



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road  
Athens, Ohio 45701  
740/593-8701

## TRACT A

Situated in the City of Athens, Farm Lot 59, Section 14 and 15, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a found stone inscribed with a cross at the northwest corner of Farm Lot 41 and the northeast corner of Farm Lot 58 and on the south line of Farm Lot 59 in said Section 14, said stone being THE TRUE POINT OF BEGINNING; thence on an assumed bearing along the south line of said Farm Lot 59, the north line of said Farm Lot 58, the north line of a 70.53 acre tract described in Volume 67 Page 407 of the Athens County Official Deed Records and along the south line of the grantor as described in Volume 300 Page 486 of the Athens County Official Deed Records North 66 degrees 42 minutes 39 seconds West, a distance of 502.06 feet to a found 5/8 inch rebar the southwest corner of the grantor; thence along the west line of the grantor and the east line of a 23.12 acre tract described in Volume 67 Page 407 of the Athens County Deed Records the following three courses and distances 1. North 0 degrees 17 minutes 23 seconds East, a distance of 267.67 feet to a found stone inscribed with a cross; thence 2. North 2 degrees 42 minutes 49 seconds East, a distance of 800.82 feet to a found 5/8 inch rebar; thence 3. North 22 degrees 21 minutes 02 seconds East, a distance of 252.15 feet to a found 5/8 inch rebar on the south edge of Dairy Lane (witness a found 5/8 inch bolt South 28 degrees 25 minutes 28 seconds West 15.45 feet) ; thence along the south edge of Dairy Lane South 76 degrees 21 minutes 19 seconds East, a distance of 158.90 feet to a found 1 inch pipe (witness a found 2 inch pipe South 21 degrees 31 minutes 07 seconds east 36.84 feet); thence leaving the south edge of Dairy Lane and along the easterly line of the grantor and the west line of a 7.69 acre tract described in Volume 18 Page 853 of the Athens County Official Deed Records and the west line of W.H. Lowman's Subdivision South 22 degrees 23 minutes 35 seconds East, a distance of 903.28 feet to a found 1" pipe at the southwest corner of said subdivision and the southeast corner of Lot 23 in said subdivision; thence along the southerly line of said subdivision and the easterly line of the grantor North 64 degrees 57 minutes 57 seconds East (passing a

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *L. Swoyer*  
DATE: *2-9-99*

set iron pin at 112.32 feet) for a total distance of 132.64 feet to a point in a concrete driveway; thence leaving the easterly line of the grantor and the southerly line of said subdivision South 25 degrees 02 minutes 03 seconds East (passing a set iron pin at 20.00 feet) for a total distance of 821.49 feet to a set iron pin on the southerly line of the grantor and the north line of an 11.61 acre tract described in Volume 271 Page 21 of the Athens County Official Deed Records; thence along the southerly line of the grantor, the north line of said 11.61 acre tract, the north line of Farm Lot 41 and the south line of Farm Lot 59 North 84 degrees 48 minutes 58 seconds West, a distance of 221.49 feet to a found ½ inch rebar at the northwest corner of said 11.61 acre tract and the northeast corner of a 16.96 acre tract described in Volume 67 Page 407 of the Athens County Official Deed Records; thence along the north line of said 16.96 acre tract, the north line of Farm Lot 41, the south line of Farm Lot 59 and the south line of the grantor North 84 degrees 20 minutes 53 seconds West, a distance of 421.79 feet to the POINT OF BEGINNING and containing 21.000 acres, and being a part of a 32.20 acre tract described in Volume 300 Page 486 of the Athens County Deed Records. There are 7.012 acres in said Section 14 and 13.988 acres in said Section 15.

Note: Unless otherwise noted all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.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 field survey performed by Southeastern Land Surveys dated January 31, 1999.

Subject to all easements and right of way of records.



