



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## LOT 12

Situated in Section 26, Town 6, Range 12, Rome Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of the southeast quarter of said Section 26; thence on an assumed bearing South 86 degrees 40 minutes 14 seconds East, a distance of 220.47 feet to a point in Rome Township Road 226, THE TRUE POINT OF BEGINNING; thence along said Rome Township Road 226 and the west line of the grantor the following three bearings and distances: 1) North 1 degrees 01 minute 46 seconds West, a distance of 8.45 feet to a point; thence 2) North 8 degrees 13 minutes 39 seconds East, a distance of 66.67 feet to a point; thence 3) North 12 degrees 14 minutes 51 seconds East, a distance of 77.25 feet to a point; thence leaving said road and along an arbitrary line the following eleven bearings and distances: 1) South 54 degrees 07 minutes 18 seconds East, passing a set iron pin at 52.01 feet, for a total distance of 289.76 feet to a set iron pin; thence 2) South 77 degrees 14 minutes 01 second East, a distance of 221.27 feet to a set iron pin; thence 3) North 68 degrees 19 minutes 28 seconds East, a distance of 1152.08 feet to a set iron pin; thence 4) South 19 degrees 20 minutes 55 seconds East, a distance of 483.76 feet to a set iron pin; thence 5) South 1 degrees 07 minutes 30 seconds East, a distance of 80.75 feet to a set iron pin; thence 6) South 12 degrees 47 minutes 36 seconds West, a distance of 67.66 feet to a set iron pin; thence 7) South 14 degrees 53 minutes 56 seconds West, a distance of 265.57 feet to a set iron pin; thence 8) South 44 degrees 33 minutes 15 seconds West, a distance of 230.47 feet to a set iron pin; thence 9) South 28 degrees 07 minutes 29 seconds West, a distance of 48.90 feet to a set iron pin; thence 10) South 0 degrees 35 minutes 38 seconds West, a distance of 197.09 feet to a set iron pin; thence 11) South 0 degrees 08 minutes 08 seconds East, a distance of 214.53 feet to an oak tree on the south line of the grantor and the north line of a 71.66 acre tract described in Volume 207 Page 278 of the

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ROM # 26

Athens County Official Deed Records; thence along the south line of the grantor and the north line of said 71.66 acre tract North 61 degrees 41 minutes 48 seconds West, passing set iron pins at 25.77 feet and 1561.92 feet, for a total distance of 1595.70 feet to a point in aforesaid Rome Township Road ; thence along said Rome Township Road 226 and the following three bearings and distances: 1) North 6 degrees 34 minutes 47 seconds West, a distance of 125.53 feet to a point; thence 2) North 5 degrees 54 minutes 31 seconds West, a distance of 183.94 feet to a point; thence 3) North 1 degrees 01 minute 46 seconds West, a distance of 57.79 feet to the point of beginning and containing 31.565 acres, and being a part of the tracts of land described in Volume 382 Page 429 of the Athens County Deed Records. There are 13.8591 acres in Tract 16 and 17.7061 acres in Tract 3 of the tracts of land described in Volume 382 Page 429 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. 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 30,1997. Subject to all easements and right of ways of record.

