



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road  
Athens, Ohio 45701  
749 593-8701

Situated in the northeast quarter of Section 31, part of 100 Acre River Lots 358 and 359, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at a found 1 1/4 inch diameter iron rod (set by Athens County Deputy Surveyor S.H. Hibbard in 1894) at the northeast corner of 100 Acre River Lot 358 in Section 32 of Dover Township; thence South 4 degrees 21 minutes 12 seconds West, a distance of 5467.76 feet to a found axle at the intersection of the south line of said Section 32 and the east line of 100 Acre River Lot 358; thence along a boundary agreement line as delineated in Volume 6 Page 258 of Athens County Engineers Survey Records South 4 degrees 36 minutes 55 seconds West, a distance of 481.15 feet to a set iron pin on the south right of way of U.S. Highway 33, THE TRUE POINT OF BEGINNING; thence continuing along said boundary agreement line and the east property line of a 1.84 acre tract described in Volume 227 Page 279 of the Athens County Deed Records South 4 degrees 36 minutes 55 seconds West, a distance of 109.37 feet to a set iron pin on the north line of a 1.95 acre tract described in Volume 218 Page 847 of the Athens County Official Deed Records (witness a found 5/8 inch rebar, in Dover Township Road 655, set by Joe L. Galvin Ohio Registered Surveyor Number 1684 in March 1958, South 4 degrees 36 minutes 55 seconds West 24.41 feet); thence along the north line of said 1.95 acre tract the following four courses and distances 1. North 69 degrees 50 minutes 10 seconds West, a distance of 180.41 feet to a set iron pin; thence 2. along a tangential curve to the right (passing set iron pins at 187.14 feet, 313.43 feet, and 439.39 feet) for a total distance of 540.33 feet to a set iron pin at the point of curvature of a compound curve to the right (said curve has a radius of 737.63 feet, a central angle of 41 degrees 58 minutes 14 seconds, and a chord which bears North 48 degrees 51 minutes 02 seconds West a distance of 528.33 feet); thence 3. along said compound curve which is concave to the northeast a total distance of 176.59 feet to a set iron pin (said compound curve has a radius of 1667.00 feet, a central angle of 6 degrees 04 minutes 10 seconds, and a chord of 176.51 feet bearing North 24 degrees 49 minutes 51 seconds West); thence 4. North 21 degrees 47 minutes 46 seconds West, a distance of 74.39 feet to a set iron pin on the south right of way of U.S.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

PROPERTY

BY: S. Blawie  
DATE: 8-3-98

CONSTRUCTION

SUBDIVISIONS

89

Route 33; thence leaving the north line of the aforesaid 1.95 acre tract and along the south right of way of said U.S. Route 33 the following five courses and distances 1. on a non-tangential curve to the left a distance of 73.01 feet to a set iron pin (said curve has a radius of 1438.24 feet, a central angle of 2 degrees 54 minutes 31 seconds, and a chord which bears South 34 degrees 33 minutes 27 seconds East a distance of 73.00 feet); thence 2. South 53 degrees 16 minutes 39 seconds East, a distance of 115.70 feet to a set iron pin; thence 3. along a non-tangential curve to the left a distance of 323.51 feet to a set iron pin, said curve has a radius of 1408.24 feet, a central angle of 13 degrees 09 minutes 45 seconds, and a chord which bears South 47 degrees 05 minutes 35 seconds East a distance of 322.80 feet; thence 4. South 36 degrees 19 minutes 32 seconds West, a distance of 10.00 feet to a set iron pin; thence 5. along a non-tangential curve to the left a distance of 358.62 feet to a set iron pin at the point of beginning, (said curve has a radius of 1418.24 feet, a central angle of 14 degrees 29 minutes 17 seconds, and a chord which bears South 61 degrees 04 minutes 48 seconds East a distance of 357.67 feet) and containing 2.0666 acres, and being 1.75 acres out of a 1.84 acre tract described in Volume 227 Page 279 of the Athens County Deed Records and 0.3166 acres out of a tract described as being in 100 acre Lot 359 and lying north of the Hocking Canal as Recorded in Volume 241 Page 109 of the Athens County Official Deed Records.

The above described 2.0666 acre tract is further subdivided as containing 1.3525 acres in 100 Acre River Lot 358 and 0.7141 acres in 100 Acre River Lot 359.

Note: Unless otherwise noted all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.L.S. 6765. Bearings are calculated from astronomical north based on Geographical Positioning System.



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 2 15.6461 AC.

