

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

JUN 21 2017

Jill Thompson
Athens County Auditor

DESCRIPTION
A Division of the Property of
Janna Nicole Swart,
Kara Elizabeth Cozort &
Christine Ann Hart
Charles Frank Horvath
2.0351 Acres

The following described real estate situated in the Township of Dover, County of Athens, State of Ohio and being more particularly described as follows:

Being a part of the southwest quarter of Section 19, Township 10 North, Range 14 West of the Ohio Company Purchase, a part of River Lot 347 and lot 348 and being a part of Janna Nicole Swart, Kara Elizabeth Cozort and Christine Ann Harts parcel as recorded in official record 511 at page 232 **and a part of Charles Frank Horvath parcel as recorded in volume 334 at page 835** and beginning at a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the a corner common to Section 19, 24, 25 and 30 of said Township 10 North, Range 14 West; thence with the east line said section 25 and the east line of Buckeye Community Services, Inc. parcel as recorded in volume 358 at page 271, **NORTH 04°01'35" EAST**, passing a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the a corner common to the northeast corner of said Buckeye Services Inc. parcel and the southeast corner of Hanley Run Addition as recorded in plat book 10 at page 47 a distance of **502.69 feet** for a total distance of **510.76 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the southwest corner Gilbert Hartman's Second Addition as recorded in plat book 7 at page 226;

thence with the south line of said Gilbert Hartman's First and Second Addition, **SOUTH 86°26'02" EAST, 702.81 feet** a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set and the **TRUE POINT OF BEGINNING;**

thence continuing with the said south line of Hartman's First Addition, **SOUTH 86°26'02" EAST, 149.30 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the northwest corner L. Darlene Holdcroft parcel as recorded in volume 208 at page 176;

thence with the west line of said L. Darlene Holdcroft parcel, **SOUTH 03°33'58" WEST, 99.60 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the southwest corner L. Darlene Holdcroft parcel;

thence with the south line of said L. Darlene Holdcroft parcel, **SOUTH 86°26'02" EAST, 165.99 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking a point in the west right of way line of Ohio State Route 682;

thence with the said west right of way line of Ohio State Route 682, **SOUTH 14°15'31" EAST, 192.72 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set;

thence with a line through the said Janna Nicole Swart, Kara Elizabeth Cozort and Christine Ann Harts parcel, **SOUTH 75°46'00" WEST, 79.39 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set;

thence continuing with a line through the said Janna Nicole Swart, Kara Elizabeth Cozort and Christine Ann Harts parcel with a curve to the right, having an arc length of **54.37 feet** with a **radius of 175.00 feet** and a **delta angle of 17°47'58"**, whose chord bears **SOUTH 84°39'59" WEST, 54.15 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set;

thence continuing with a line through the said Janna Nicole Swart, Kara Elizabeth Cozort and Christine Ann Harts parcel **NORTH 86°26'02" WEST, 245.20 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set;

thence continuing with a line through the said Janna Nicole Swart, Kara Elizabeth Cozort and Christine Ann Harts parcel, **NORTH 03°34'00" EAST, 315.72 feet** to the point of beginning.

Containing **2.0351 acres.**

Subject to all legal easements.

Bearings oriented to the Ohio State Plane-South Zone (NAD83)

Being part of Tax Parcel Number G01-01902002-00 = 1.6937 Acres

Being part of Tax Parcel Number G01-01902003-00 = 0.3414 Acres

Being more particularly described and delineated on a plat attached hereto and made a part hereof and on file in the county engineer's office.

Aforesaid references recorded among the land records of Athens County, Ohio.



