



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

NEW 0.499 ACRE TRACT  
(Dan H. and Darlene Grubb)

Situated in Lease Lot No. 108 of Section 23, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an old wood fence post called by deeds to be South 996.06 feet and East 565.47 feet from the estimated northwest corner of Lease Lot No. 108, Section 23, Athens Township, for the southeasterly corner of a 7.56 acre tract described in Volume 376, Page 9, Athens County Deed Records, and for the southwest corner and THE TRUE POINT OF BEGINNING of this tract; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 149.89 feet to a point for the northwest corner of this tract; thence leaving the east line of said 7.56 acre tract on a new line, South 76 Degrees 05 Minutes 07 Seconds East (passing a set 1/2" iron pin with no cap at 1.47 feet) for a total distance of 56.82 feet to a set 1/2" iron pin with no cap; thence South 76 Degrees 43 Minutes 20 Seconds East for a distance of 55.55 feet to a set iron pin; thence South 84 Degrees 06 Minutes 16 Seconds East for a distance of 35.74 feet to a cross on concrete set for the northeast corner of this tract in the west right of way line of State Highway 682; thence along the west right of way line of said State Highway 682 for the following three bearings and distances: 1) South 18 Degrees 51 Minutes 40 Seconds West for a distance of 19.26 feet to a found ODOT right of way monument; 2) thence South 18 Degrees 55 Minutes 06 Seconds West for a distance of 39.80 feet to a found ODOT right of way monument; 3) thence South 26 Degrees 45 Minutes 17 Seconds West for a distance of 91.31 feet to an ODOT right of way monument found at the southeast corner of this tract; thence leaving the west right of way line of State Highway 682 along the north line of those tracts described in Volume 286, Page 426 and Volume 310, Page 437, Athens County Deed Records, North 78 Degrees 16 Minutes 43 Seconds West for a distance of 146.85 feet to THE POINT OF BEGINNING and containing 0.499 acres, of

Athens #23

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blause  
DATE: 3-14-02

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which 0.263 acres are the remainder of a 0.40 acre tract described in Volume 384, Page 535 and 0.236 acres lie within the remainder of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records.

The purpose of this description is to consolidate the property into one ownership after the acquisition of a 0.236 acre tract.

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

The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated February 19, 2002.

Subject to all easements and right of ways of record.



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740/593-8701

NEW 0.314 ACRE TRACT  
(Dan H. Grubb)

Situated in Lease Lot No. 108 of Section 23, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an old wood fence post called by deeds to be South 996.06 feet and East 565.47 feet from the estimated northwest corner of Lease Lot No. 108, Section 23, Athens Township, for the southeasterly corner of a 7.56 acre tract described in Volume 376, Page 9, Athens County Deed Records; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 207.32 feet to a "t"-rail found; thence North 25 Degrees 25 Minutes 34 Seconds East for a distance of 61.92 feet to an iron pin set for the northwest corner and THE TRUE POINT OF BEGINNING of this tract; thence leaving the east line of said 7.56 acre tract on a new line, South 58 Degrees 26 Minutes 58 Seconds East for a distance of 138.59 feet to an iron pin set for the northeast corner of this tract in the west right of way line of State Highway 682; thence along the west right of way line of said State Highway 682, South 18 Degrees 51 Minutes 40 Seconds West for a distance of 70.00 feet to a cross on concrete set for the southeast corner of this tract; thence leaving the west right of way line of State Highway 682 on a new line, North 84 Degrees 06 Minutes 16 Seconds West for a distance of 35.74 feet to a set iron pin; thence North 76 Degrees 43 Minutes 20 Seconds West for a distance of 55.55 feet to a set 1/2" iron pin with no cap; thence North 76 Degrees 05 Minutes 07 Seconds West (passing a set 1/2" iron pin with no cap at 55.35 feet) for a total distance of 56.82 feet to a point for the southwest corner of this tract in the east line of aforesaid 7.56 acre tract; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 57.43 feet to a "t"-rail found; thence North 25 Degrees 25 Minutes 34 Seconds East for a distance of 61.92 feet to the POINT OF BEGINNING and containing 0.314 acres, of which 0.250 acres lie

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PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blausen

DATE: 3-14-02

within the remainder of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records and 0.064 acres lie within the remainder of a 0.67 acre tract described in Volume 6, Page 424, Athens County Official Records.

The purpose of this description is to consolidate the property into one ownership after the acquisition of a 0.064 acre tract and the severance of a 0.236 acre tract and a 0.016 acre tract.

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

The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated February 19, 2002.

Subject to all easements and right of ways of record.