Situated in the northeast quarter of Section 31, part of 100 Acre River Lot 358 and 359 Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at a found stone at the Southwest corner of 100 Acre River Lot 361 in said section 31, said stone was set by Athens County Surveyor S. H. Hibbard in 1903; thence along the south line of said Section 31 South 85 degrees 30 minutes 00 seconds East, a distance of 871.86 feet to the southwest corner of 100 Acre River Lot 359; thence along the west line of said 100 Acre River Lot 359 North 4 degrees 21 minutes 20 seconds East, a distance of 4,871.92 feet to a point in the center of Hocking River, THE TRUE POINT OF BEGINNING; thence continuing North 4 degrees 21 minutes 20 seconds East along said line (passing through an 18" blazed cottonwood tree at 356.33 feet and a set iron pin at 376.33 feet) for a total distance of 537.23 feet to a set iron pin on the south line of a 1.95 acre tract described in Volume 218 Page 847 of the Athens County Official Deed Records; thence along the south line of said 1.95 acre tract the following four bearings and distances 1. South 21 degrees 47 minutes 46 seconds East, a distance of 288.84 feet to a set iron pin (witness a 1 1/2 inch diameter iron bar found at the point of curvature of the centerline of the Hocking Sunday Creek Traction Co. Railroad North 68 degrees 12 minutes 14 seconds East 33.00 feet); thence 2. along a tangential curve to the left 183.58 feet to a set iron pin, said curve has a radius of 1733.00 feet and a central angle of 6 degrees 04 minutes 10 seconds, and a chord which bears South 24 degrees 49 minutes 51 seconds East a distance of 183.49 feet; thence 3. along a compound curve to the left which is concave to the northeast (passing set iron pins at 106.67 feet, 243.90 feet and 381.50 feet) for a total distance of 588.68 feet to a set iron pin, said compound curve has a radius of 803.63 feet, a central angle of 41 degrees 58 minutes 14 seconds, and a chord of 575.61 feet bearing South 48 degrees 51 minutes 02 seconds East; thence 4. South 69 degrees 50 minutes 10 seconds East, a distance of 198.78

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blawie  
DATE: 8-3-98

PROPERTY

CONSTRUCTION

SUBDIVISIONS

03

feet to a set iron pin (witness a found 5/8" rebar set by Joe L. Galvin Registered Surveyor Number 1684 in March of 1958 North 04 degrees 36 minutes 55" East 44.10 feet); thence leaving the south line of said 1.95 acre tract and along a boundary agreement line delineated in Volume 6 Page 258 of Athens County Engineers Survey Records South 4 degrees 36 minutes 55 seconds West, a distance of 110.29 feet to a set iron pin (witness a 34 inch diameter blazed sycamore tree south 04 degrees 36'55" West 3.8 feet); thence along the west line of a 1.2 acre tract described in Volume 96 Page 540 of the Athens County Deed Records South 18 degrees 48 minutes 55 seconds West (passing set iron pins at 192.81 feet and 739.77 feet) for a total distance of 839.77 feet to a point in the center of Hocking River; thence along the center of said Hocking River the following nine courses and distances 1. South 79 degrees 07 minutes 58 seconds West, a distance of 86.17 feet to a point; thence 2. North 83 degrees 03 minutes 36 seconds West, a distance of 91.29 feet to a point; thence 3. North 30 degrees 38 minutes 31 seconds West, a distance of 103.99 feet to a point; thence 4. North 24 degrees 27 minutes 57 seconds West, a distance of 128.58 feet to a point; thence 5. North 19 degrees 02 minutes 19 seconds West, a distance of 276.54 feet to a point; thence 6. North 12 degrees 25 minutes 31 seconds West, a distance of 198.74 feet to a point; thence 7. North 10 degrees 58 minutes 17 seconds West, a distance of 320.29 feet to a point; thence 8. North 18 degrees 03 minutes 10 seconds West, a distance of 214.08 feet to a point; thence 9. North 17 degrees 11 minutes 42 seconds West, a distance of 79.98 feet to the POINT OF BEGINNING and containing 15.6461 acres, and being 0.3364 acres from a deed recorded in Volume 240 Page 285 of the Athens County Deed Records, 7.3836 acres from a deed described in Volume 241 Page 109 of the Athens County Deed Records and 7.9261 acres incorrectly described as 3.5 acres more or less in Volume 85 Page 846 of the Athens County Official Deed Records. The above described 15.6461 acres is further subdivided as being 7.72 acres in 100 Acre River Lot 358 and 7.9261 acres in 100 Acre River Lot 359.

Note: Unless otherwise noted all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.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 field survey performed by Southeastern Land Surveys dated

6/21

February 18, 1998. Bearings are calculated from astronomic North based on the Geographical Positioning System.

Subject to all easements and right of way of records.

95

