

DESCRIPTION
Parcel "B"
Boundary Survey a Division
of the Property of
Timothy L. Day
Barbara J. Day
29.1059 acres

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

Being a part of Part of Fractional Lot 6, Section 15, Township 5 North, Range 12 West of the Ohio Company Purchase and a part of Timothy L. and Barbara J. Day Tract One parcel as recorded in official record 279 at page 1232;

Beginning (**N:445,939.169~E:2,143,380.449**) at a point in the center of Kincade Road, Township Road 116A marking the southeast corner of Charles William Buck Parcel One as recorded in deed book 433 at page 1959 and the southwest corner of Timothy L. and Barbara J. Day Tract Two parcel as recorded in official record 279 at page 1232, bearing **NORTH 19°42'45" WEST, 1559.98 feet** from a ⁵/₈" rebar found marking the southeast corner of FR Lot 6;

Thence with the center of said Kincade Road, Township Road 116A **NORTH 16°57'40" EAST, 165.26 feet** to a point;

Thence continuing with the center of said Kincade Road, Township Road 116A, a not-tangential curve to the left having an arc length of **133.52 feet**, a radius of **1438.37 feet**, with a delta angle of **05°19'07"** and a chord bearing, **NORTH 14°18'07" EAST, 133.47 feet** to a point;

Thence with the center of said Kincade Road, Township Road 116A, a reverse curve to the right having an arc length of **231.04 feet**, a radius of **293.51 feet**, with a delta angle of **45°06'04"** and a chord bearing, **NORTH 34°11'35" EAST, 225.12 feet** to a point marking the northwest corner of Coleman Gallaher parcel as recorded in official record 548 at page 2099;

Thence with the west line of said Coleman Gallaher parcel, **SOUTH 17°02'33" EAST**, passing a ⁵/₈" rebar found at **12.68 feet** a total distance of **177.45 feet** to a ⁵/₈" rebar found;

Thence continuing with the west line of said Coleman Gallaher parcel, **SOUTH 26°18'04" EAST, 370.98 feet** to a $\frac{5}{8}$ " rebar found marking a corner common to said Coleman Gallaher parcel;

Thence continuing with a line common to said Coleman Gallaher parcel, **SOUTH 86°08'23" EAST, 162.03 feet** to a $\frac{5}{8}$ " rebar found marking a corner common to said Coleman Gallaher parcel;

Thence continuing with a line common to said Coleman Gallaher parcel and Coleman Gallaher parcel as recorded in official record 548 at page 2089, **SOUTH 02°23'11" WEST, 1430.28 feet** to a $\frac{5}{8}$ " rebar found marking the northeast of Corey J. Burton parcel as recorded in official record 558 at page 871;

Thence with the north line of said Corey J. Burton parcel, **NORTH 87°00'16" WEST**, passing a $\frac{5}{8}$ " rebar found marking the northeast corner of Jeffrey D. and Susan R. Gandee parcel as recorded in official record 295 at page 2377 at **432.81 feet**, passing the northeast corner of Charlotte Rose Barnhart parcel as recorded in official record 594 at page 1679 at **778.51 feet**, passing a $\frac{5}{8}$ " rebar 30" long with 1 $\frac{1}{2}$ " plastic identification cap (LRP 6067 ~ Loren R. Purdom) set at **1014.80 feet**, a total distance of **1036.35 feet** to a point in the said center of Kincade Road, Township Road 116A;

Thence with the said center of Kincade Road, Township Road 116A a non-tangential curve to the left having an arc length of **75.55 feet**, a radius of **831.21 feet**, with a delta angle of **05°12'29"** and a chord bearing, **NORTH 22°30'00" EAST, 75.53 feet** to a point;

Thence continuing with the said center of Kincade Road, Township Road 116A, **NORTH 19°53'45" EAST, 769.50 feet** to a point;

Thence continuing with the said center of Kincade Road, Township Road 116A, **NORTH 21°21'09" EAST**, passing the south corner of said Charles William Buck Parcel Two as recorded in deed book 433 at page 1959 at **183.97 feet**, a total distance of **200.30 feet** to a point;

Thence continuing with the said center of Kincade Road, Township Road 116A and the east line of said Charles William Buck Parcel Two a tangential curve to the left having an arc length of **312.95 feet**, a radius of **4083.34 feet**, with a delta angle of **04°23'28"** and a chord bearing, **NORTH 19°09'24" EAST, 312.88 feet** to a point;

Thence continuing with the said center of Kincade Road, Township Road 116A and the east line of said Charles William Buck Parcel Two,

NORTH 16°57'40" EAST, 128.84 feet to a point marking the northeast corner of Charles William Buck Parcel Two as recorded in deed book 433 at page 1959;

Thence continuing with the said center of Kincade Road, Township Road 116A and the east line of said Charles William Buck Parcel Two, **NORTH 16°57'40" EAST, 16.43 feet** to the point of beginning.

Containing **29.1059 acres**.

Remainder of Auditors Parcel Number F01-00100351-00 = 26.5469 acres.

All of Auditors Parcel Number F01-00100352-03 = 2.5590 acres.

Subject to all legal easements.

North & Coordinate based on the Ohio State Plane Coordinate System, South Zone (NAD83, 2011) Utilizing ODOT's VRS Network. Distances are at ground.

