



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 2

Situated in Section 1, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southwest corner of 8 Acre Lot 1052; thence along the west line of said Lot 1052 North 7 degrees 30 minutes 43 seconds East, a distance of 141.58 feet to a point in State Route 124, witnessed by a found iron pin which bears North 7 degrees 30 minutes 43 seconds East, a distance of 36.16 feet; thence along said road North 67 degrees 14 minutes 56 seconds East, a distance of 303.92 feet to a point on the northerly extension of the east line of a 0.52 acre tract described in Volume 56 Page 283 of the Athens County Official Deed Records; thence along said road North 67 degrees 16 minutes 36 seconds East, a distance of 100.00 feet to a point, THE TRUE POINT OF BEGINNING; thence along said road North 67 degrees 16 minutes 36 seconds East, a distance of 198.27 feet to a point on the grantor's east line, the west line of a 21.32 acre tract described in Volume 91 Page 656 of the Athens County Official Deed Records; thence along the grantor's east line and the west line of said 21.32 acre tract South 31 degrees 11 minutes 36 seconds East, passing a found iron pin which bears 0.09 feet right at 40.48 feet, and a found iron pin at 193.17 feet, for a total distance of 228.17 feet to a point located approximately 15 feet beyond the water's edge of the Ohio River; thence South 51 degrees 09 minutes 53 seconds West, a distance of 251.71 feet to a point located approximately 15 feet beyond the water's edge of said Ohio River; thence along a new line North 20 degrees 47 minutes 48 seconds West, passing set iron pins at 53.18 feet, 156.27 feet and 256.56 feet for a total distance of 295.70 feet to the POINT OF BEGINNING and containing 1.326 acres (subject to the right of way of State Route 124), and being a part of the tracts described in Volume 276 Page 1331 of the Athens County Official Deed Records. IT IS THE INTENTION OF THE GRANTOR TO CONVEY ALL RIPARIAN RIGHTS OR OWNERSHIP WHICH MAY EXIST ALONG, OR UNDER THE OHIO RIVER THAT ADJOINS THE ABOVE DESCRIBED TRACT.

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 March 3, 1999. Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 3-11-99

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PROPERTY

CONSTRUCTION

SUBDIVISIONS



SOUTHEASTERN LAND SURVEYS

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3428 Pleasant Hill Road
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TRACT 1

Situated in Section 1, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southwest corner of 8 Acre Lot 1052; thence on an assumed bearing along the west line of said Lot 1052 North 7 degrees 30 minutes 43 seconds East, a distance of 141.58 feet to a point in State Route 124, witnessed by a found iron pin which bears North 7 degrees 30 minutes 43 seconds East, a distance of 36.16 feet; thence along said road North 67 degrees 14 minutes 56 seconds East, a distance of 303.92 feet to a point on the northerly extension of the east line of a 0.52 acre tract described in Volume 56 Page 283 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along said road North 67 degrees 16 minutes 36 seconds East, a distance of 100.00 feet to a point; thence leaving said road and along a new line South 20 degrees 47 minutes 48 seconds East, passing set iron pins at 39.14 feet, 139.43 feet and 242.52 feet, for a total distance of 295.70 feet to a point located approximately 15 feet beyond the water's edge of the Ohio River; thence South 51 degrees 09 minutes 53 seconds West, a distance of 100.00 feet to a point located approximately 15 feet beyond the water's edge of said Ohio River on the east line of a 0.11 acre tract described in Volume 109 Page 381 of the Athens County Official Deed Records; thence along the east line of said 0.11 acre tract and the east line of aforesaid 0.52 acre tract North 21 degrees 39 minutes 27 seconds West, passing a set iron pin at 50.0 feet and a found iron pin at 294.42 feet, for a total distance of 323.34 feet to the POINT OF BEGINNING and containing 0.694 acre (subject to the right of way of State Route 124), and being a part of the tracts described in Volume 276 Page 1331 of the Athens County Official Deed Records. IT IS THE INTENTION OF THE GRANTOR TO CONVEY ALL RIPARIAN RIGHTS OR OWNERSHIP WHICH MAY EXIST ALONG, OR UNDER THE OHIO RIVER THAT ADJOINS THE ABOVE DESCRIBED TRACT.

