



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT 1

Situated in Lease Lot 213 of Section 3, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 213, said set iron pin is THE TRUE POINT OF BEGINNING; thence along the north line of said Lease Lot 213 North 88°56'02" East 184.30 feet to a point; thence leaving the said north line of Lease Lot 213 South 13°24'00" East 52.02 feet to a found lag bolt at the southwest corner of a 6.94 acre tract described in Volume 317 Page 57 of the Athens County Deed Records; thence along the south line of said 6.94 acre tract the following ~~four~~ bearings and distances:

1. North 87°03'31" East 201.23 feet to a found lag bolt; thence
2. North 86°38'47" East 270.07 feet to a found lag bolt; thence
3. North 86°52'53" East 50.81 feet to a found lag bolt; thence
4. North 86°13'18" East 10.01 feet to a found bent lag bolt; thence along the center of Athens Township Road 134 the following three bearings and distances:
  1. South 10°18'57" East 105.70 feet to a point; thence
  2. South 13°16'15" East 121.16 feet to a point; thence
  3. South 09°43'08" East 69.18 feet to a set railroad spike; thence leaving the said Athens Township Road 134 and along a random line South 89°07'45" West (passing set iron pins at 28.23 feet, and 100.69 feet) for a total distance of 774.43 feet to a set iron pin on the west line of Lease Lot 213; thence along the west line of said Lease Lot 213 North 02°05'46" West 319.71 feet to the point of beginning containing 5.000 acres and being a part of the second tract described in Volume 346 Page 545 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 Description checked for Mathematical Accuracy by Southeastern Land Surveys dated January 8, 1991.

ATHENS COUNTY ENGINEER'S OFFICE  
 BY: *Dr. Eichenberg*  
 DATE: 1-11-91  
 (1) ATH#3

Subject to all easements and right of ways of record.

PROPERTY	CONSTRUCTION	SUBDIVISIONS
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## TRACT 2

Situated in Lease Lot 213, Section 3, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 213; thence along the west line of said Lease Lot 213 on an assumed bearing of South 02°05'46" East 319.71 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence leaving the <sup>the west line of</sup> said Lease Lot 213 and along a random line North 89°07'45" East (passing set iron pins at 673. feet and 746.20 feet) for a total distance of 774.43 feet to a set railroad spike in the center of Athens Township Road 134; thence along the center of said Athens Township Road 134 the following five bearings and distances:

1. South 09°43'08" East 65.08 feet to a point; thence
2. South 14°29'31" East 52.94 feet to a point; thence
3. South 26°04'58" East 41.57 feet to a point; <sup>thence 4. South 24°47'38" East 59.63 feet to a point;</sup>
5. South 31°18'55" East 197.05 feet to a point; thence leaving the said Athens Township Road 134 along a random line South 88°57'25" West (passing a set iron pin at 27.13 feet) for a total distance of 324.11 feet to a set iron pin; thence North 82°12'37" West 183.18 feet to a set iron pin; thence South 89°07'45" West 247.39 feet to a set iron pin; thence South 89°07'45" West 178.55 feet to a set iron pin on the west line of Lease Lot 213; thence along the west line of said Lease Lot 213 North 02°05'46" West 351.23 feet to the point of beginning containing 6.936 acres and being a part of the second tract described in Volume 346 Page 545 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 January 8, 1991.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: Bob Eichenberg  
DATE: 1-11-91

PROPERTY

CONSTRUCTION

2

SUBDIVISIONS



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT 3

Situated in Lease Lot 213 of Section 3, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 213; thence on an assumed bearing of South 02°05'46" East (passing a set iron pin at 319.71 feet) for a total distance of 670.94 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence leaving the west line of said Lease Lot 213 and along a random line the following four bearings and distances:

