



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE *S. Hauser*
BY: *6-11-93*
DATE: *3428 Pleasant Hill Road*
Athens, Ohio 45701
614/593-8701

PARCEL B

Situated in Lease Lot 95, Section 21, Athens City, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Lease Lot 95; thence along the west line of Lease Lot 95 on an assumed bearing South 05°07'22" West 1,893.23 feet to a point on the west line of a 0.41 acre tract which is the sixth tract of the tracts described in Volume 216 Page 415 of the Athens County Deed Records; thence leaving said west line of Lease Lot 95 and the west line of said 0.41 acre tract on a random line South 84°52'38" East 10.00 feet to point on the east line of aforesaid 0.41 acre tract and at the southwest corner of a 4.31 acre tract described in Volume 53 Page 166 of the Athens County Official Deed Records and at the northwest corner of a 10 foot wide right of way for driveway purposes which is part of the remainder of tract two of a 7.79 acre (by deed) tract described in Volume 369 Page 891 of the Athens County Deed Records and is THE TRUE POINT OF BEGINNING; thence along the south line of said 4.31 acre tract South 80°44'48" East 95.35 feet to a point in Athens Township Road 33; thence along said road South 05°19'52" West 10.02 feet to a point at the southeast corner of said right of way; thence along the south line of said right of way North 80°44'48" West 95.31 feet to a point on the east line of aforesaid 0.41 acre tract; thence along the east line of said 0.41 acre tract North 05°07'22" East 10.02 feet to the point of beginning and containing 0.022 acres and being a more accurate description of the southern part of the remainder of tract two of a 7.79 acre (by deed) tract described in Volume 369 Page 891 of the Athens County Deed Records.

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 April 27, 1993.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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Attorney # 21



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

PARCEL A

Situated in Lease Lot 95, Section 21, Athens City, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Lease Lot 95; thence along the west line of Lease Lot 95 on an assumed bearing South 05°07'22" West 280.50 feet (4.25 chains) to a point in the center of the former location of Margaret's Creek at the northwest corner of a 7.79 acre (by deed) tract described in Volume 369 Page 891 of the Athens County Deed Records, said point is witnessed by a disturbed, found one inch iron pin which bears North 79°56'46" West 0.21 feet and said point is THE TRUE POINT OF BEGINNING; thence leaving the west line of Lease Lot 95 and along the north line of said 7.79 acre (by deed) tract and along the center of the former location of Margaret's Creek North 61°11'56" East 184.80 feet to a set iron pin; thence leaving the center of the former location of Margaret's Creek and along the north line of aforesaid 7.79 acre (by deed) tract and along the south line of a 1.0 acre tract described in Volume 336 Page 649 of the Athens County Deed Records South 77°24'09" East 153.78 feet to a found corner fence post at the northeast corner of said 7.79 acre (by deed) tract; thence South 02°50'24" East (passing the intersection of Athens Township Roads 469, 604 and 33 at 46.25 feet) for a total distance of 513.81 feet to a point in Athens Township Road 33; thence along said road the following two bearings and distances:

- 1) South 06°15'19" West 144.07 feet to a point; thence
- 2) South 00°24'33" East 125.01 feet to a point at the northeast corner of a 4.31 acre tract described in Volume 53 Page 166 of the Athens County Official Deed Records; thence leaving said road and along the north line of said 4.31 acre tract South 60°50'20" West (passing a set iron pin at 18.00 feet and a found five eighth inch iron pin at 450.01 feet) for a total distance of 455.31 feet to a point on the east line of a 10 foot wide right of way for driveway purposes described in a 0.41 acre tract which is the sixth tract of the tracts described in Volume 216 Page 415 of the Athens County Deed Records; thence along the east line of said 0.41

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CONSTRUCTION BY:

BY: S. Blaise
DATE: 6-11-93

SUBDIVISIONS

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acre tract North $05^{\circ}07'22''$ East 365.52 feet to a point at the northeast corner of said 0.41 acre tract; thence along the north line of said 0.41 acre tract North $84^{\circ}52'38''$ West 10.00 feet to a point at the northwest corner of said 0.41 acre tract and on the west line of aforesaid Lease Lot 95 and the west line of aforesaid 7.79 acre (by deed) tract and the east property line of Lot 3797 of the Kerr Mercial Park Subdivision; thence along the west line of said Lease Lot 95 and west line of said 7.79 acre (by deed) tract North $05^{\circ}07'22''$ East (passing a found three quarter inch iron pin at 34.14 feet at the northeast corner of aforesaid Lot 3797, said found iron pin is also on the east line of a 55.46 acre tract described in Volume 331 Page 579 of the Athens County Deed Records, and also passing a found five eighth inch iron pin on the east line of said 55.46 acre tract at 212.29 feet, and passing a found one inch iron pin which is located 0.05 feet right at +472.76 feet) for a total distance of 585.15 feet to the point of beginning and containing 7.322 acres and being a more accurate description of the northern part of the tracts of lands described in a 7.79 acre (by deed) tract described in Volume 369 Page 891 of the Athens County Deed Records.