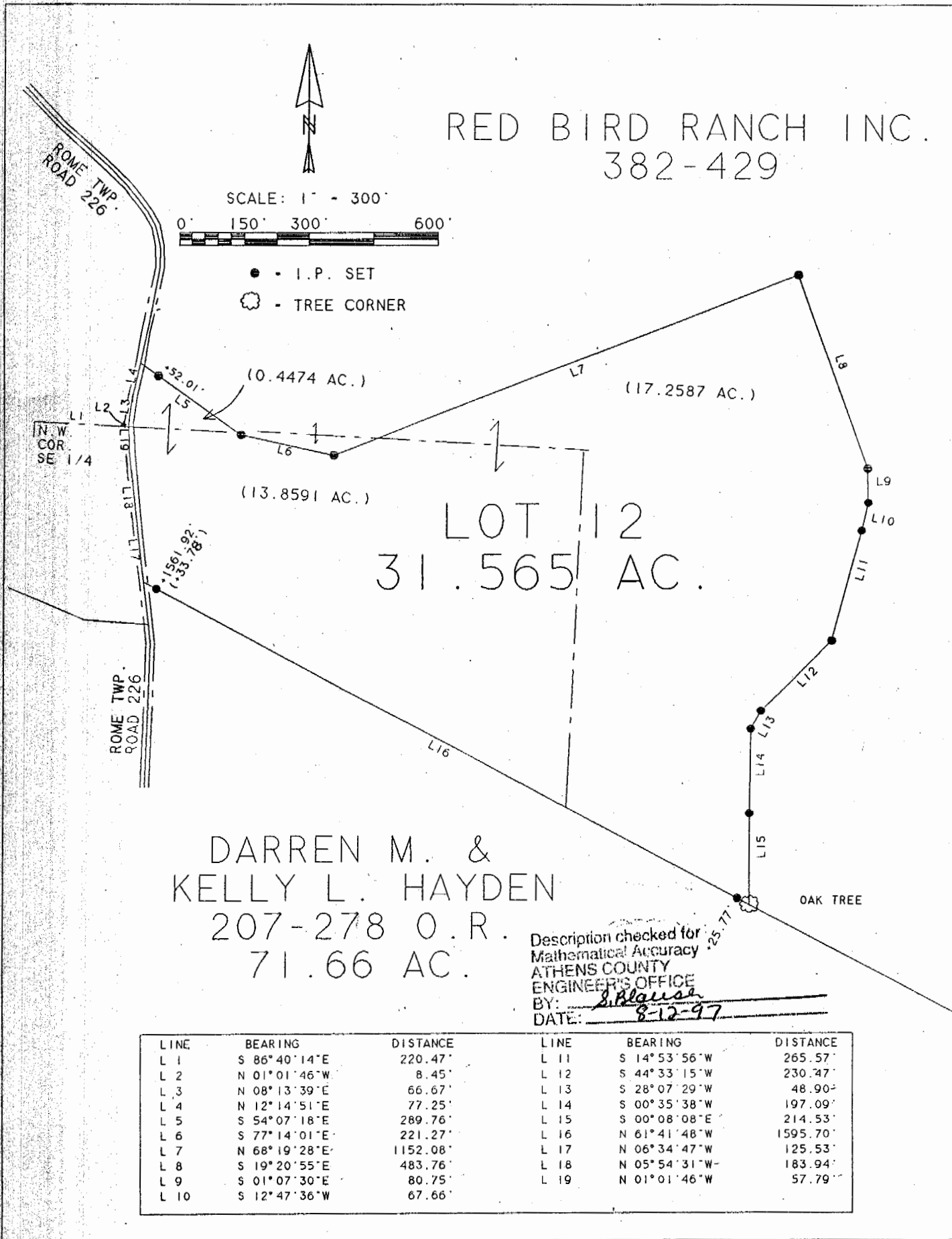
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 8-12-97



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



Plat of Survey of a 31.565 Acre Tract Scale 1" = 300'  
 Surveyed for Red Bird Ranch Date 7/30/97  
 Subdivision ---  
 Township Rome Section 26 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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3428 Pleasant Hill Road  
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Situated in the Northwest quarter of Section 26, Town 6, Range 12, Rome Township, Athens County, Ohio and described as follows:

Commencing at a found cross notched stone at the northwest corner of said Section 26; thence on an assumed bearing of South 79 degrees 39 minutes 41 seconds East, a distance of 1367.45 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence South 83 degrees 23 minutes 52 seconds West (passing a set iron pin at 1155.09 feet) for a total distance of 1165.32 feet to a point in the center of Rome Township Road 226; thence along the center of said Rome Township Road 226 the following sixteen courses and distances:

