



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the West Half of Fraction 33 of the southwest quarter of Section 27 and the northwest quarter of Section 26, Town 6, Range 12, Rome Township, Athens County, Ohio and described as follows:

Commencing at a found stone at the northwest corner of Section 26 and the southwest corner of Section 27; thence on an assumed bearing South 79 degrees 39 minutes 41 seconds East, a distance of 1367.45 feet to a set iron pin at the northwest corner of a 26.6423 acre tract described in Volume 216 Page 382 of the Athens County Official Deed Records; thence along the north line of said 26.6423 acre tract North 83 degrees 23 minutes 52 seconds East, a distance of 503.31 feet to a set iron pin; thence North 84 degrees 36 minutes 00 seconds East, a distance of 361.49 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence leaving the north line of said 24.6423 acre tract North 28 degrees 59 minutes 39 seconds West, a distance of 151.62 feet to a set iron pin; thence North 54 degrees 41 minutes 31 seconds West, a distance of 199.29 feet to a set iron pin; thence North 73 degrees 17 minutes 54 seconds West, a distance of 326.25 feet to a set iron pin; thence North 76 degrees 33 minutes 25 seconds West, a distance of 684.16 feet to a set iron pin; thence North 4 degrees 13 minutes 23 seconds West, a distance of 130.02 feet to a set iron pin; thence North 25 degrees 18 minutes 58 seconds West (passing a set iron pin at 317.09 feet), for a total distance of 337.74 feet to a point in the center of Rome Township 226; thence along the center of said Rome Township Road 226 the following three bearings and distances 1. North 25 degrees 02 minutes 16 seconds East, a distance of 12.93 feet to a point; thence 2. North 20 degrees 37 minutes 40 seconds East, a distance of 80.52 feet to a point; thence 3. North 16 degrees 43 minutes 22 seconds East, a distance of 31.50 feet to a point; thence leaving the said Rome Township Road 226 South 60 degrees 47 minutes 23 seconds East (passing an iron pin at 188.62 feet\*) for a total distance of 428.62 feet to a point; thence South 84 degrees 07 minutes 01 second East, a distance of 349.35 feet to an iron pin\*; thence North 73 degrees 29 minutes 38 seconds East, a distance of 249.74 feet to a point; thence South 73 degrees 22 minutes 37 seconds East, a distance of 565.25 feet to an iron pin\* on the west line of a 12.373 acre tract described in Volume 159 Page 726 of the Athens County Official Deed Records; thence along the west

Rome Trp #26

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cartan  
DATE: 2/11/96

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Rome #26

line of said 12.373 acre tract South 3 degrees 14 minutes 58 seconds East, a distance of 721.18 feet to a found iron pin at the southwest corner of said 12.373 acre tract; thence North 82 degrees 14 minutes 11 seconds West, a distance of 103.00 feet to a found iron pin at the northwest corner of a 5.063 acre tract described in Volume 205 Page 439 of the Athens County Official Deed Records and the northeast corner of the aforementioned 24.6423 acre tract; thence along the north property line of said 24.6423 acre tract South 84 degrees 36 minutes 02 seconds West, a distance of 116.92 feet to the point of beginning and containing 18.4876 acres, there being 0.04 acres out of tract VII, 5.52 acres out of tract XIV and 12.9276 acres out of tract XV as described in Volume 382 Page 433 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.

- \* Denotes iron pin located by calculation.

The above description was prepared under the supervision of Leonard F. Swoyer

Professional Land Surveyor Number 6765 and based on a survey performed

by Southeastern Land Surveys dated August 8, 1996. Subject to all easements and right of ways of record.

