

# Angle Right Surveying Corp.

2104 Front Street, Suite F  
Cuyahoga Falls, Ohio 44221  
Ph. 330.922.0853  
Fax 330.923.2863

## Parcel A Legal Description

Situated in the Township of Dover, County of Athens, State of Ohio and known as being part of Section 18, (Township 10, Range 14), and being more fully described as follows:

Commencing at a marked stone found at the Southeast corner of Section 18.

Thence North 18 Degrees 48 Minutes 39 Seconds West a distance of 2437.76 feet to the centerline of Monserat Road. (Twp. Rd. 332), at the **true place of beginning** for the parcel of land herein described:

Thence along said centerline North 65 Degrees 15 Minutes 44 Seconds West a distance of 160.01 feet to the intersection of the East Right of Way line of Consolidated Rail Corporation.

Thence along said Right of Way North 25 Degrees 18 Minutes 34 Seconds East a distance of 880.25 feet, (passing over an iron pin set at a distance of 15.00 feet), to an iron pin set.

Thence along a new division line of a parcel of land owned by Richard Zippart and Dianne Gut, as recorded in O.R. 341-748 of the Athens County Recorder's Office, South 82 Degrees 42 Minutes 10 Seconds East a distance of 480.64 feet to an iron pin set on the West property line of a parcel of land owned by Bert & Alice N. Kozma, as recorded in O.R. 358-2685 of said Recorder's Office.

Thence along said West line of Kozma, South 05 Degrees 00 Minutes 33 Seconds West a distance of 370.30 feet to an iron pin set on the North line of a parcel of land owned by Luanne Weisenbach, as recorded in O.R. 338-2604 of said Recorder's Office.

Thence along said North line of Weisenbach, and a new division line of said Zippart and Gut's parcel, North 82 Degrees 42 Minutes 10 Seconds West a distance of 447.48 feet to an iron pin set.

Thence along a new division line of said Zippart and Gut's parcel, South 25 Degrees 18 Minutes 34 Seconds West a distance of 541.61 feet, (passing over an iron pin set at a distance of 526.61 feet), to the centerline of said Monserat Road and the true place of beginning and containing 6.553 Acres of land as surveyed by Robert S. Parks in March of 2004.

Note: All iron pins set are 5/8" rebar with I.D. cap "7012".

Basis of Bearings is an assumed meridian and is used to denote angles only.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: D. Blausy  
DATE: 6-9-04

Dov II 18

**LEGEND**

- IRON PIN SET
- IRON PIN FOUND & USED UNLESS OTHERWISE NOTED
- ▲ TRACK SPIKE FOUND AS NOTED UNLESS OTHERWISE NOTED
- ⊙ PK NAIL FOUND & USED
- (U) USED DISTANCE AND/OR ANGLE
- (M) MEASURED DISTANCE AND/OR ANGLE
- (C) CALCULATED DISTANCE AND/OR ANGLE
- (R) RECORD DISTANCE AND/OR ANGLE

**NOTES**

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF THE PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

ALL PINS SET ARE #5 REBAR WITH I.D. CAP "ANGLE RIGHT 7012".

BASIS OF BEARINGS IS AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY

**CERTIFICATION**

I HERBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND HAVE FOUND OR SET THE PINS AND MONUMENTS AS INDICATED HEREIN



*Robert S. Parks*  
 ROBERT S. PARKS, P.S. 7012 DATE 4/05/04

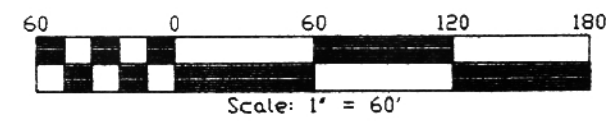
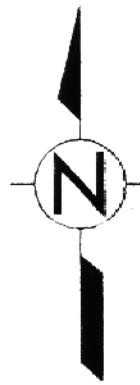
RICHARD ZIPPART & DIANNE GUT  
 D.R. 341-748

**PARCEL A**  
 285451.552 SQ. FT.  
 6.553 ACRES

CONSOLIDATED RAIL CORPORATION

LUANNE WEISENBACH  
 D.R. 338-2604

BERT & ALICE N. KOZMA  
 D.R. 358-2685



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *S. Blau*  
 DATE: 6-9-04

S.E. COR. SEC. 18  
 S.W. COR. SEC. 12  
 MARKED STONE  
 F.D. & USED

SHEET 1 OF 1

DRAWING NUMBER 040029.DWG	JOB NUMBER 040029	<b>ANGLE RIGHT SURVEYING CORP.</b> SURVEYING AND PLANNING 2104 FRONT ST. STE "F" CUYAHOGA FALLS, OHIO 44221 330-922-0853	<b>BOUNDARY SURVEY PLAT</b> BURR OAK REGIONAL WATER DISTRICT PART OF SECTION 18, DOVER TOWNSHIP (T-10), RANGE 14, ATHENS COUNTY, OHIO.		DATE 4/05/04	DATE	REVISION
			SCALE 1" = 60' P:\DWG\040029\040029.DWG FILE FIELD BK. DWNG. BY RSP CHECKED BY RSP				