



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lease Lot 118 and Lease Lot 120 of Section 25 and Section 26 respectively of Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the corner common to Lease Lot 120 and Lease Lot 163 and which is on the north line of Lease Lot 154, said set iron pin is THE TRUE POINT OF BEGINNING; thence along the west line of said Lease Lot 120 on an assumed bearing of North  $00^{\circ}28'38''$  West 1,290.08 feet to a found stone at the southwest corner of a 28.1785 acre tract described in Volume 55 Page 703 of the Athens County Official Deed Records; thence along the south line of said 28.1785 acre tract and the south line of Whitlind Woods Subdivision recorded in Plat Book 10 Page 113 of the Athens County Plat Records North  $89^{\circ}55'22''$  East (passing a set iron pin at 1341.31 and a found iron pin at 1,711.62 feet) for a total distance of 1,737.58 feet to a fence post at the northeast corner of a 56.0 acre tract described in Volume 320 Page 313 of the Athens County Deed Records and the northwest corner of a 5.1 acre tract described in Volume 51 Page 665 of the Athens County Official Deed Records; thence along the east line of the aforesaid 56.0 acre tract, the west line of the aforesaid 5.1 acre tract, the west line of an 8.62 acre tract described in Volume 1 Page 359 of the Athens County Official Deed Records and along the west line of an 11.458 acre tract described in Volume 353 Page 235 of the Athens County Deed Records South  $00^{\circ}25'22''$  East 1565.09 feet to a found stone on the south line of Lease Lot 120; thence along the south line of said Lease Lot 120 and the north line of the aforesaid Lease Lot 118 North  $89^{\circ}38'14''$  East 442.13 feet to a fence post; thence along the east line of the aforesaid Lease Lot 118 and the west line of Lease Lot 119 South  $00^{\circ}23'00''$  East 366.82 feet to a found iron pin at the southwest corner of said Lease Lot 119; thence along the northerly line of aforesaid Lease Lot 118 and the south line of aforesaid Lease Lot 119 South  $88^{\circ}29'29''$  East 170.26 feet to a set iron pin; thence leaving the northerly line of aforesaid Lease Lot 118 and the south line of the aforesaid Lease Lot 119, and along the northerly line of a 1.12 acre tract described in Volume 334 Page 683 of the Athens County Deed Records South  $60^{\circ}55'56''$  West 241.25 feet to a set railroad spike in the center of

PROPERTY

CONSTRUCTION

SUBDIVISIONS



A + M # 25



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Athens County Road 10; thence along the center of said Athens County Road 10 the following nine bearings and distances:

1. South 65°53'41" West 70.66 feet to a point; thence
2. South 74°12'48" West 109.31 feet to a point; thence
3. South 81°47'18" West 70.02 feet to a found railroad spike; thence
4. North 89°46'14" West 200.01 feet to a found railroad spike; thence
5. North 87°59'53" West 388.09 feet to a found railroad spike; thence
6. South 85°45'58" West 154.20 feet to a found railroad spike; thence
7. South 87°18'27" West 131.24 feet to a found railroad spike; thence
8. North 85°49'43" West 96.14 feet to a found railroad spike; thence
9. North 76°46'47" West 72.66 feet to a set railroad spike at the southeast corner of a 2.24 acre tract described in Volume 61 Page 363 of the Athens County Official Deed Records; thence leaving the said Athens County Road 10 and along the east line of the aforesaid 2.24 acre tract North 23°20'29" East (passing a found iron pin at 20.56 feet) for a total distance of 323.42 feet to a found iron pin, the northeast corner of said 2.24 acre tract; thence along the north line of said 2.24 acre tract North 65°24'41" West 365.40 feet to a set iron pin on the east line of Lease Lot 154; thence along the east line of said Lease Lot 154 North 00°12'29" East 353.54 feet to a set iron pin at the northeast corner of aforesaid Lease Lot 154; thence along the north line of said Lease Lot 154 North 89°39'04" West (passing a found stone at 471.17 feet) for a total distance of 661.12 feet to the point of beginning containing 74.9912 acres there being 16.6483 acres in Lease Lot 118 which is a part of the third tract and the first parcel described in Volume 320 Page 313 of the Athens County Deed Records and there being 58.3429 acres in Lease Lot 120 which is all of the third tract and second parcel described in Volume 320 Page 313 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 per-