Director of Administration for  
Athens County, Ohio

Kathy Cantelero  
12/11/99

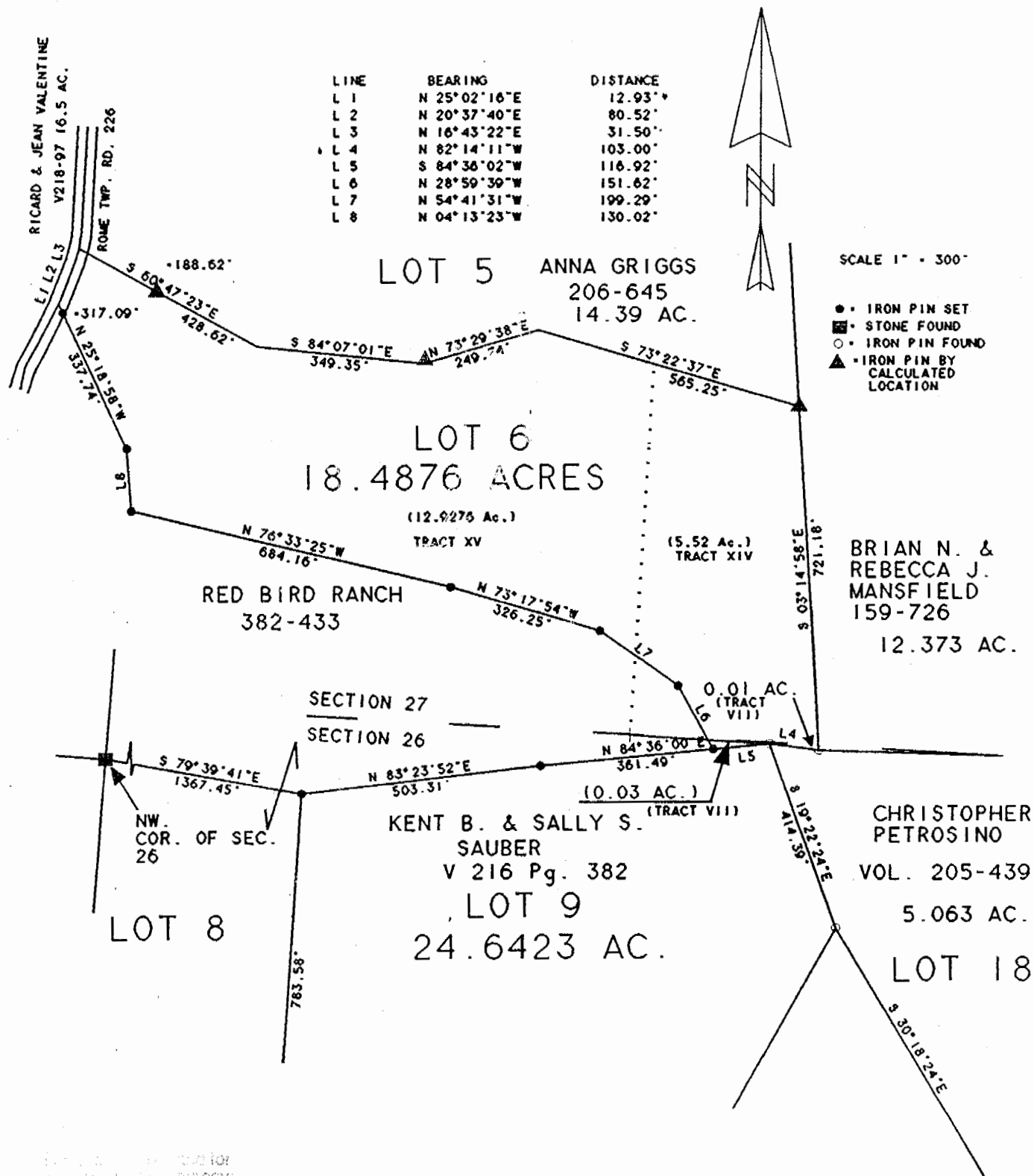
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*Kathy Cantor*  
12/1/96

Plat of 18.4876 Acres Scale 1" = 300'

Surveyed for Red Bird Ranch Inc. Date August 8, 1996

Subdivision nw. quarter of Sec. 26 & West Half of Fraction 33, Sec. 27

Township Rome Section 26 & 27 Town 6 Range 12

Corporation --- County Athens State Ohio

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

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