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

## NEW 0.469 ACRE TRACT

(Timothy Leon Grubb)

Situated in Lease Lot No. 108 of Section 23, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an old wood fence post called by deeds to be South 996.06 feet and East 565.47 feet from the estimated northwest corner of Lease Lot No. 108, Section 23, Athens Township, for the southeasterly corner of a 7.56 acre tract described in Volume 376, Page 9, Athens County Deed Records; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 207.32 feet to a "t"-rail found; thence North 25 Degrees 25 Minutes 34 Seconds East for a distance of 61.92 feet to an iron pin set for the southwest corner and THE TRUE POINT OF BEGINNING of this tract; thence along the east line of said 7.56 acre tract and the east line of a 2.70 acre tract described in Volume 85, Page 281 and Volume 103, Page 129, Athens County Official Records, North 25 Degrees 25 Minutes 34 Seconds East for a distance of 127.37 feet to a 1" pipe found at the northwest corner of this tract and the southwest corner of a 0.33 acre tract described in Volume 303, Page 330, Athens County Deed Records; thence along the south line of said 0.33 acre tract, South 83 Degrees 00 Minutes 02 Seconds East for a distance of 137.87 feet to an ODOT right of way monument found at the northeast corner of this tract in the west right of way line of State Highway 682; thence along the west right of way line of said State Highway 682 for the following three bearings and distances: 1) South 29 Degrees 03 Minutes 37 Seconds West for a distance of 65.42 feet to a found ODOT right of way monument; 2) thence South 20 Degrees 33 Minutes 48 Seconds West for a distance of 90.74 feet to a found ODOT right of way monument; 3) thence South 18 Degrees 51 Minutes 40 Seconds West for a distance of 30.24 feet to an iron pin set for the southeast corner of this tract; thence leaving the west right of way line of State Highway 682 on a new line, North 58 Degrees 26 Minutes 58 Seconds West for a

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PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 3-14-02

distance of 138.59 feet to THE POINT OF BEGINNING and containing 0.469 acres, of which 0.016 acres lie within the remainder of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records and 0.453 acres lie within the remainder of a 0.67 acre tract described in Volume 6, Page 424, Athens County Official Records.

The purpose of this description is to consolidate the property into one ownership after the acquisition of a 0.016 acre tract and the severance of a 0.064 acre tract.

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

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740/593-8701

## 0.016 ACRE TRACT

(Dan H. Grubb to Timothy Leon Grubb)

Situated in Lease Lot No. 108 of Section 23, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an old wood fence post called by deeds to be South 996.06 feet and East 565.47 feet from the estimated northwest corner of Lease Lot No. 108, Section 23, Athens Township, for the southeasterly corner of a 7.56 acre tract described in Volume 376, Page 9, Athens County Deed Records; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 207.32 feet to a "t"-rail found at the northwest corner of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records and the southwest corner of a 0.67 acre tract described in Volume 6, Page 424, Athens County Official Records; thence along the north line of said 1.00 acre tract and the south line of said 0.67 acre tract, North 85 Degrees 33 Minutes 00 Seconds East for a distance of 104.74 feet to a point for the most westerly corner and THE TRUE POINT OF BEGINNING of this tract; thence along the north line of said 1.00 acre tract and the south line of said 0.67 acre tract, North 85 Degrees 33 Minutes 00 Seconds East for a distance of 50.19 feet to an ODOT right of way monument found at the northeast corner of this tract in the west right of way line of State Highway 682; thence along the west right of way line of said State Highway 682, South 18 Degrees 51 Minutes 40 Seconds West for a distance of 30.24 feet to an iron pin set for the southeast corner of this tract; thence leaving the west right of way line of State Highway 682 on a new line, North 58 Degrees 26 Minutes 58 Seconds West for a distance of 47.25 feet to THE POINT OF BEGINNING and containing 0.016 acres, being a part of the remainder of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records.

□

PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 3-14-02

SUBDIVISIONS

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

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0.064 ACRE TRACT

(Timothy Leon Grubb to Dan H. Grubb)

Situated in Lease Lot No. 108 of Section 23, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an old wood fence post called by deeds to be South 996.06 feet and East 565.47 feet from the estimated northwest corner of Lease Lot No. 108, Section 23, Athens Township, for the southeasterly corner of a 7.56 acre tract described in Volume 376, Page 9, Athens County Deed Records; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 207.32 feet to a "t"-rail found at the northwest corner of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records, the southwest corner of a 0.67 acre tract described in Volume 6, Page 424, Athens County Official Records and THE TRUE POINT OF BEGINNING of this tract; thence along the west line of said 0.67 acre tract, North 25 Degrees 25 Minutes 34 Seconds East for a distance of 61.92 feet to a set iron pin; thence leaving the west line of said 0.67 acre tract on a new line, South 58 Degrees 26 Minutes 58 Seconds East for a distance of 91.34 feet to a point in the south line of said 0.67 acre tract and the north line of aforesaid 1.00 acre tract for the most easterly corner of this tract; thence along the south line of said 0.67 acre tract and the north line of said 1.00 acre tract, South 85 Degrees 33 Minutes 00 Seconds West for a distance of 104.74 feet to THE POINT OF BEGINNING and containing 0.064 acres, being a part of the remainder of a 0.67 acre tract described in Volume 6, Page 424, Athens County Official Records.

