

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
9.8700 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, 348 & 349 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 Community 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;

thence with a line through the said Janna Nicole Swart, Kara Elizabeth Cozort and Christine Ann Harts parcel, **SOUTH 03°34'00" WEST, 315.72 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 **SOUTH 86°26'02" EAST, 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 with a curve to the left, 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 **NORTH 84°39'59" EAST, 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 75°46'00" EAST, 79.39 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, 74.32 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the northeast corner of Jennifer Rice parcel as recorded in official record 346 at page 102;

thence with the north line of the said Jennifer Rice parcel, **NORTH 87°40'29" WEST, 85.32 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the northwest corner of the said Jennifer Rice parcel;

thence with the west line of the said Jennifer Rice parcel, **SOUTH 01°14'36" WEST, 162.40 feet** to a $\frac{5}{8}$ " rebar 30" long with identification cap (PS 6067) set marking the southwest corner of the said Jennifer Rice parcel, marking a point in the north line of the Deddens Development II, LTD parcel as recorded in official record 352 at page 1700 and marking a point in the north line of section 24;

thence with the said north line of the Deddens Development II, LTD parcel and the north line of said section 24, **NORTH 86°01'56" WEST**, passing a $\frac{5}{8}$ " rebar 30" long with identification cap

(PS 6067) set at **392.43 feet**, passing a found wood fence post in concrete at **542.44 feet** marking the northwest corner of said Deddens Development II, LTD parcel and the northeast corner of Pentajay Company LLC as recorded in official record 423 at page 2382 a total distance of **1025.25 feet** to the point of beginning.

Containing **9.8700 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 = 8.2621 Acres

Being part of Tax Parcel Number G01-01902003-00 = 1.6079 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

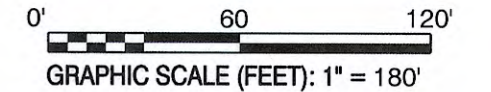
Loren R. Purdom
Professional Surveyor #6067
State of Ohio
Date of Survey- May 31st, 2017

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Richard J. Williams*
DATE: 6/22/17

HAMLEY RUN ADDITION
Plat Book 10, Page 47

Hartmand Road
30' Wide Right of Way



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

GILBERT HARTMANS SECOND ADDITION
Plat Book 7, Page 226

GILBERT HARTMANS FIRST ADDITION
Plat Book 6, Page 206

30 EILEEN M. ASHWORTH & ALICE M. IRVIN
N/F OR 178, Page 491

31 N/F

32 N/F

33 N/F

34 GEORGE R. TINKHAM & SHIRLEY A. TINKHAM
N/F Volume 334, Page 925

35 N/F

36 RUTH E. THOMPSON
N/F Volume 226, Page 172
Volume 253, Page 640

37 N/F

14 JACKIE A. HAID
N/F Official Record 464, Page 5

13 STEPHEN W. KEMPTON
N/F Official Record 382, Page 777

12 N/F

11 N/F

10 PAUL B. MULLINS & NEIL D. MULLINS
N/F Official Record 521, Page 2144

9 N/F

8 AMBER N. ROBERTS
N/F Volume 489, Page 160

7 N/F

3
2 N/F JAMES STALDER & RUSSLYNN STALDER
Official Record 72, Page 599

1 N/F MICHAEL P. MCSTEEN & PATRICIA E. MCSTEEN
Official Record 491, Page 1295

8.07'
N/F JANNA NICOLE SWART, KARA ELIZABETH COZORT, CHRISTINE ANN HART, CHARLES FRANK HORVATH
Official Record 511, Page 232
Parcel No. 2
Volume 334, Page 835
Parcel No. 2
Parcel No: G01-01902003-00
1.6079 Acres By Survey

S 86°26'02" E 702.81'

S 86°26'02" E 149.30'

N/F JANNA NICOLE SWART, KARA ELIZABETH COZORT, CHRISTINE ANN HART, CHARLES FRANK HORVATH
Official Record 511, Page 232
Parcel No. 2
Volume 334, Page 835
Parcel No. 2
Parcel No: G01-01902002-00
0.3414 Acres By Survey

N/F L. DARLENE HOLDCROFT
Volume 208, Page 176

COLUMBUS SOUTHERN POWER COMPANY
20' Wide Easement
Official Record 78, Page 251

N/F JANNA NICOLE SWART, KARA ELIZABETH COZORT, CHRISTINE ANN HART, CHARLES FRANK HORVATH
Official Record 511, Page 232
Parcel No. 1
Volume 334, Page 835
Parcel No. 1
Parcel No: G01-01902002-00
1.6937 Acres By Survey

N/F BUCKEYE COMMUNITY SERVICES, INC.
Volume 358, Page 271

N/F JANNA NICOLE SWART, KARA ELIZABETH COZORT, CHRISTINE ANN HART, CHARLES FRANK HORVATH
Official Record 511, Page 232
Parcel No. 1
Volume 334, Page 835
Parcel No. 1
Parcel No: G01-01902002-00
Acres By Survey

9.8700 Acres Total

2.0351 Acres Total

ATHENS COUNTY EASEMENT
20' Wide Temporary Construction Easement
Deed Book 317, Page 489

ATHENS COUNTY EASEMENT
Volume 320, Page 3

N:501313.822
E:2070662.566
Coordinate Scale Factor 1.0

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.

Wood Post Found Set In Concrete

L=54.37'
R=175.00'
Δ=17°47'58"
C LEN=54.15'
BRG=N 84°39'59" E

N 87°40'29" W 85.32'
S 01°14'36" W 162.40'
N/F JENNIFER RICE
Official Record 346, Page 102

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
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

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
1606 Dogwood Ridge Road
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