

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial L. Tillman
DATE: 4/5/19

MULRYAN LAND SURVEYING INC.
100 Margaret Street
Marietta, Ohio 45750
1-740-373-5590
mulryansurveying@att.net

March 27, 2019

Description of Part of the Lands of Rivercity Properties, LLC

Situated in the State of Ohio, County of Athens, Township of Troy, Village of Coolville, Part of In-Lot Number 70, being more particularly described as follows:

Beginning at a ½ inch iron pin with cap stamped “MULRYAN” at the intersection of the north line of Main Street and the east line of Tenth Street said iron pin also being the southwest corner of said In-Lot Number 70; thence leaving the north line of said Main Street and being along the east line of said Tenth Street North 33 degrees 17 minutes 13 seconds West a distance of 148.00 feet to a 5/8 inch iron pin with cap stamped “Swoyer” at the southwest corner of the lands of Rivercity Properties, LLC (Parcel Two) described in Official Record 535, Page 1521 recorded in the Office of the Recorder of Athens County, Ohio; thence leaving the east line of said Tenth Street and being along the south line of the lands of said Rivercity Properties, LLC (Parcel Two) North 56 degrees 45 minutes 00 seconds East a distance of 38.50 feet to a ½ inch iron pin with cap stamped “MULRYAN” at a southerly corner of the lands of said Rivercity Properties, LLC (Parcel Two); thence along the west line of the lands of said Rivercity Properties, LLC (Parcel Two) and also along the west line of the lands of Maria Augustin described in Official Record 504, Page 101 South 33 degrees 17 minutes 13 seconds East a distance of 148.00 feet to a ½ inch drill hole in the top of a stone wall at the southwest corner of the lands of said Maria Augustin said drill hole being in the north line of said Main Street passing a ½ inch iron pin with cap stamped “MULRYAN” at the northwest corner of the lands of said Maria Augustin at 10.00 feet distant; thence leaving the lands of said Maria Augustin and being along the north line of said Main Street South 56 degrees 45 minutes 00 seconds West a distance of 38.50 feet to the **Point of Beginning**. Containing 0.131 acres.

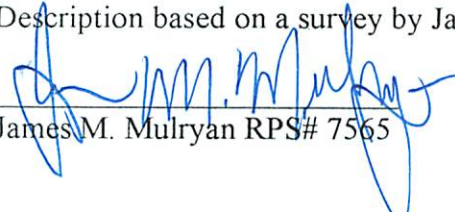
Tax Parcel Number L020020010600, 0.131 Acres Per Survey

Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

Prior deed reference: Official Record 535, Page 1521

Description based on a survey by James M. Mulryan RPS# 7565 completed March, 2019.