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 3-14-02

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PROPERTY

CONSTRUCTION

SUBDIVISIONS

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

## 0.236 ACRE TRACT

(Dan H. Grubb to Dan H. and Darlene Grubb)

Situated in Lease Lot No. 108 of Section 23, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an old wood fence post called by deeds to be South 996.06 feet and East 565.47 feet from the estimated northwest corner of Lease Lot No. 108, Section 23, Athens Township, for the southeasterly corner of a 7.56 acre tract described in Volume 376, Page 9, Athens County Deed Records; thence along the east line of said 7.56 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 24.77 feet to a point for the southwest corner of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records and THE TRUE POINT OF BEGINNING of this tract; thence along the east line of said 7.56 acre tract and the west line of said 1.00 acre tract, North 23 Degrees 17 Minutes 24 Seconds East for a distance of 125.12 feet to a point for the northwest corner of this tract; thence leaving the east line of said 7.56 acre tract and the west line of said 1.00 acre tract on a new line, South 76 Degrees 05 Minutes 07 Seconds East (passing a set 1/2" iron pin with no cap at 1.47 feet) for a total distance of 56.82 feet to a set 1/2" iron pin with no cap; thence South 76 Degrees 43 Minutes 20 Seconds East for a distance of 55.55 feet to a set iron pin; thence South 84 Degrees 06 Minutes 16 Seconds East for a distance of 35.74 feet to a cross on concrete set for the northeast corner of this tract in the west right of way line of State Highway 682; thence along the west right of way line of said State Highway 682, South 18 Degrees 51 Minutes 40 Seconds West for a distance of 19.26 feet to an ODOT right of way monument found in the south line of aforesaid 1.00 acre tract; thence along the south line of said 1.00 acre tract, South 70 Degrees 29 Minutes 32 Seconds West for a distance of 199.46 feet to THE POINT OF BEGINNING and containing 0.236 acres, being a part of the

PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Brauser*  
DATE: 3-14-02

SUBDIVISIONS

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remainder of a 1.00 acre tract described as Second Tract in Volume 263, Page 295, Athens County Deed Records.

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# SOUTHEASTERN LAND SURVEYS

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REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-8701

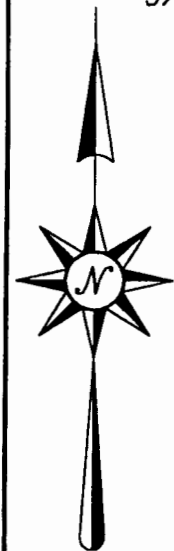
2.70 Acres  
G. Kenner and Margene  
G. Bush, Trustees  
85-281, 103-129 O.R.

0.33 Acre  
Robert E. and  
Virginia P. Williams  
303-330 D.R.

### NOTES :

- ⊙ ODOT MONUMENT FOUND, 3/4" IRON PIN WITH 2" ALUMINUM CAP
- OTHER MONUMENT FOUND AS NOTED
- IRON PEN SET, 5/8" REBAR CAPPED SCRIBED L.F.S. PS 6765
- ⊙ IRON PIN SET, 1/2" REBAR NO CAP
- ⊕ SET CROSS ON CONCRETE

BEARINGS ARE MAGNETIC, DERIVED FROM HANDHELD COMPASS.



7.56 Acres  
Robert Lee and  
Esther Joy Dowler  
376-9 D.R.

T-RAIL

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT:  
OLD WOOD FENCE POST CALLED TO  
BE SOUTH 996.06' AND EAST 565.47'  
FROM THE ESTIMATED NW CORNER OF  
LEASE LOT No. 108, SECTION 23,  
ATHENS TWP.

1.261 Acres  
Robert Lee and  
Esther Joy Dowler  
310-437 D.R.

0.492 Acres  
Robert L. and  
Esther Joy Dowler  
286-426 D.R.

(0.453 AC.)

0.469 ACRE

Timothy Leon Grubb  
6-424 O.R.

GAR.



0.314 ACRE

Dan H. Grubb  
263-295 D.R.

GAR.

GRAVEL

SLAB

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 3-19-02

### REFERENCES

- DEEDS AS SHOWN
- TAX PLATS
- ODOT RIGHT OF WAY PLANS
- SURVEY BY HAROLD D. WHALEY 10-24-72



Plat of \_\_\_\_\_ Survey of Three Tracts of Land **Scale: 1" = 50'**  
 Surveyed for: Cindy Grubb **Date:** 02-19-02  
 Subdivision Lease Lot No. 108  
 Township Athens **Section** 23 **Town** 9 **Range** 14  
 Corporation \_\_\_\_\_ **County** Athens **Ohio**  
 \_\_\_\_\_  
**Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765**