Loren R. Purdom

Loren R. Purdom

Professional Surveyor #6067

State of Ohio

Date of Survey- February 26th, 2017

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

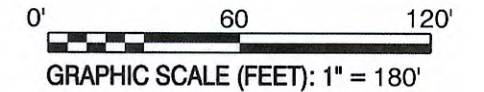
BY: *Ronald Williams*
DATE: 6/22/17

HAMLEY RUN ADDITION
Plat Book 10, Page 47

Hartmand Road
30' Wide Right of Way

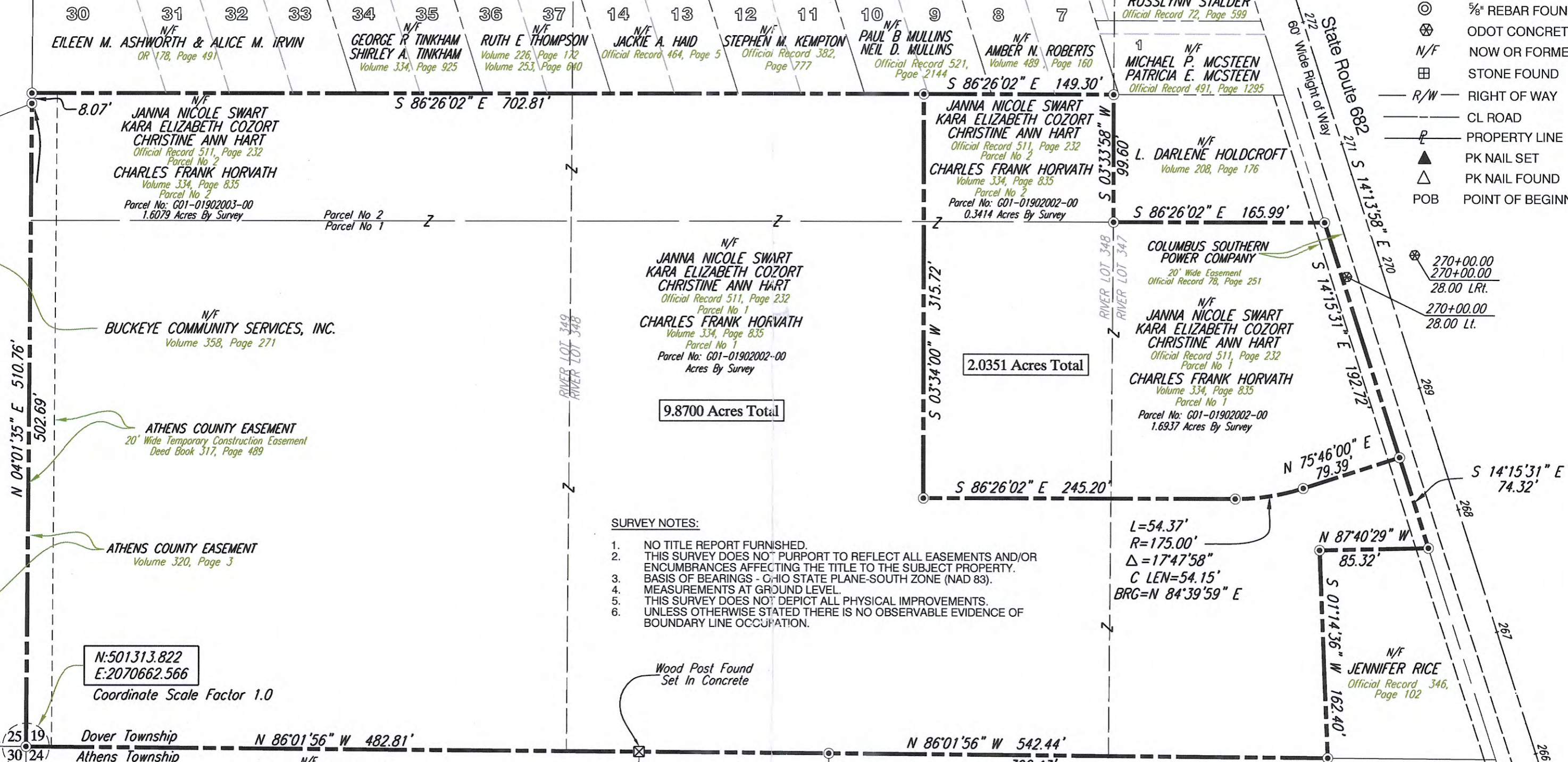
GILBERT HARTMANS SECOND ADDITION
Plat Book 7, Page 226

GILBERT HARTMANS FIRST ADDITION
Plat Book 6, Page 206



LEGEND

- 5/8" x 30" LONG REBAR W/ I.D. CAP SET LRP 6067
- ⊙ 5/8" REBAR FOUND
- ⊗ ODOT CONCRETE MONUMENT
- N/F NOW OR FORMELY
- ⊞ STONE FOUND
- R/W RIGHT OF WAY
- CL ROAD
- P — PROPERTY LINE
- ▲ PK NAIL SET
- △ PK NAIL FOUND
- POB POINT OF BEGINNING



SURVEY NOTES:

1. NO TITLE REPORT FURNISHED.
2. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
3. BASIS OF BEARINGS - OHIO STATE PLANE-SOUTH ZONE (NAD 83).
4. MEASUREMENTS AT GROUND LEVEL.
5. THIS SURVEY DOES NOT DEPICT ALL PHYSICAL IMPROVEMENTS.
6. UNLESS OTHERWISE STATED THERE IS NO OBSERVABLE EVIDENCE OF BOUNDARY LINE OCCUPATION.

N:501313.822
E:2070662.566

Coordinate Scale Factor 1.0

Dover Township
Athens Township
N 86°01'56" W 482.81'

N/F
PENTAJAY COMPANY LLC
Official Record 423, Page 2382

N/F
GREGORY M. LINSCOTT
Volume 375, Page 569
Tract One

N/F
GREGORY M. LINSCOTT
Volume 375, Page 569
Tract Two

Athens Sewer & Water Lift Station



BY: *Perennial Mullins*
DATE: 6/22/17

Loren R. Purdom

LOREN R. PURDOM
PROFESSIONAL SURVEYOR #6067
STATE OF OHIO
DATE OF SURVEY: 02-26-2017

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

N/F
DEDDENS DEVELOPMENT II, LTD.
Official Record 352, Page 1700
Tract Two

0	Date of Survey	02-26-2017
Rev.	Description	Date
Drawn By:	L. R. Purdom	
Field:	Tom Royal	
Scale:	1"=80'	Sheet Number: 1 of 1

BOUNDARY SURVEY
ON THE PROPERTY OF
**JANNA NICOLE SWART
KARA ELIZABETH COZORT
CHRISTINE ANN HART**
Ohio Company Purchase
Part of River Lot 347 and lot 348
Part of SW 1/4 Section 19
Township 3 North, Range 20 West
Dover Township, Athens County, Ohio

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Wheelersburg, Ohio 45694
Telephone: (740) 574-2534
Telecopier: (740) 777-
Email: loren.purdom@lrpurdom.com

Municipal, Industrial
Commercial, Residential
& Transportation

Purdom & Associates, Inc.
Consultants & Surveyors