James M. Mulryan RPS# 7565

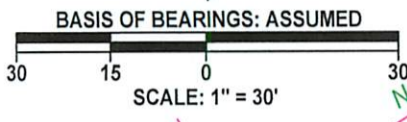


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

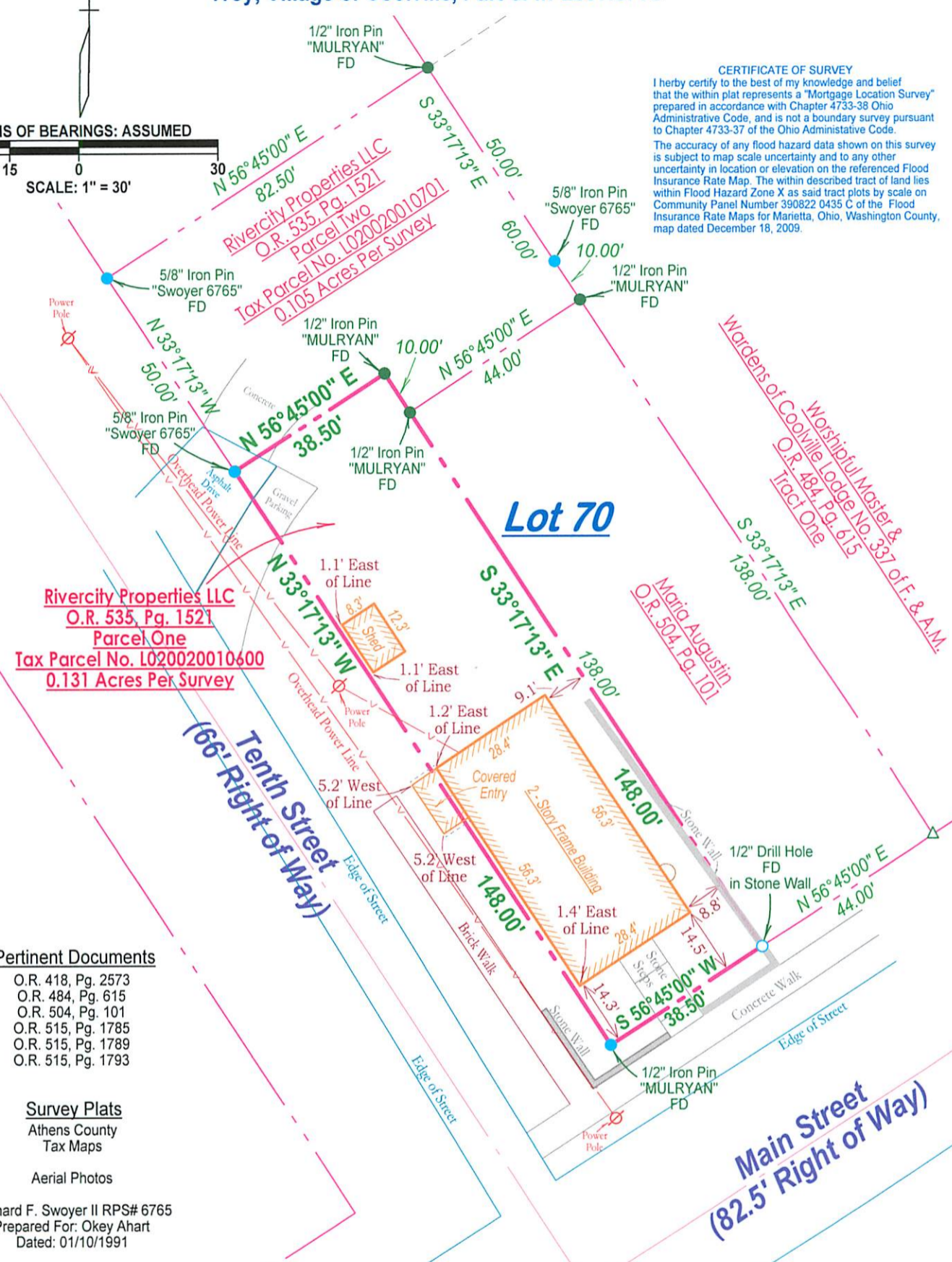
APR 05 2019

Jill Thompson
Athens County Auditor

**Plat of "Mortgage Location Survey" of
Part of the Lands of Rivercity Properties, LLC
Situated in the State of Ohio, County of Athens, Township of
Troy, Village of Coolville, Part of In-Lot No. 70**



CERTIFICATE OF SURVEY
I hereby certify to the best of my knowledge and belief that the within plat represents a "Mortgage Location Survey" prepared in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X as said tract plots by scale on Community Panel Number 390822 0435 C of the Flood Insurance Rate Maps for Marietta, Ohio, Washington County, map dated December 18, 2009.



- Pertinent Documents**
- O.R. 418, Pg. 2573
 - O.R. 484, Pg. 615
 - O.R. 504, Pg. 101
 - O.R. 515, Pg. 1785
 - O.R. 515, Pg. 1789
 - O.R. 515, Pg. 1793

- Survey Plats**
- Athens County Tax Maps
 - Aerial Photos

Leonard F. Swoyer II RPS# 6765
Prepared For: Okey Ahart
Dated: 01/10/1991

Plat Prepared for:
Levi Clegg



PLAT PREPARED BY:
JAMES M. MULRYAN
REGISTERED PROFESSIONAL SURVEYOR NO. 7565
APRIL 8, 2019

MULRYAN LAND SURVEYING INC.
100 MARGARET STREET
MARIETTA, OHIO 45750
1-740-373-5590

POINT LEGEND

PROPERTY LINE	---	
CENTERLINE	---	
FENCE LINE	-x-x-	
IRON PIN (FOUND)	●	FD
IRON PIN (SET)	●	SET
IRON PIPE (FOUND)	⊙	FD

DRAWN BY: BLD
CHECKED BY: JMM
DRAWING NAME: MortgageLot70

DRAWING NUMBER: 2019 - 008
FIELD BOOK: 348
FILE NUMBER: 3133

**Plat of Survey of Part of the Lands of Rivercity Properties, LLC
Situated in the State of Ohio, County of Athens, Township of Troy,
Village of Coolville, Part of In-Lot No. 70**