1. North 89°07'45" East 178.55 feet to a set iron pin; thence
2. North 89°07'45" East 247.39 feet to a set iron pin; thence
3. South 82°12'37" East 183.18 feet to a set iron pin; thence North 88°57'25" East (passing a set iron pin at 296.98 feet) for a total distance of 324.11 feet to a point in the center of Athens Township Road 134; thence along the center of said Athens Township Road 134 the following eight bearings and distances:

1. South 30°26'02" East 166.53 feet to a point; thence
2. South 31°25'52" East 93.13 feet to a point; thence
3. South 39°25'51" East 96.36 feet to a point; thence
4. South 20°03'03" East 42.50 feet to a point; thence
5. South 04°08'27" West 89.96 feet to a point; thence
6. South 02°36'18" East 175.92 feet to a point; thence
7. South 0°03'08" East 128.71 feet to a point; thence
8. South 14°01'04" East 141.29 feet to a point; thence leaving the centerline of said Athens Township Road 134 and along the north line of a 0.12 acre tract described in Volume 359 Page 535 of the Athens County Deed Records South 86°49'27" West 403.38 feet to a found <sup>iron pin</sup> at the northwest corner of said 0.12 acre tract; thence along the south line of Lease Lot 213 South 89°23'10" West 63.86 feet to a found iron pin; thence North 09°57'53" East 50.80 feet to a found iron pin on the easterly line of a 16.9769 acre tract described in Volume 70 Page 637 of the Athens County Official Deed Records; thence along the easterly and northerly line of said 16.9769 acre tract North 25°59'53" East 230.60 feet to a found 5/8 inch iron pin; thence North 55°24'03" West 144.42 feet to a found 5/8 inch iron pin; thence North 84°00'23" West 180.10 feet to a found 5/8 inch iron pin; thence South 76°47'20" West 261.00 feet to a found 5/8 inch iron pin; thence



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South  $84^{\circ}22'16''$  West 245.26 feet to a found  $5/8$  inch iron pin on the west line of aforesaid Lease Lot 213; thence along the west line of said Lease Lot 213 North  $02^{\circ}05'46''$  West 630.16 feet to the point of beginning containing 16.919 acres and being a part of the second tract described in Volume 346 Page 545 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 January 8, 1991.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Bob Cushman*  
DATE: 1-11-91

PROPERTY

CONSTRUCTION

4

SUBDIVISIONS

Esther & John D. Goldsberry  
244-417 9.0Ac.

Esther F. & John D. Goldsberry 260-536, 538  
56.58 Ac.

23 21

21  
213

Mary K. Ledwith  
4-40  
44.77Ac.

214

213

5.000 Ac.  
TRACT 1

6.936 Ac.  
TRACT 2

16.919 Ac.  
TRACT 3

Bernard Gruesser et al.  
(TR. DEC. 20, 1990)  
72.21 Ac.

PREVIOUS DEED REFERENCES:  
162-12 226-699,701 346-545

20 Ac.

0' 100' 200'  
SCALE: 1"=200'

- = I.P. FD
- = I.P. SET
- ▲ = RRS, SET
- = I.P. FD. (CALC. LOCATION)

Plat of Survey of 3 TRACTS:

- TRACT 1: 5.000 Ac.
- TRACT 2: 6.936 Ac.
- TRACT 3: 16.919 Ac.

Situated in F.L. 213,  
Section 3, Athens Twp.,  
Town 9, Range 14,  
Athens County, Ohio.

PREPARED BY

SOUTHEASTERN LAND SURVEYS

For: Mr. Barney Gruesser  
Jan. 08, 1991.

214

213

17 18

213

18

ATHENS TWP.  
SECTION 3  
CANAAN TWP.

ATHENS TWP.  
ROAD 134

JAMES S. & SARAH A. COX  
70-637  
16.9769 Ac.

George & Phyllis  
Sherman 359-535  
1.60 Ac.

2.0 Ac.

TRACT 3  
5.000 Ac.

Leonard F. Subyer Jr.  
Leonard F. Subyer Jr., Reg Prof. Land Surv. No. 6765

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