



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT B

Situated in Lease Lot 139, Sections 28 and 29, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at an iron pin found at the southeast corner of Lease Lot 139; thence along the south line of said Lease Lot 139 and along the grantor's south property line South 89 degrees 29 minutes 53 seconds West, a distance of 540.20 feet to an iron pin set; thence leaving the south line of Lease Lot 139 and along the grantor's southerly property line the following two bearings and distances: 1) North 0 degrees 19 minutes 18 seconds East, a distance of 230.34 feet to an iron pin set; thence 2) North 89 degrees 40 minutes 42 seconds West, a distance of 517.36 feet to an iron pin set, THE TRUE POINT OF BEGINNING; thence continuing along the grantor's southerly property line North 89 degrees 40 minutes 42 seconds West a distance of 110.82 feet to a found stone at the grantor's southwest property corner; thence along the grantor's west property line the following two bearings and distances: 1) North 2 degrees 01 minute 17 seconds West, a distance of 444.13 feet to a found stone; thence 2) North 0 degrees 12 minutes 26 seconds West, a distance of 846.47 feet to an iron pin set at the intersection of said west line with a ravine; thence leaving the grantor's west property line and along said ravine the following four bearings and distances: 1) North 69 degrees 40 minutes 44 seconds East, a distance of 89.25 feet to a point; thence 2) North 35 degrees 44 minutes 10 seconds East, a distance of 28.85 feet to a point; thence 3) North 76 degrees 16 minutes 29 seconds East, a distance of 68.42 feet to an iron pin set; thence 4) North 28 degrees 12 minutes 33 seconds East, passing a set iron pin at 105.81 feet, for a total distance of 132.87 feet to a point in Athens County Road 22; thence along said road the following five bearings and distances: 1) South 62 degrees 42 minutes 02 seconds East, a distance of 22.86 feet to a point; thence 2) South 28 degrees 31 minutes 32 seconds East, a distance of 400.87 feet to a point; thence 3) South 51 degrees 56 minutes 32 seconds East, a distance of 195.85 feet to a found railroad spike; thence 4) South 74 degrees 20 minutes 32 seconds East, a distance of 218.07 feet to a found railroad spike; thence 5) South 77 degrees 58 minutes 19 seconds East, a distance of 25.47 feet to a point; thence leaving said road and along an arbitrary line South 13 degrees 50 minutes 52 seconds West, passing set iron pins at 13.00 and 42.76 feet, for a total distance of 337.67 feet to an iron pin set in a ravine; thence along said ravine the following five bearings and distances: 1) South 60 degrees 55 minutes 28 seconds West, a distance of 220.22 feet to an iron pin set; thence 2) South 33 degrees 14 minutes 55 seconds West, a distance of 456.18 feet to an iron pin set; thence 3) South 71 degrees 45 minutes 55 seconds West, a distance of 73.61 feet to a point; thence 4) South 23 degrees 56 minutes 14 seconds West, a distance of 53.13 feet to a point; thence 5) South 63 degrees 26 minutes 25 seconds West, a distance of 96.43 feet to the POINT OF BEGINNING and containing 16.44 acres, and being a part of a 34.46 acre tract described in Volume 288 Page 191 of the Athens County Deed Records.

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 October 19, 1994.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: A. Jane
DATE: 5/9/95

PROPERTY

CONSTRUCTION

73 SUBDIVISIONS

Athens # 28429

ROGER L. & JUDY L. STOVER
352-479
2.00 AC.

WALTER BABICS JR.
378-367
15.95 AC.

TRACT B
16.44 AC.

KATHRYN WALBURN
288-191
34.46 AC. - DEED

TRACT A
15.55 AC.

RICHARD PERRY
217-504 374-355
364-937

EDNA & MARIE WARD
204-496 51.11 AC.

PLAT OF SURVEY OF:
TRACT A - 15.55 AC.
TRACT B - 16.44 AC.

SITUATED IN LEASE LOT 139, SECTIONS 28, AND 29, TOWN 9
RANGE 14, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO

PREPARED BY:
SOUTHEASTERN LAND SURVEYS
OCTOBER 19, 1994

FOR: KATHRYN WALBURN

Leonard F. Swoyer
LEONARD F. SWOYER, P.S. 6765

KATHRYN WALBURN
282-122.125
58.5 AC.



SCALE: 1" = 200'

- = I.P. FD. △ = R.R. SPIKE SET
- = I.P. SET
- = STONE FD.
- ⊙ = RAILROAD SPIKE FD.
- ⊕ = SPIKE NAIL FD.

LINE	BEARING	DISTANCE
L 1	S 77° 58' 19" E	103.63'
L 2	S 60° 18' 02" E	128.09'
L 3	S 34° 59' 02" E	248.05'
L 4	N 63° 26' 25" E	96.43'
L 5	N 23° 56' 14" E	53.13'
L 6	N 71° 45' 55" E	73.61'
L 7	N 89° 40' 42" W	110.82'
L 8	N 69° 40' 44" E	89.25'
L 9	N 35° 44' 10" E	28.85'
L 10	N 78° 16' 29" E	68.42'
L 11	N 28° 12' 33" E	132.87'
L 12	S 62° 42' 02" E	22.86'
L 13	S 77° 58' 19" E	25.47'
L 14	S 31° 10' 32" E	102.92'

