

DESCRIPTION
Boundary Survey On the Property of
Cody C. Andrews & Debra R. Swart
73.4540 Acres

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

Being a part of the southwest quarter of Section 25, Township 5 North, Range 13 West, part of northwest quarter Section 30, Township 4 North, Range 13 West and part of the northeast quarter of Section 36, Township 4 North, Range 13 West of the Ohio Company Purchase and being all of Cody C. Andrews and Debra R. Swart parcel as recorded in official record 541 at page 1661;

Beginning at a (N: **467,260.50** ~ E: **2,095,453.91**) 24" Blazed Oak on 4 cardinal sides found marking a corner common to Section 25, 30, 31 and 36 of the said Township 4 and 5 North, Range 13 West and in the line common to said Canaan Township and said Lodi Township; thence with the line common to said Section 25 and said Section 31, **NORTH 03°19'08" EAST, 185.06 feet** to a ⁵/₈" by 30" long rebar with identification cap (LRP PS 6067) set marking the southwest corner of Erik Haggerman parcel as recorded in official record 536 at page 1018;

Thence with the south line of said Erik Haggerman parcel, **SOUTH 81°42'06" EAST, 597.42 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set, **SOUTH 62°20'18" EAST, 324.64 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set in the line common to said Section 25 and said Section 30;

Thence continuing with the said south line of Erik Haggerman parcel, said line common to Section 25 and Section 30, **SOUTH 86°38'31" EAST, 655.52 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set marking the northwest corner of Charles D. and Judy A. Wilson parcel as recorded in official record 51 at page 248;

Thence with the southwesterly line of said Charles D. and Judy A. Wilson parcel, **SOUTH 23°53'29" WEST, 113.65 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set, **SOUTH 48°32'31" EAST, 291.09 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set, **SOUTH 70°04'31" EAST**, passing a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set at **499.84 feet** a total distance of **543.84 feet** to a point in the center of Long Run Creek and in the west line of Sharon L. Sturbois parcel as recorded in deed book 107 at page 315;

Thence with the center of Long Run Creek and the said west line of Sharon L. Sturbois parcel, **SOUTH 16°15'22" EAST, 49.06 feet, SOUTH 26°28'43" EAST, 58.68 feet, SOUTH 01°12'36" EAST, 68.15 feet, SOUTH 20°56'16" WEST, 58.00 feet, SOUTH 22°09'22" EAST, 99.32 feet, SOUTH 53°39'00" EAST, 201.94 feet, SOUTH 28°43'45" EAST, 133.54 feet** to a point marking the northeast corner of Mark D. and Tammy L. Andrews parcel as recorded in official record 374 at page 2238;

Thence with a line common to said of Mark D. and Tammy L. Andrews parcel, **NORTH 77°52'07" WEST** passing a ⁵/₈" rebar found at **45.50 feet** a total distance of **270.34 feet** to a ⁵/₈" rebar found, **SOUTH 82°28'51" WEST, 154.51 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set, **SOUTH 56°06'29" WEST, 460.80 feet** to a ⁵/₈" rebar, 30" long with identification cap (LRP PS 6067) set, **SOUTH 33°22'05" EAST, 257.87 feet** to a ⁵/₈" rebar found, **NORTH 67°03'28" EAST**, passing a ⁵/₈" rebar found at **703.37 feet** a total distance of **778.80 feet** to a point in the center of said Long Run Creek and the said west line of Sharon L. Sturbois parcel;

Thence with the center of said Long Run Creek and the said west line of Sharon L. Sturbois parcel, **SOUTH 18°57'14" EAST, 197.56 feet** to a point,

Thence continuing with the said west line of Sharon L. Sturbois parcel, **SOUTH 11°59'08" WEST**, passing a ⁵/₈" rebar found marking the northwest corner of Aaron Harvey and Pamela F. Wander Ark parcel as recorded in official record 280 at page 1121 and marking the north corner

of Jodi L. Clark parcel as recorded in official record 289 at page 1011 at **73.65 feet** a total distance of **204.22 feet** to a $\frac{5}{8}$ " rebar found marking a corner common to said Jodi L. Clark parcel;

