



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DESCRIPTION OF:
A 0.143 ACRE TRACT

Situated in Lots 2495 and 2494 of the Grand View Highland Addition to the City of Athens, Athens City, Athens Township, Athens County, Ohio and described as follows:

Commencing at a point at the northwest corner of said Lot 2495 of the Grand View Highland Addition; thence on an assumed bearing along the west line of said Lot 2495 and the east line of Lots 2498 and 2496 of the Grand View Highland Addition South 3 degrees 23 minutes 43 seconds West, a distance of 66.44 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence leaving the west line of said Lot 2495 and the east line of said Lot 2496 and along a new property line South 89 degrees 25 minutes 35 seconds East, a distance of 105.29 feet to a drill hole set in the existing concrete sidewalk on the east line of Lot 2494 of the Grand View Highland Addition on the west right of way of Strathmore Boulevard; thence along the east line of said Lot 2494 and the west line of Strathmore Boulevard South 3 degrees 14 minutes 32 seconds West, a distance of 12.66 feet to a found concrete nail in the existing side walk at the northeast corner of a 0.02 acre tract of land conveyed to the State of Ohio as described in Volume 308 Page 887 of the Athens County Deed Records; thence along the north line of said 0.02 acre tract the following three bearings and distances: 1) South 8 degrees 51 minutes 43 seconds West, a distance of 26.28 feet to a found iron pin; thence 2) South 47 degrees 23 minutes 03 seconds West, a distance of 30.49 feet to a found iron pin; thence 3) South 85 degrees 47 minutes 42 seconds West, a distance of 82.24 feet to a found iron pin on the west line of aforesaid Lot 2495 and the east line of aforesaid Lot 2496; thence along the west line of said Lot 2495 and the east line of said Lot 2496 North 3 degrees 23 minutes 43 seconds East, a distance of 66.44 feet to the POINT OF BEGINNING and containing 0.143 acre, and being a part of Lot 2495 of the Grand View Highland Addition as described in Volume 59 Page 359 of the Athens County Deed Records, and a part of Lot 2494 of the Grand View Highland Addition as described in Volume 59 Page 357 of the Athens County Deed Records. There are 0.078 acres in Lot 2495 and 0.065 acres in Lot 2494 of the Grand View Highland Addition.

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 24, 1997.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *L. Swoyer*
DATE: 10-29-97

Athens
Set #4

PROPERTY

CONSTRUCTION

SUBDIVISIONS

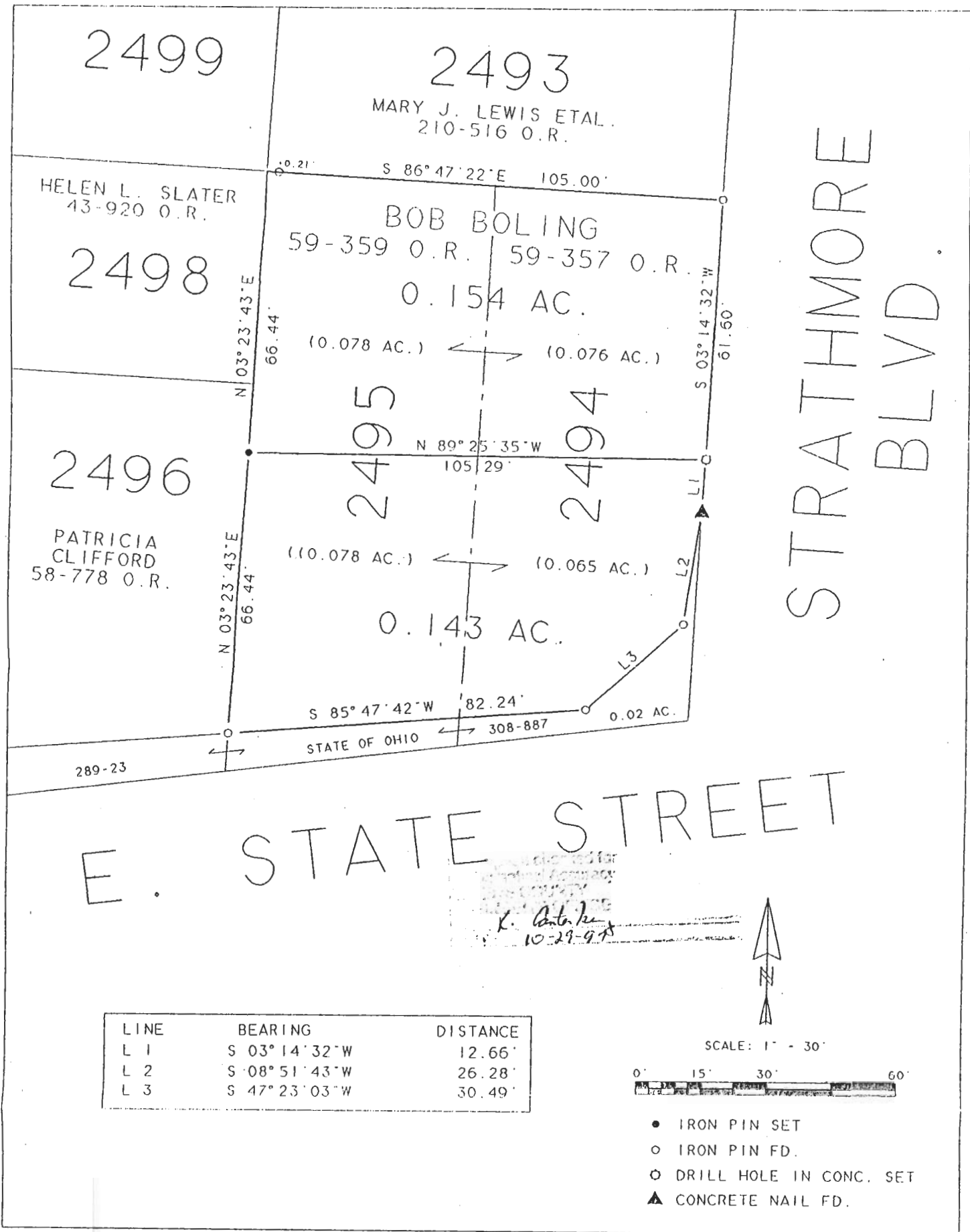
34



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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



Plat of a 0.154 Acre and a 0.143 Acre Tract Scale 1" = 30'

Surveyed for Mr. Bob Boling Date 10/24/97

Subdivision GRAND VIEW HIGHLAND ADDITION TO ATHENS - LOTS 2495 & 2494

Township ATHENS Section --- Town --- Range ---

Corporation ATHENS County ATHENS State OHIO

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

35