1. South 6 degrees 49 minutes 20 seconds West, a distance of 34.23 feet to a point; thence
2. South 5 degrees 48 minutes 51 seconds East, a distance of 93.10 feet to a point; thence
3. South 28 degrees 21 minutes 26 seconds East, a distance of 73.93 feet to a point; thence
4. South 34 degrees 29 minutes 24 seconds East, a distance of 118.97 feet to a point; thence
5. South 45 degrees 57 minutes 30 seconds East, a distance of 76.64 feet to a point; thence
6. South 56 degrees 44 minutes 44 seconds East, a distance of 78.99 feet to a point; thence
7. South 59 degrees 05 minutes 01 second East, a distance of 248.25 feet to a point; thence
8. South 60 degrees 58 minutes 43 seconds East, a distance of 104.54 feet to a point; thence
9. South 75 degrees 18 minutes 56 seconds East, a distance of 69.04 feet to a point; thence
10. South 83 degrees 28 minutes 37 seconds East, a distance of 51.64 feet to a point; thence
11. North 88 degrees 13 minutes 27 seconds East, a distance of 55.92 feet to a point; thence
12. North 83 degrees 46 minutes 59 seconds East, a distance of 107.17 feet to a point; thence
13. North 89 degrees 21 minutes 11 seconds East, a distance of 109.81 feet to a point; thence

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauer  
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14. South 77 degrees 05 minutes 50 seconds East, a distance of 24.26 feet to a point; thence  
15. South 70 degrees 11 minutes 43 seconds East, a distance of 118.59 feet to a point; thence  
16. South 58 degrees 49 minutes 04 seconds East, a distance of 55.96 feet to a point on the west line  
of a 24.6423 acre tract described in Volume 216 Page 382 of the Athens County Official Deed  
Records; thence leaving the said Rome Township Road 26 and along the west line of said 24.6423  
acre tract North 3 degrees 42 minutes 57 seconds East (passing a found iron pin at 33.82 feet) for a total  
distance of 783.58 feet to the point of beginning and containing 14.6124 acres, and being a part of tract  
VII described in Volume 382 Page 431 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.

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 November  
26, 1996.

Subject to all easements and right of ways of record.