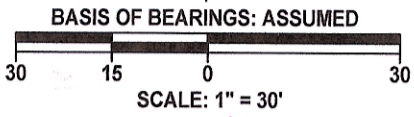
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *James M. Mulryan*
DATE: 4/5/19

CERTIFICATE OF SURVEY

I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed March, 2019.

The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoining and are therefore subject to any statement of facts revealed by examination of such documents.



Lot 69

Lot 68

Lot 67

Lot 70

Ronald K. Nickoson & Bonnie L. Nickoson,
Trustees of The Nickoson Family Trust
O.R. 515, Pg. 1789

Ronald K. Nickoson & Bonnie L. Nickoson,
Trustees of The Nickoson Family Trust
O.R. 515, Pg. 1793

Ronald K. Nickoson & Bonnie L. Nickoson,
Trustees of The Nickoson Family Trust
O.R. 515, Pg. 1785

Worshipful Master &
Wardens of Coolville Lodge
No. 337 of F. & A.M.
O.R. 484, Pg. 615
Tract Two

Rivercity Properties LLC
Parcel Two
Tax Parcel No. 1020020010701
0.105 Acres Per Survey

5/8" Iron Pin
"Swoyer 6765"
FD

1/2" Iron Pin
"MULRYAN"
SET

1/2" Iron Pin
"MULRYAN"
FD

5/8" Iron Pin
"Swoyer 6765"
FD

5/8" Iron Pin
FD

Wardens of Coolville Lodge No. 337 of F. & A.M.
O.R. 484, Pg. 615
Tract One

**Ninth Street
(66' Right of Way)**

**Tenth Street
(66' Right of Way)**

**Main Street
(82.5' Right of Way)**

Point of Beginning

1/2" Iron Pin
"MULRYAN"
FD

O.D.O.T.
Concrete R/W Marker
FD

O.D.O.T.
Concrete R/W Marker
FD

1/2" Drill Hole
FD
in Stone Wall

O.D.O.T.
R/W Marker
FD
in walk

Pertinent Documents

- O.R. 418, Pg. 2573
- O.R. 484, Pg. 615
- O.R. 504, Pg. 101
- O.R. 515, Pg. 1785
- O.R. 515, Pg. 1789
- O.R. 515, Pg. 1793

Survey Plats

Athens County
Tax Maps

Aerial Photos

Leonard F. Swoyer II RPS# 6765
Prepared For: Okey Ahart
Dated: 01/10/1991

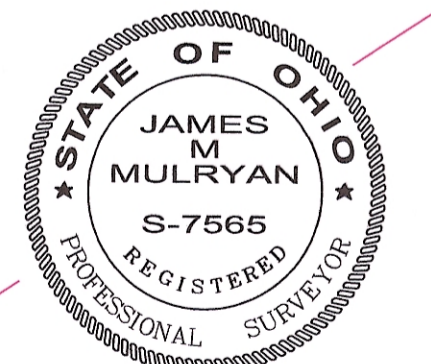
Plat Prepared for:
Levi Clegg

POINT LEGEND

PROPERTY LINE	---
CENTERLINE	- - -
FENCE LINE	-x-x-
IRON PIN (FOUND)	● FD
IRON PIN (SET)	◎ SET
IRON PIPE (FOUND)	⊙ FD

PLAT PREPARED BY:

James M. Mulryan
JAMES M. MULRYAN
REGISTERED PROFESSIONAL SURVEYOR NO. 7565
MARCH 27, 2019



MULRYAN LAND SURVEYING INC.

100 MARGARET STREET
MARIETTA, OHIO 45750
1-740-373-5590

DRAWN BY: BLD

CHECKED BY: JMM

DRAWING NAME: CoolvilleLot70

DRAWING NUMBER: S - 1264

FIELD BOOK: 348

FILE NUMBER: 3133