PROPERTY

CONSTRUCTION

SUBDIVISIONS

2



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LEONARD F. SWOYER  
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3428 Pleasant Hill Road  
Athens, Ohio 45701  
614/593-8701

formed by Southeastern Land Surveys dated May 3, 1991.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *5/22/91*

PROPERTY

CONSTRUCTION

3

SUBDIVISIONS



163 120

Connie Watson  
55-703  
28.1785  
Acres

LOT 10

LOT 9

LOT 8 LOT 3 LOT 2

(REF. PLAT BOOK 10 PAGE 113)  
WHITLIND WOODS  
SUBDIVISION

Ronald  
Duperow  
51-665  
5.1 Ac

Roy R. L. Bivens et al.  
366-671  
1-359  
8.62 Ac.

Theodore & Joyce  
Kohan  
353-235  
11.458 Ac.



SCALE: 1" = 200'

- = I.P. FD.
- = I.P. SET
- = STONE FD.
- △ = RAILROAD SPIKE FD.
- ⊙ = FENCE POST CORNER
- ⊗ = I.P. LOCATION BY PREVIOUS SURVEY
- ▲ = R.R. SPIKE SET

Donald M. & Mary Anne  
Flournoy  
369-369  
65.0 Ac.

Thelma Conrath  
238-234 & 320-313  
74.9912 Ac.

163 120  
154  
(13.35 Ac.) (7.4 Ac.)  
Donald M. & Mary Anne  
Flournoy  
369-369  
49.85 Ac.

120  
118  
BY SURVEY:  
(58.3429 Ac.)  
(16.6483 Ac.)

120 119  
118

119  
118 115  
ATHENS COUNTY ROAD 19

(29.10 Ac.)

The West  
Breeze Mobile  
Estates Inc.  
299-60  
14.74 Ac.

