



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Instrument      Book Page  
200500006218 OR    386 2518

Situated in Farm Lot 166 Section 32, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an iron pin\* at the southeast corner of Lot 1 of the Shawnee Estates Subdivision recorded in Envelope 66A of the Athens County Plat Envelopes, said iron pin is THE TRUE POINT OF BEGINNING; thence along the east line of property owned by Gina Lynn Currans as described in Volume 154 Page 116 of the Athens County Official Records and the west line of a 1.49 acre tract described in Volume 232 Page 354 of the Athens County Official Records, and the west line of a 1.57 acre tract described in Volume 03 Page 109 of the Athens County Official Records South 2 degrees 07 minutes 03 seconds West, a distance of 207.68 feet to a 1 ¼ inch iron pipe\* at the southwest corner of said 1.57 acre tract; thence continuing along the east line of the aforementioned Currans tract and the west line of a tract described in Volume 317 Page 313 of the Athens County Deed Records South 2 degrees 26 minutes 23 seconds West, a distance of 246.32 feet to a found stone; thence continuing along aforesaid tracts South 24 degrees 12 minutes 27 seconds East, a distance of 171.97 feet to a found 1 inch iron pipe filled with concrete; thence leaving the west line of the aforementioned tract and through the grantor's property South 84 degrees 21 minutes 38 seconds West, a distance of 78.09 feet to a set iron pin; thence North 63 degrees 35 minutes 33 seconds West (passing a blazed 14 inch diameter poplar tree at 301.16 feet, and a set iron pin at 467.41 feet) for a total distance of 647.78 feet to a set iron pin; thence South 87 degrees 53 minutes 45 seconds West, a distance of 160.22 feet to a set iron pin; thence North 57 degrees 03 minutes 40 seconds West, a distance of 374.51 feet to a found iron pin on the south line of a 5.996 acre tract described in Volume 372 Page 1949 of the Athens County Official Records; thence along the south line of said 5.996 acre tract the following five courses and distances 1. South 72 degrees 14 minutes 36 seconds East, a distance of 290.87 feet to a found iron pin; thence 2. North 89 degrees 25 minutes 15 seconds East, a distance of 144.63 feet to a found iron pin; thence 3. North 38 degrees 43 minutes 40 seconds East, a distance of 126.94 feet to a found iron pin; thence 4. North 48 degrees 51 minutes 09 seconds East, a distance of 168.35 feet to a found

PROPERTY

CONSTRUCTION

SUBDIVISIONS

iron pin; thence 5. North 88 degrees 45 minutes 59 seconds East, a distance of 452.25 feet to the point of beginning and containing 7.156 acres, and being a part of a tract described in Volume 154 Page 116 of the Athens County Official Records. The above described 7.156 acres is to be continuous and contiguous with the adjoining 5.996 acre tract described in Volume 372 Page 1949 of the Athens County Official 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 P.S. 6765.

\*Denotes calculated location of a monument.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated August 10, 2005. Subject to all easements and right of ways of record.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 8-15-05