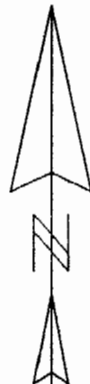


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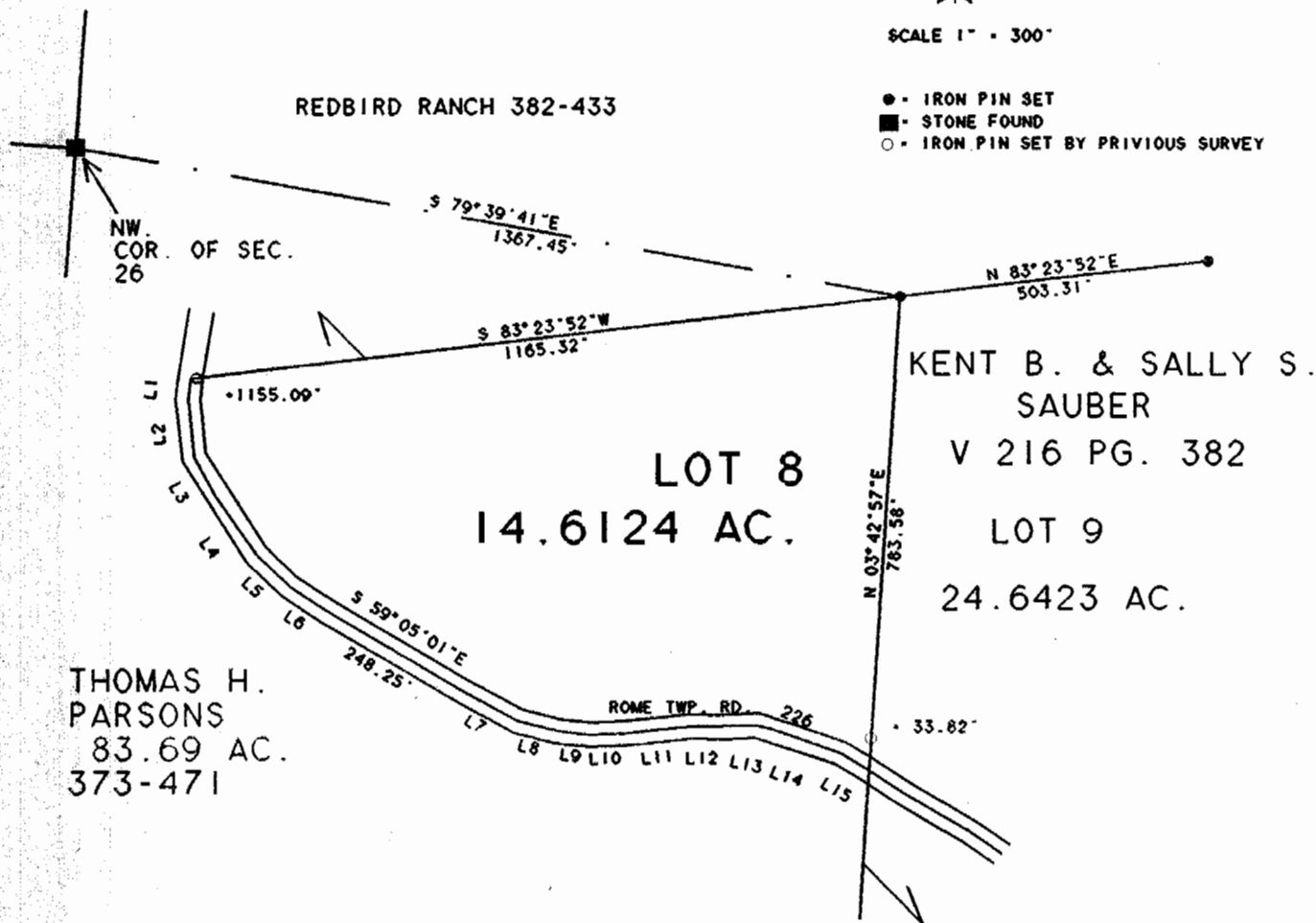
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LINE	BEARING	DISTANCE
L 1	S 06° 49' 20" W	34.23'
L 2	S 05° 48' 51" E	93.10'
L 3	S 28° 21' 26" E	73.93'
L 4	S 34° 29' 24" E	118.97'
L 5	S 45° 57' 30" E	76.64'
L 6	S 56° 44' 44" E	78.99'
L 7	S 60° 58' 43" E	104.54'
L 8	S 75° 18' 56" E	69.04'
L 9	S 83° 28' 37" E	51.64'
L 10	N 88° 13' 27" E	55.92'
L 11	N 83° 46' 59" E	107.17'
L 12	N 89° 21' 11" E	109.81'
L 13	S 77° 05' 50" E	24.26'
L 14	S 70° 11' 43" E	118.59'
L 15	S 58° 49' 04" E	55.96'



SCALE 1" = 300'

- - IRON PIN SET
- - STONE FOUND
- - IRON PIN SET BY PREVIOUS SURVEY



THOMAS H. PARSONS  
83.69 AC.  
373-471

KENT B. & SALLY S. SAUBER  
V 216 PG. 382  
LOT 9  
24.6423 AC.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 8-12-97

Plat of 14.6124 Ac. Scale 1" = 300'  
 Surveyed for REDBIRD RANCH INC. Date Nov. 26, 1996  
 Subdivision Northwest Quarter  
 Township Rome Section 26 Town 6 Range 12  
 Corporation --- County Athens State Ohio

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