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## TRACT B

Situated in Farm Lot 59, Sections 8,9,14 and 15, Athens Township, Athens City, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a found stone, inscribed with a cross, at the northwest corner of Farm Lot 41 and the northeast corner of Farm Lot 59 on the south line of Farm Lot 59 in Section 14; thence on an assumed bearing along the south line of said Farm Lot 59 and the north line of said Farm Lot 41 the following two bearings and distances: 1) South 84 degrees 20 minutes 53 seconds East, a distance of 421.79 feet to a found 1/2" rebar; thence 2) South 84 degrees 48 minutes 58 seconds East, a distance of 221.49 feet to a set iron pin at the southeast corner of a proposed 21.000 acre tract and the southwest corner of a proposed 6.786 acre tract; thence leaving the south line of said Farm Lot 59 and along the east line of said 21.000 acre tract and the westerly line of said 6.786 acre tract North 25 degrees 02 minutes 03 seconds West, a distance of 272.03 feet to a point, THE TRUE POINT OF BEGINNING; thence along the east line of said 21.000 acre tract North 25 degrees 02 minutes 03 seconds West, passing a set iron pin at 529.46 feet, for a total distance of 549.46 feet to a point in a concrete driveway on the grantor's easterly line on the south line of Lot 24 of W.H. Lowman's Subdivision; thence along the grantor's easterly line and the south line of Lot 24 and Lot 16 of W.H. Lowman's Subdivision North 64 degrees 57 minutes 57 seconds East, passing a found 1" pipe at 157.56 feet, for a total distance of 352.92 feet to a point at the northwest corner of a 0.82 acre tract described in Volume 43 Page 500 of the Athens County Official Deed Records, said point is witnessed by a found 5/8" pipe which bears North 27 degrees 42 minutes 52 seconds West a distance of 1.63 feet; thence along the grantor's easterly line and the west line of said 0.82 acre tract South 27 degrees 42 minutes 52 seconds East, a distance of 197.42 feet to a found 1" pinch pipe at the southwest corner of said 0.82 acre tract; thence along the easterly line of the grantor and the south line of said 0.82 acre tract North 70 degrees 54 minutes 08 seconds East, a distance of 181.30 feet to a set iron pin at the southeast corner of said 0.82 acre tract at the southwest corner of a tract described in Volume 263 Page 974 of the Athens County Official Deed Records; thence along the grantor's easterly line and the south line of said tract described in Volume 263 Page 974 of the Athens County Official Deed Records North 62 degrees 17 minutes 23 seconds East, passing an iron pin set on the west right of way line of Richland Avenue at 116.83 feet, for a total distance of 157.29 feet to a point; thence along the grantor's easterly line South 22 degrees 47 minutes 58 seconds East, a distance of 50.18 feet to a point at the northeast corner of aforesaid 6.786 acre tract; thence along the northerly line of said 6.786 acre tract the following two bearings and distances: 1) South 62 degrees 17 minutes 23 seconds West, a distance of 156.76 feet to a point; thence 2) South 70 degrees 54 minutes 08 seconds West, a distance of 177.49 feet to a point at the northwest corner of said 6.786 acre tract; thence along the westerly line of said 6.786 acre tract the following two bearings and distances: 1) South 27 degrees 42 minutes 52 seconds East, a distance of 302.08 feet to a point; thence 2) South 64 degrees 57 minutes 57 seconds West, a distance of 378.64

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *[Signature]*  
DATE: 7-9-99

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feet to the POINT OF BEGINNING and containing 5.00 acres, and being a part of a 32.20 acre tract described in Volume 300 Page 486 of the Athens County Deed Records. The above described 5.00 acre tract consists of 0.166 acre in Section 8, 1.456 acres in Section 9, 0.444 acres in Section 14 and 2.934 acres in Section 15.

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

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated January 30, 1999.

Subject to all easements and right of ways of record.



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## TRACT C

Situated in Farm Lot 59, Sections 8,9 and 14, Athens Township, Athens City, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a found stone, inscribed with a cross, at the northwest corner of Farm Lot 41 and the northeast corner of Farm Lot 58 on the south line of Farm Lot 59 in Section 14; thence on an assumed bearing along the south line of said Farm Lot 59 and the north line of said Farm Lot 41 the following two bearings and distances: 1) South 84 degrees 20 minutes 53 seconds East, a distance of 421.79 feet to a found 1/2" rebar; thence 2) South 84 degrees 48 minutes 58 seconds East, a distance of 221.49 feet to a set iron pin at the southeast corner of a proposed 21.000 acre tract, THE TRUE POINT OF BEGINNING; thence leaving the south line of said Farm Lot 59 and along the east line of said 21.000 acre tract North 25 degrees 02 minutes 03 seconds West, a distance of 272.03 feet to a point at the southwest corner of a proposed 5.00 acre tract; thence along the south line of said 5.00 acre tract North 64 degrees 57 minutes 57 seconds East, a distance of 378.64 feet to a point at the southeast corner of said 5.000 acre tract; thence along the easterly line of said 5.000 acre tract the following three bearings and distances: 1) North 27 degrees 42 minutes 52 seconds West, a distance of 302.08 feet to a point; thence 2) North 70 degrees 54 minutes 08 seconds East, a distance of 177.49 feet to a point; thence 3) North 62 degrees 17 minutes 23 seconds East, a distance of 156.76 feet to a point on the grantor's easterly line; thence along the easterly line of the grantor the following three bearings and distances: 1) South 22 degrees 47 minutes 58 seconds East, a distance of 201.28 feet to a point; thence 2) South 66 degrees 46 minutes 39 seconds West, a distance of 46.68 feet to a point on the east line of a 0.20 acre tract described in Volume 273 Page 166 of the Athens County Official Deed Records; thence 3) North 22 degrees 14 minutes 14 seconds West, a distance of 60.53 feet to a point on the west right of way line of Richland Avenue at the northeast corner of said 0.20 acre tract; thence along the north line of said 0.20 acre tract South 65 degrees 59 minutes 00 seconds West, a distance of 200.01 feet to a found 1/2" rebar at the northwest corner of said 0.20 acre tract; thence along the west line of said 0.20 acre tract South 25 degrees 13 minutes 05 seconds East, a distance of 77.06 feet to a found 1/2" rebar at the southwest corner of said 0.20 acre tract; thence along the south line of said 0.20 acre tract North 65 degrees 03 minutes 13 seconds East, a distance of 123.00 feet to a point in an existing creek; thence along the creek South 9 degrees 31 minutes 42 seconds East, a distance of 89.34 feet to a point at the intersection of said creek with the westerly projection of the north line of a 0.26 acre tract described in Volume 85 Page 467 of the Athens County Official Deed Records; thence along the creek the following two bearings and distances: 1) South 15 degrees 04 minutes 55 seconds East, a distance of 73.42 feet to a point in the creek; thence 2) South 19 degrees 01 minute 56 seconds East, a distance of 60.26 feet to a point at the southwest corner of said 0.26 acre tract and the northwest corner of a tract described in Volume 234 Page 104 of the Athens County Official Deed Records; thence along the west line of said tract described in Volume 234 Page 104 and the west line of a tract described in Volume 85 Page 297 of the Athens

