



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701

Situated in Outlots 84 and 106 in the City of Athens, Athens Township, Athens County Ohio and described as follows:

Commencing at the northeast corner of said Outlot 106, on the south line of Union Street and the west line of Depot Street; thence along the east line of said Outlot 106 and the west line of Depot Street on an assumed bearing South $00^{\circ}22'50''$ West 294.76 feet to a found iron pin at the southeast corner of a 0.97 acre tract described in Volume 381 Page 387 of the Athens County Deed Records and on the north right of way line of the C.S.X. railroad, said found iron pin is THE TRUE POINT OF BEGINNING; thence continuing along the east line of Outlot 106 and west line of Depot Street South $00^{\circ}22'50''$ West 85.75 feet to a set iron pin at the northeast corner of a 1.71 acre tract described in Volume 1 Page 220 of the Athens County Official Deed Records and south right of way line of the C.S.X. railroad; thence leaving the east line of Outlot 106 and west line of Depot Street and along the north line of said 1.71 acre tract and the north line of a 0.77 acre tract described in Volume 1 Page 220 of the Athens County Official Deed Records and the south line of the C.S.X. railroad the following three bearings and distances:

- 1) North $89^{\circ}37'06''$ West 10.27 feet to a set iron pin; thence
- 2) North $57^{\circ}22'13''$ West (passing the northwest corner of said 1.71 acre tract at 387.98 feet) for a total distance of 425.84 feet to a set iron pin; thence
- 3) North $55^{\circ}16'16''$ West 214.04 feet to a point on the east line of the Athens Lumber Company property described in Volume 67 Page 494 of the Athens County Deed Records; thence along the east line of said Athens Lumber Company property North $00^{\circ}10'08''$ East 31.58 feet to a point at the northeast corner of said property and being on the south line of Union Street; thence along the south line of Union Street South $89^{\circ}43'02''$ East 89.93 feet to a found iron pin on the north right of way line of aforesaid C.S.X. railroad; thence leaving the south right of way line of Union Street and along the north right of way of said railroad along a curve to the left having a radius of 2,846.90 feet the long chord of which bears South $55^{\circ}44'28''$ East 161.94 feet to a set railroad spike thence continuing along said north railroad right of way line South $57^{\circ}22'15''$ East 381.76 feet to the point of beginning and containing 1.097 acres of which 0.32 acres are in Outlot 84 and 0.777 acres are in Outlot 106 and being a part of a tract of land described in Volume 54 Page 28 and Volume 94 Page 589 of the Athens County Deed Records.

PROPERTY

CONSTRUCTION

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 08/18/93

SUBDIVISIONS

130

Athens
Survey



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Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

