01"W	17.68'
L	20°14'04"	225.00'	79.46'	40.15'	N44°34'45"W	79.05'
M	02°46'49"	225.00'	10.92'	5.46'	N56°05'11"W	10.92'
N	04°21'58"	225.00'	17.15'	8.58'	N58°39'34"W	17.14'
O	24°07'28"	225.00'	94.74'	48.08'	N73°54'17"W	94.04'
P	09°25'45"	225.00'	37.03'	18.56'	S89°19'07"W	36.99'
Q	90°03'24"	25.00'	39.29'	25.02'	N50°22'04"W	35.37'

LINE	BEARING	DIST.
L1	N 23°15'56" W	42.24'
L2	N 28°58'32" W	28.46'
L3	N 23°33'29" W	26.92'
L4	N 22°02'50" W	27.88'
L5	N 18°43'26" W	30.06'
L6	N 18°16'59" W	28.10'
L7	N 14°22'50" W	42.76'
L8	N 12°13'00" W	31.30'
L9	N 08°30'06" W	27.63'
L10	N 07°19'51" W	27.28'
L11	N 07°28'13" W	26.85'

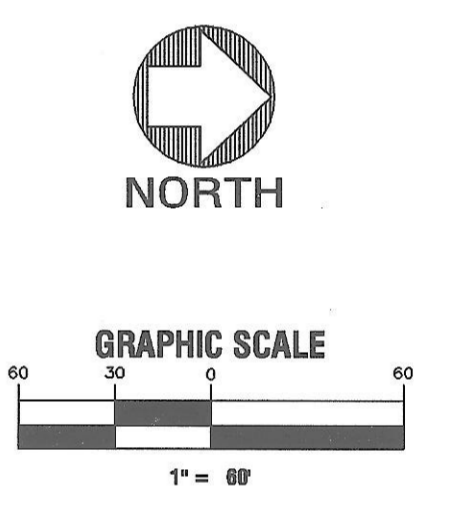
**LEGEND**

- = IRON PIN FOUND
- = IRON PIN SET (ALL IRON PINS SET ARE 3/4" PIPE 30" IN LENGTH WITH PLASTIC CAPS STAMPED SANDS DECKER LTD. 7726)

REFERENCE POINT  
N.E. CORNER OF  
FARM LOT 56

TRUE POINT OF  
BEGINNING

3 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



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ENGINEERS PLANNERS  
397 West Front Street  
Logan, Ohio 43138  
740 - 385 - 2140

4588 Kenny Road  
Columbus, Ohio 43220  
614 - 538 - 8560

SCALE:  
1" = 60'

REVISIONS:

PROJECT #: 1449