# SOUTHEASTERN LAND SURVEYS

**LEONARD F. SWOYER**  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

**SURVEY NOTES:**

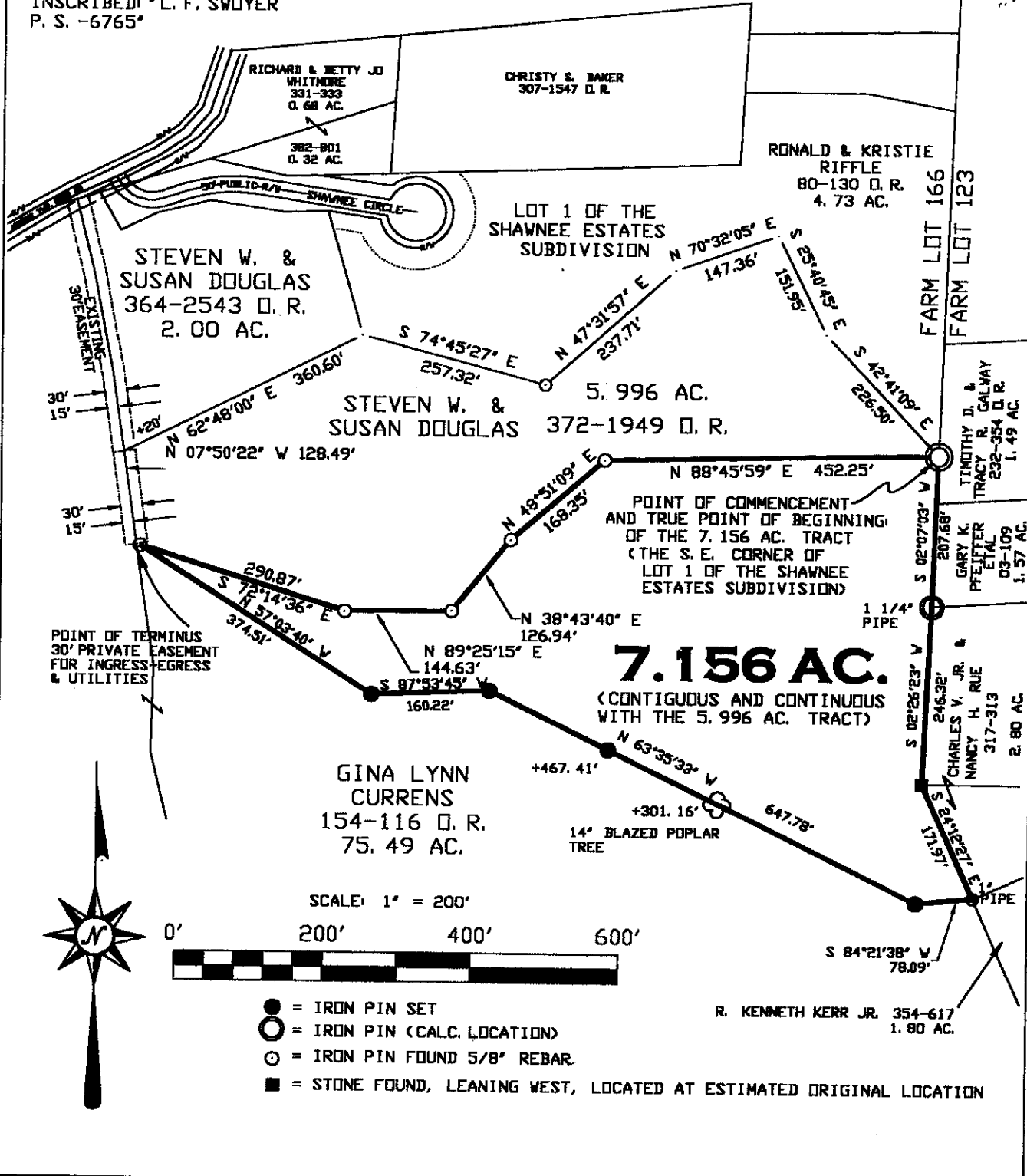
- 1) ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND DENOTE ANGULAR RELATIONSHIP ONLY.
- 2) BASIS OF BEARING IS THE SOUTH LINE OF THE 2 AC TRACT.
- 3) ALL SET IRON PINS ARE 5/8" DIA. REBAR, 30" LONG, WITH A YELLOW PLASTIC I. D. CAP INSCRIBED: "L. F. SWOYER P. S. -6765"

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

*Ok. to change per Athens County Health Dept. 8/25/05*

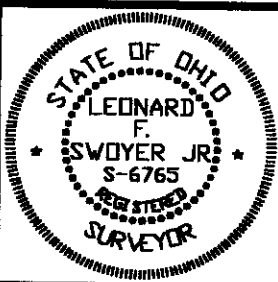
BY: *S. Blauzer*  
DATE: *8-15-05*

*Chad Dwyer*



- = IRON PIN SET
- = IRON PIN (CALC. LOCATION)
- ⊙ = IRON PIN FOUND 5/8" REBAR
- = STONE FOUND, LEANING WEST, LOCATED AT ESTIMATED ORIGINAL LOCATION

**PLAT OF 7.156 AC. TRACT** **SCALE: 1" = 200'**  
**SURVEYED FOR: SUSAN DOUGLAS** **DATE: 08/10/05**  
**SUBDIVISION FARM LOT 166**  
**TOWNSHIP ATHENS SECTION 32 TOWN 9 RANGE 14**  
**CORPORTATION ... COUNTY ATHENS OHIO**  
**LEONARD F. SWOYER JR. REG. P.L.S. No.6765** **JOB No. 07010305**



593-6856

**MINOR SUBDIVISION PERMIT  
REAL ESTATE TRANSFER/LOT SPLIT**

**LS05-018**

**CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 21**

Instrument      Book Page  
200500006218 OR    386 2517

Lot Size (acres):      7.156      Number of Splits to      N/A  
Date (Including

Location (Deed Description):

Situated in Farm Lot 166, Section 32, Town 9, Range 14, Athens Township, Athens County, Ohio

Surveyor and State Registration Number: Leonard F. Swoyer      S# 6765

The above described minor subdivision has been evaluated by the Director of Development, Enforcement and Facilities, City of Athens, Ohio and complies with:

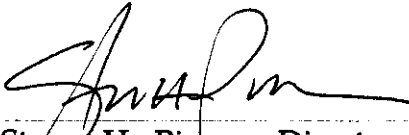
***Athens City Code 21.03.20 Minor Subdivisions (lot splits).***

*Approval, without a plat, of a minor subdivision may be granted by the City Planning Commission if the proposed division of a parcel of land meets all of the following conditions:*

- (A) The proposed subdivision is located along an existing public road and involves no opening, widening, or extension of any street or road.*
- (B) No more than five (5) lots are involved after the original parcel has been completely subdivided.*
- (C) The proposed subdivision is not contrary to applicable subdivision or Health Department regulations; and*
- (D) The property has been surveyed by a registered surveyor and a sketch and legal description of the property are submitted with the application.*

Hence, the aforesaid property transfer shall be recorded.

*Described acreage to be continuous and contiguous with adjoining 5.996 acre tract in Grantee's ownership.*

  
Steven H. Pierson, Director  
Department of Development  
City of Athens, Ohio

Date: 8.26.05