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.

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Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
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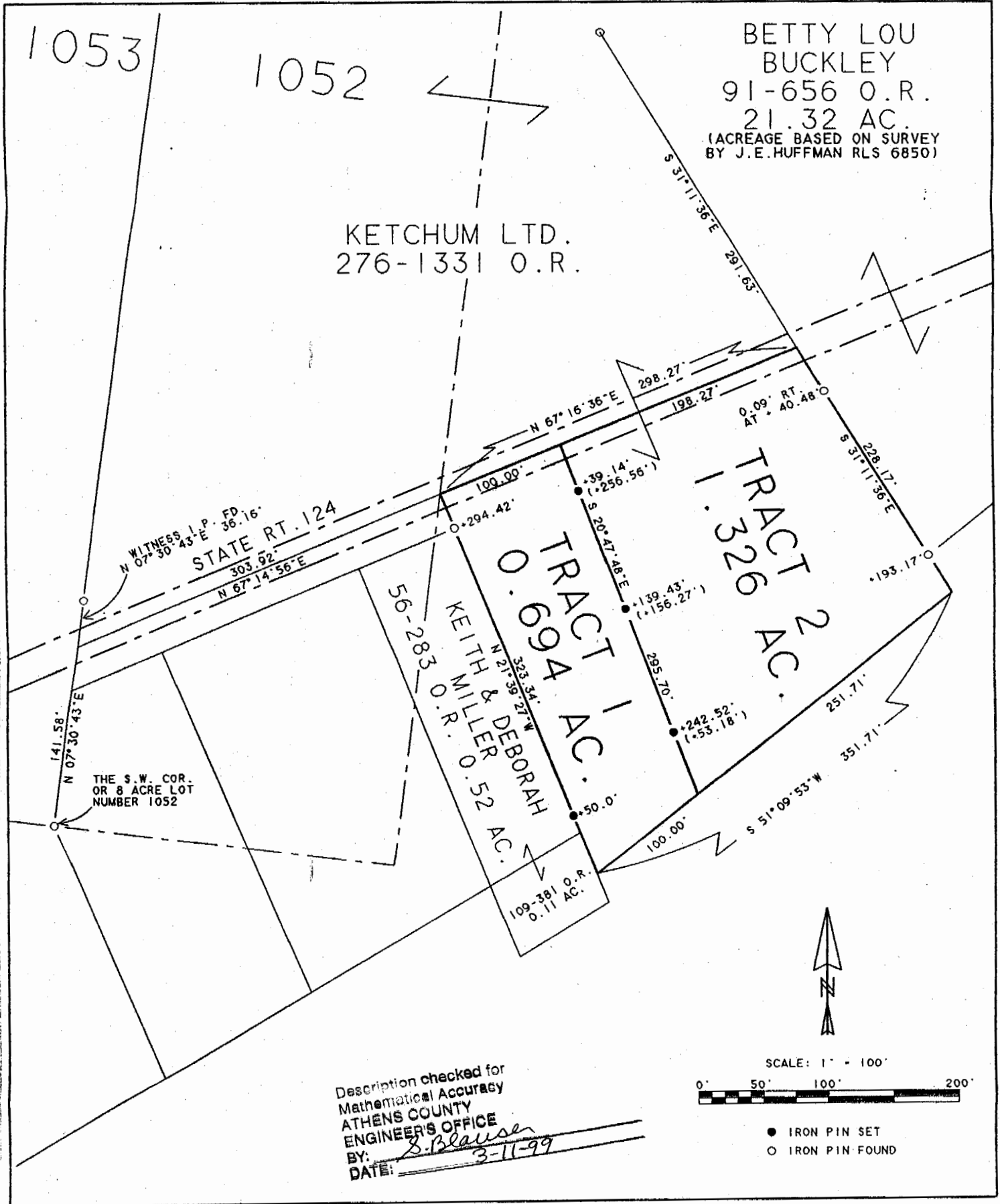
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Plat of Survey of Tracts 1 and 2 Scale 1" = 100'

Surveyed for Roger Ketchum Date 3/03/99

Subdivision ---

Township Troy Section 1 Town 5 Range 11

Corporation --- County Athens State Ohio

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

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TRY #1