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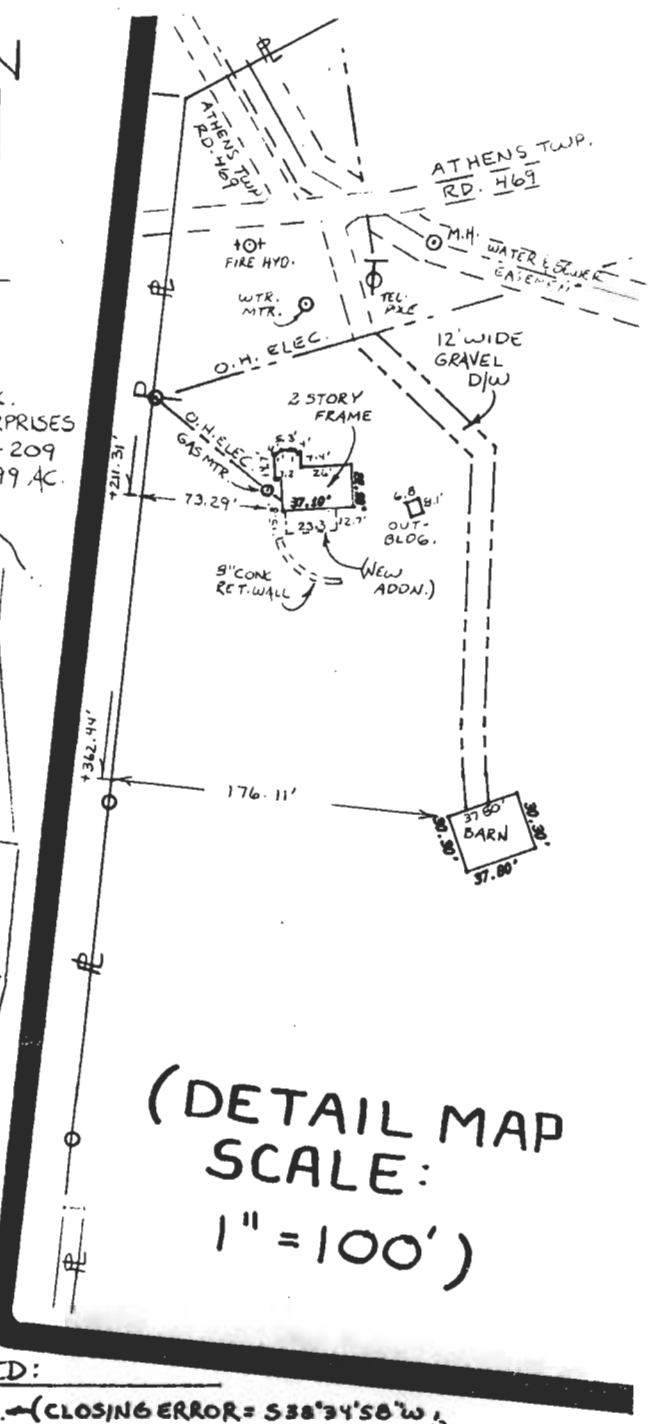
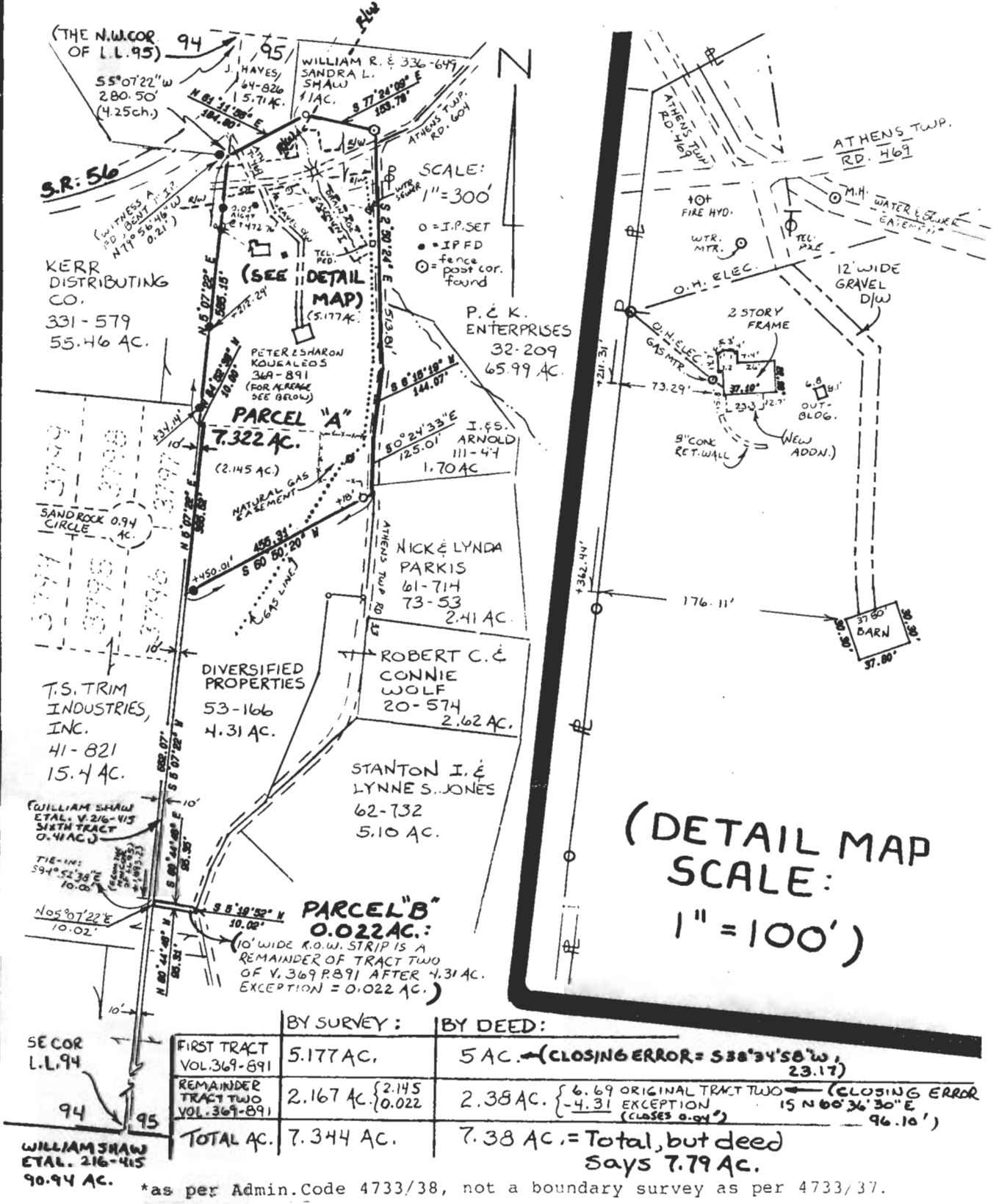
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	BY SURVEY:	BY DEED:
FIRST TRACT VOL. 369-891	5.177 AC.	5 AC. (CLOSING ERROR = 538°34'58" W, 23.17')
REMAINDER TRACT TWO VOL. 369-891	2.167 AC. { 2.145 0.022	2.38 AC. { 6.69 ORIGINAL TRACT TWO (CLOSING ERROR 15 N 00° 36' 30" E 96.10') -4.31 EXCEPTION (CLOSES 0.04')
TOTAL AC.	7.344 AC.	7.38 AC. = Total, but deed says 7.79 Ac.

* as per Admin. Code 4733/38, not a boundary survey as per 4733/37.

Plat of Mtg* Survey & Retracement Survey of a 7.34 Ac. Tract Scale 1" = 300'
 Surveyed for Peter Kousaleos Date Surveyed 4/27/93
 Street Address 8499 Elliottsville Road, Athens, Oh. 45701
 Subdivision L.L. 95
 Township Athens Section 21 Town 9 Range 14
 Corporation Athens City County Athens State Ohio

As per: 4733-38-02(A) Original Deed Descriptions have closure errors as shown above and a new description is being prepared for the client.
 I certify to BANK ONE OF ATHENS, N.A. & OHIO BAR TITLE INSURANCE CO.

that this plat correctly represents the location of:
HOUSE & IMPROVEMENTS

Leonard F. Swoyer Reg. Prof. Land Surveyor No. 6765