Thence with the north line of said Jodi L. Clark parcel, **NORTH 85°06'41" WEST, 1089.00 feet** to a $\frac{5}{8}$ " rebar found marking the northeast corner of Michael L'Heureux, Trustee parcel as recorded in official record 186 at page 438;

Thence with a line common to said Michael L'Heureux, Trustee parcel, **NORTH 86°42'38" WEST, 918.57 feet** to a $\frac{5}{8}$ " rebar, 30" long with identification cap (LRP PS 6067) set;

Thence continuing with said line common to Michael L'Heureux, Trustee parcel, **NORTH 02°50'14" EAST, 497.24 feet** to a $\frac{5}{8}$ " rebar, 30" long with identification cap (LRP PS 6067) set;

Thence continuing with said line common to Michael L'Heureux, Trustee parcel, **NORTH 86°42'38" WEST, 664.18 feet** to a $\frac{5}{8}$ " rebar, 30" long with identification cap (LRP PS 6067) set in the line common to said Section 30 and said Section 36;

Thence continuing with a said line common to Michael L'Heureux, Trustee parcel, **NORTH 86°42'38" WEST, 325.82 feet** to a $\frac{5}{8}$ " rebar, 30" long with identification cap (LRP PS 6067) set marking a corner common to said Michael L'Heureux, Trustee parcel and in the east line of Jeffrey G. Skinner parcel as recorded in official record 522 at page 2335;

Thence with the said east line of Jeffrey G. Skinner parcel, **NORTH 02°50'14" EAST, 962.88 feet** to a $\frac{5}{8}$ " rebar, 30" long with identification cap (LRP PS 6067) set marking the northeast corner of said Jeffrey G. Skinner parcel and in the south line of Stephen P. and Kathy J. Abfall, Trustees parcel as recorded in official record 503 at page 372 and in the line common to said Section 31 and said Section 36;

Thence with the said south line of Stephen P. and Kathy J. Abfall, Trustees parcel and a line common to said Section 31 and said Section 36, **SOUTH 86°43'19" EAST, 325.82 feet** to the point of beginning.

Containing **73.4540 acres**

Subject to all legal easements.

Bearings and coordinate oriented to the Ohio State Plane-South Zone (NAD83) 2011 Adjustment.

All of Tax Parcel Number E02-00200023-00 = 2.6306

All of Tax Parcel Number J01-00100589-00 = 7.2022

All of Tax Parcel Number J01-00100588-00 = 63.6212

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
Professional Surveyor #6067
State of Ohio
Date of Survey: April 23rd, 2020

N/F
Stephen P. Abfall
Kathy J. Abfall, Trustees
 O. R. 503, Page 372
 A. P. N. E02-00200056-01