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *S. Brown*  
DATE: 2-9-99

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County Official Deed Records and the west line of a tract described in Volume 385 Page 166 of the Athens County Deed Records South 30 degrees 24 minutes 14 seconds East, a distance of 120.84 feet to a found 3/4" pipe at the northwest corner of a 1.17 acre tract described in Volume 376 Page 13 of the Athens County Deed Records; thence along the west line of said 1.17 acre tract South 23 degrees 45 minutes 10 seconds East, a distance of 320.35 feet to a point on the west bank of the creek at the grantor's southeast corner on the north line of an 11.61 acre tract described in Volume 271 Page 21 of the Athens County Deed Records; thence along the south line of the grantor and the north line of said 11.61 acre tract North 84 degrees 48 minutes 58 seconds West, passing a set iron pin at 1.81 feet, for a total distance of 614.07 feet to the POINT OF BEGINNING and containing 6.786 acres, and being a part of a 32.20 acre tract described in Volume 300 Page 486 of the Athens County Deed Records. There are 4.539 acres in Section 8, 1.777 acres in Section 9 and 0.47 acres in Section 14.

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

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated January 30, 1999.

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DETAIL DWG.  
N.T.S.

S.W. COR.  
LOT 24  
E.H. LOWMAN'S  
SUBDIVISION

PLAT AND MEASURE:  
N 64° 57' 57" E  
653.0'

SCHOOL LOT

GREENBRIAR DR. 40'

L. & S.  
GOLDSBERRY  
43-500 O.R.  
0.82 AC.

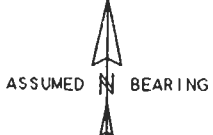
OFFICE BLDG.

S.E. CORNER OF BLDG.  
CLEAR 1.91'  
GRAVEL DRIVE ENCROACHMENT

CITY OF  
ATHENS  
7.90 ACRES  
107-759

1" PINCH PIPE

261° 23' 00"  
DEED ANGLE (AND 92° 17' 11")  
VOL. 45 PG. 500 O.R. 1



SCALE: 1" = 275'

- - I.P. FOUND
- - I.P. SET - 5/8" REBAR
- - STONE FOUND

LINE	BEARING	DISTANCE
L 1	S 22° 47' 58" E	201.28'
L 2	S 60° 48' 39" W	46.68'
L 3	N 22° 14' 14" W	60.53'
L 4	N 21° 02' 16" W	21.41'
L 5	S 68° 57' 44" W	30.00'
L 6	N 21° 02' 16" W	112.64'
L 7	N 21° 02' 16" W	37.36'
L 8	N 68° 57' 44" W	30.00'
L 9	N 21° 02' 16" W	18.49'
L 10	S 22° 47' 58" E	50.18'

TRACT A  
21.000 AC.

TRACT B  
5.00 AC.

TRACT C  
6.786 AC.

INN-CHOCOF ATHENS, INC.  
18-853 O.R.  
7.69 AC.

W.H. SUBDIVISION

SEC. 15 (13.988 AC.)  
SEC. 14 (7.012 AC.)

F.L. 59  
F.L. 58

(70.53 AC.)  
F.L. 41

STATE OF OHIO  
(OHIO UNIVERSITY)  
67-407 O.R.  
TRACT 3  
323.52 AC.

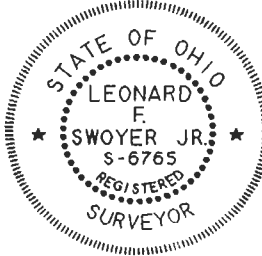
SOUTHEAST DEVELOPMENT CO.  
271-21  
11.61 AC.

PLAT OF SURVEY OF TRACTS A, B AND C

SITUATED IN F.L. 59, SECTIONS 8, 9, 14 AND 15, ATHENS TOWNSHIP, ATHENS CITY, TOWN 9, RANGE 14, ATHENS CO., OHIO.

PREPARED BY: SOUTHEASTERN LAND SURVEYS  
FOR: INVESTMENT PROPERTIES OF ROANOKE, VA.

JANUARY 30, 1999  
LEONARD F. SWOYER, RLS 6765



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauser  
DATE: 2-9-99

ATH City

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