Description was prepared in accordance with a field survey under the direct supervision of Loren R. Purdom, Professional Surveyor #6067, dated April 13th, 2023 and delineated on a plat attached hereto, made a part hereof and on file in the county engineer's office.

References recorded among the land records of Athens County, Ohio.

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

MAY 2 2023

Jill Thompson
Athens County Auditor

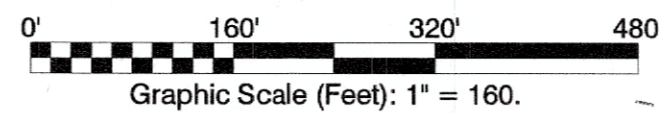


Loren R. Purdom

Loren R. Purdom

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 5/1/23



N/F
Nancy Schul
D. B. 242, Page 44
A. P. N. F01-00100383-00

N/F
Nancy Schul
O. R. 552, Page 1341
A. P. N. F01-00100360-00

N/F
Timothy K. Jones
D. B. 253, Page 1156
A. P. N. F01-00100364-04

N/F
**Billy G. Colins
Brenda P. Collins**
O. R. 254, Page 1378
A. P. N. F010010038400

N/F
Charles William Buck
D. B. 433, Page 1959
Parcel One
A. P. N. F01-00100364-03

N/F
**Timothy L. Day
Barbara J. Day**
O. R. 279, Page 1232
Tract Two
A. P. N. F01-00100352-03
2.5590 Acres

N/F
Coleman Gallaher
O. R. 548, Page 2099
A. P. N. F01-00100353-00

Parcel "A"
74.8565 Acres

N/F
**Timothy L. Day
Barbara J. Day**
O. R. 279, Page 1232
Tract One
A. P. N. F010010035100

N/F
Charles William Buck
D. B. 433, Page 1959
Parcel Two
A. P. N. F01-00100350-00

Parcel "B"
29.1059 Acres Total

N/F
**Timothy L. Day
Barbara J. Day**
O. R. 279, Page 1232
Tract One
A. P. N. F01-00100351-00
26.5469 Acres

N/F
Coleman Gallaher
O. R. 548, Page 2089
A. P. N. F01-00100353-03

N/F
Charlotte Rose Barnhart
O. R. 594, Page 1679
A. P. N. F01-00100285-02

N/F
**Jeffrey D. Gandee
Susan R. Gandee**
O. R. 295, Page 2377
A. P. N. F01-00100285-01

N/F
Corey J. Burton
O. R. 558, Page 871
A. P. N. F01-00100285-02

LEGEND

- Point Denoting Direction Change
- ⊙ 1" Iron Pipe Found
- ⊗ 5/8" x 30" Rebar Set With 1 1/2" Plastic Identification Cap Stamped "LOREN R PURDOM PROP CORNER PS 6067"
- ⊗ 5/8" Rebar Found
- ⊕ Stone Found
- P. O. B. Reference Line
- Centerline Creek ±
- Section Line
- R/W--- Road Right of Way Line
- Boundary Line
- Tract Line of Multiple Deed Parcels
- Existing Fence Line
- Z Land Hook Indicating Common Ownership
- NTS Not To Scale
- N/F Now or Formerly
- P. O. B. Point of Beginning
- A. P. N. Auditors Parcel Number
- O. R. Official Record
- D. B. Deed Book

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Loren R. Purdom*
DATE: 5/1/23

SURVEY NOTES:

- This is a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
- No Title Report furnished.
- This survey does not reflect all easements and/or encumbrances affecting the title to the subject property.
- North & Coordinate based on the Ohio State Plane Coordinate System, South Zone (NAD83, 2011) Utilizing ODOT's VRS Network. Distances are at ground.
- No zoning requirements were examined or verified for this survey.
- Visible and subsurface structures and utilities are not located on this survey.
- Evidence of occupation (if any) found along boundary lines are noted.
- This survey was not checked or reviewed for FEMA (SHFHA) Special Flood Hazard Area Encroachment.
- Monuments found are in good condition or as noted.



CERTIFICATION
This is to certify that this survey and plat are in accordance with Chapter 4733-37 of the Ohio Administrative Code. The fieldwork was completed on April 12th, 2023.
Loren R. Purdom
Loren R. Purdom
Professional Surveyor #6067
State Of Ohio

Boundary Survey a Division
On the Property of
**Timothy L. Day
Barbara J. Day**
Ohio Company Purchase
Part of Fractional Lot 6, Section 15,
Township 5 North, Range 12 West
Carthage Township, Athens County, Ohio
1606 Dogwood Ridge Road, PO Box 220
Wheelerburg, Ohio 45694
Telephone: (740) 574-2534
Telecopier: (740) 574-2535
Email: loren.purdom@lrpurdom.com

Municipal, Industrial
Commercial, Residential
& Transportation
LRP
Purdom & Associates, Inc.
Consultants & Surveyors

6		
5		
4		
3		
2		
1		
0	Date of Survey	04-12-2023
Rev.	Description	Date
	Drawn By: L. R. Purdom	
	Field: Tom Royal - Rodney Cooper	
	Scale: As Noted	Sheet No: 1 of 1