5

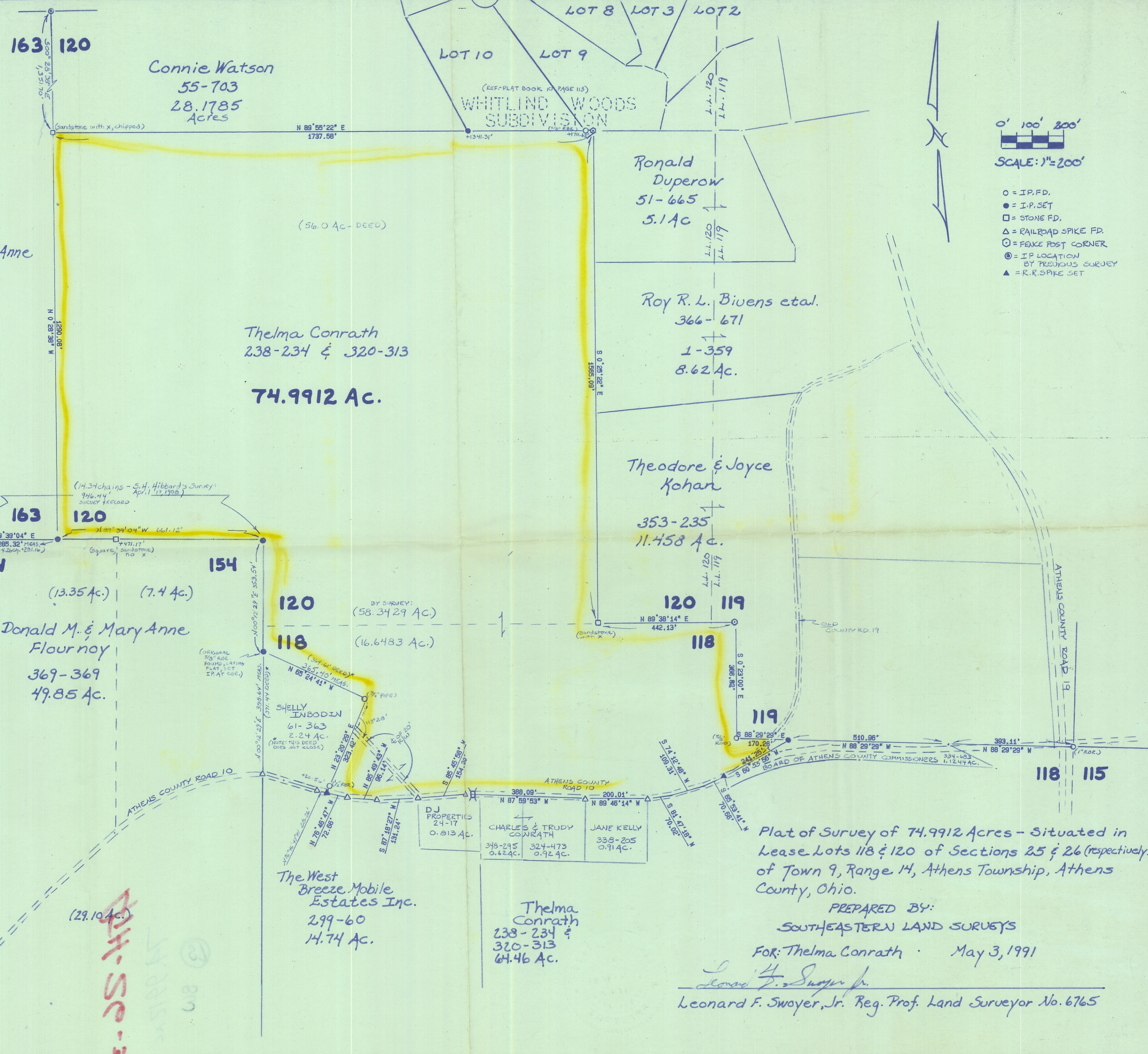
Thelma  
Conrath  
238-234 &  
320-313  
64.46 Ac.

Plat of Survey of 74.9912 Acres - Situated in  
Lease Lots 118 & 120 of Sections 25 & 26 (respectively)  
of Town 9, Range 14, Athens Township, Athens  
County, Ohio.

PREPARED BY:  
SOUTHEASTERN LAND SURVEYS  
FOR: Thelma Conrath May 3, 1991

Leonard F. Swayer, Jr. Reg. Prof. Land Surveyor No.





Donald M. & Mary Anne  
Flournoy  
369-369  
65.0 Ac.

Connie Watson  
55-703  
28.1785  
Acres

Thelma Conrath  
238-234 & 320-313  
**74.9912 Ac.**

Ronald  
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51-665  
5.1 Ac

Roy R. L. Bivens et al.  
366-671  
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8.62 Ac.

Theodore & Joyce  
Kohan  
353-235  
11.458 Ac.

Donald M. & Mary Anne  
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369-369  
49.85 Ac.

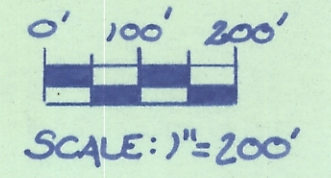
The West  
Breeze Estates Inc.  
299-60  
14.74 Ac.

Thelma  
Conrath  
238-234 &  
320-313  
64.46 Ac.

Plat of Survey of 74.9912 Acres - Situated in  
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PREPARED BY:  
SOUTHEASTERN LAND SURVEYS  
FOR: Thelma Conrath · May 3, 1991

*Leonard F. Swoyer Jr.*  
Leonard F. Swoyer, Jr. Reg. Prof. Land Surveyor No. 6765



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- = STONE FD.
- △ = RAILROAD SPIKE FD.
- ⊙ = FENCE POST CORNER
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- ▲ = R.R. SPIKE SET

118-120-154  
 118-120-154  
 118-120-154