T 5 N, R 13 W
 T 4 N, R 13 W

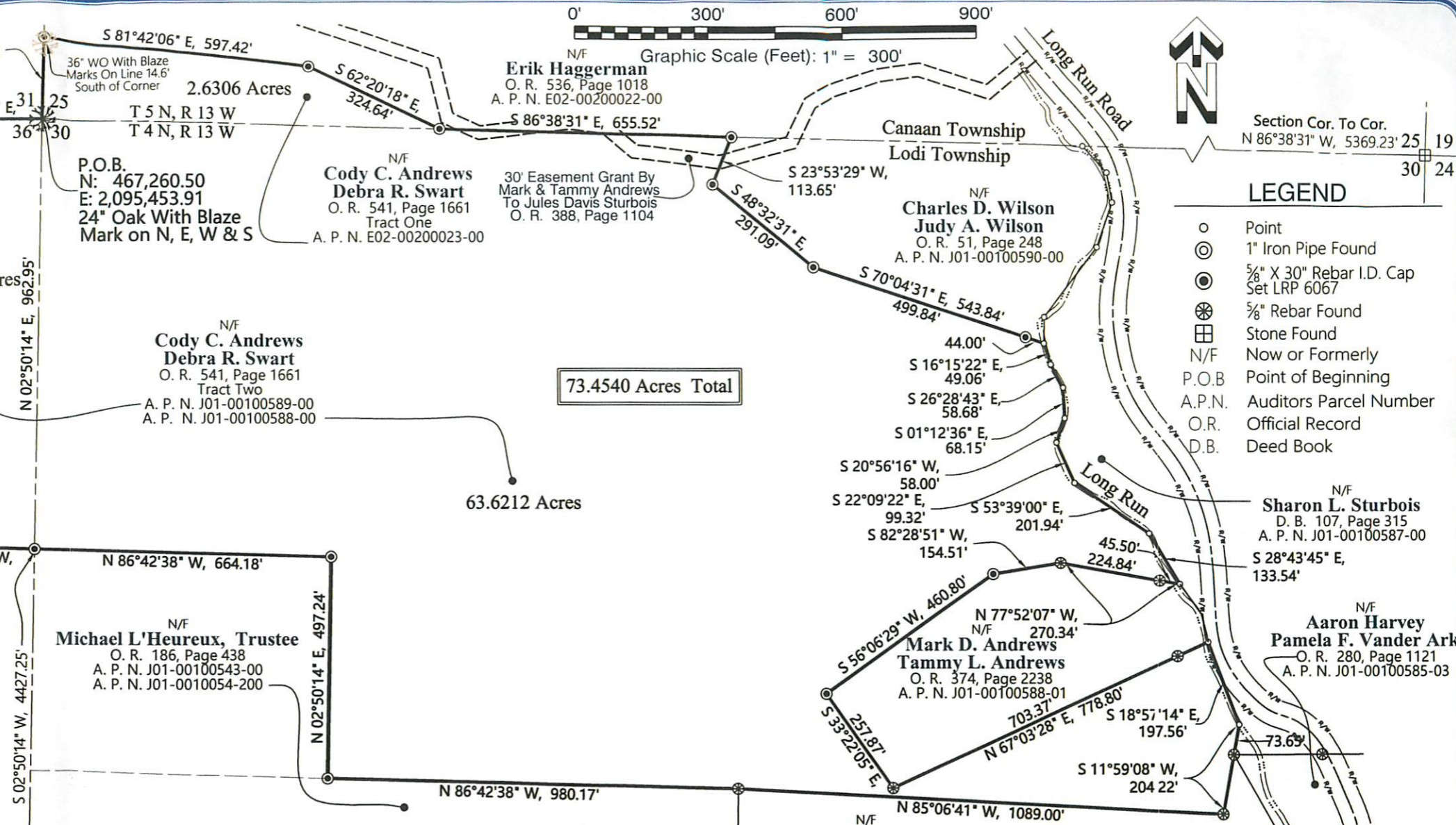
36" WO With Blaze
 Marks On Line 14.7'
 South of Corner

P.O.B.
 N: 467,260.50
 E: 2,095,453.91
 24" Oak With Blaze
 Mark on N, E, W & S

N/F
Jeffrey G. Skinner
 O. R. 522, Page 2335
 A. P. N. J01-00100548-00



Loren R. Purdom
 Loren R. Purdom
 Professional Surveyor #6067
 State Of Ohio
 Date: 04-23-2020



Boundary Survey On
 The Property Of
Cody C. Andrews
Debra R. Swart
 Ohio Company Purchase
 Part of SW 1/4 Section 25, T 5 N, R 13 W
 Part of NW 1/4 Section 30, T 4 N, R 13 W
 Part of NE 1/4 Section 36, T 4 N, R 13 W
 Canaan & Lodi Township, Athens County, Ohio

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Municipal, Industrial
 Commercial, Residential
 & Transportation

LRP
 Purdom & Associates, Inc.
 Consultants & Surveyors

2		
1		
0	Date of Survey	04-23-2020
Rev.	Description	Date
Drawn By: L. R. Purdom		
Field: Tom Royal & Rodney Cooper		
Scale: As Noted	Sheet Number: 1 of 1	

- SURVEY NOTES:**
1. This is a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
 2. No Title Report furnished.
 3. This survey does not purport to reflect all easements and/or encumbrances affecting the title to the subject property.
 4. North & Coordinate based on the Ohio State Plane South Zone 1983, 2011. Distances are at Ground.
 5. No zoning requirements were examined or verified for this survey.
 6. Evidence of occupation (if any) found along boundary lines are noted.
 7. This survey was not checked or reviewed for FEMA (SHFHA) Special Flood Hazard Area Encroachment.
 8. Monuments found are in good condition or as noted.