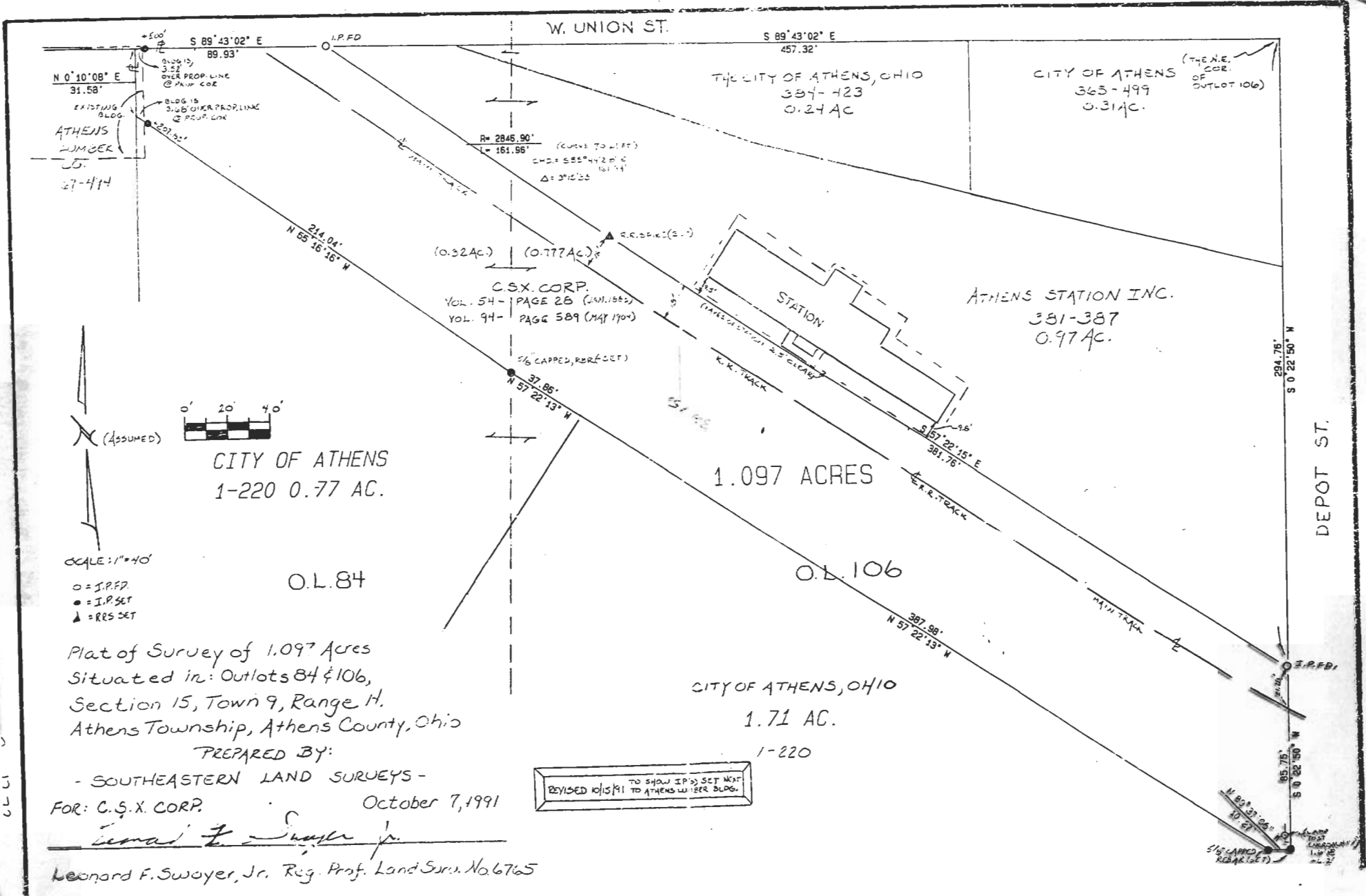
The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated October 10, 1991.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

130A
SUBDIVISIONS



N 0° 10' 08" E
31.58'
EXISTING BLDG.
ATHENS JUMBEK
27-414

THE CITY OF ATHENS, OHIO
387-423
0.24 AC

CITY OF ATHENS (THE N.E. COR. OF OUTLOT 106)
365-499
0.31 AC.

R= 2845.90'
L= 161.86'
(CURVES TO LEFT)
CHD= 585° 42' 00" E
161.74'
Δ= 3° 12' 55"

(0.32 AC) (0.77 AC)
C.S.X. CORP.
VOL. 54 - PAGE 28 (JAN. 1982)
VOL. 94 - PAGE 589 (MAY 1900)

ATHENS STATION INC.
381-387
0.97 AC.

CITY OF ATHENS
1-220 0.77 AC.

1.097 ACRES

O.L. 84

O.L. 106

CITY OF ATHENS, OHIO
1.71 AC.

1-220

SCALE: 1"=40'

- = I.P.F.D.
- = I.P.SET
- ▲ = R.R.SET

Plat of Survey of 1.097 Acres
Situating in: Outlots 84 & 106,
Section 15, Town 9, Range H.
Athens Township, Athens County, Ohio

PREPARED BY:

- SOUTHEASTERN LAND SURVEYS -

FOR: C.S.X. CORP.

October 7, 1991

REVISED 10/15/91 TO SHOW I.P.S. SET NEXT TO ATHENS W. JUMBEK BLDG.

Leonard F. Swayer, Jr.
Leonard F. Swayer, Jr. Reg. Prof. Land Surv. No. 6765