



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in 8 Acre Lots 1053 to 1059, inclusive, and Lots 1192 and 1193 of R.A. Miller's Hockingport Addition, and Sections 1 and 7, Troy Township, Town 5, Range 11, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southeast corner of 8 Acre Lot 1053; thence along the east line of said 8 Acre Lot 1053 on an assumed bearing North $07^{\circ}30'43''$ East 177.72 feet to a found iron pin at the southeast corner of Lot 1193 of the R.A. Miller Hockingport Addition, THE TRUE POINT OF BEGINNING; thence along the south line of Lot 1193 and Lot 1192 of said Addition South $66^{\circ}59'26''$ West 181.00 feet to a set iron pin at the southwest corner of said Lot 1192; thence along the west line of Lot 1192 North $23^{\circ}00'11''$ West 177.76 feet to a set iron pin at the northwest corner of Lot 1192, said set iron pin is witnessed by a found, disturbed iron pin bearing South $63^{\circ}35'07''$ East 0.63 feet; thence along the north line of said R.A. Miller Addition the following seven bearings and distances:

- 1) South $66^{\circ}58'58''$ West 160.05 feet to a found iron pin at the northwest corner of Lot 1190; thence
- 2) South $67^{\circ}02'12''$ West 79.95 feet to a found iron pin at the northwest corner of Lot 1189; thence
- 3) South $67^{\circ}02'47''$ West 139.95 feet to a found iron pin at the northwest corner of Lot 1187; thence
- 4) South $66^{\circ}57'42''$ West 160.04 feet to a found iron pin at the northwest corner of Lot 1185; thence
- 5) South $67^{\circ}00'30''$ West 80.02 feet to a found iron pin at the northwest corner of Lot 1184; thence
- 6) South $66^{\circ}59'53''$ West 79.93 feet to a found iron pin at the northwest corner of Lot 1183; thence
- 7) South $66^{\circ}59'40''$ West 80.02 feet to a found iron pin at the northwest corner of Lot 1182; thence along the north line of Lot 1181 of said Addition and along the north line of a 0.37 acre tract described in Volume 234 Page 558 of the Athens County Deed Records South $67^{\circ}36'07''$ West 120.99 feet to an iron pin set in concrete at the northwest corner of said 0.37 acre tract and on the east line of a 20 foot easement (actual width is 19.92 feet), said set iron pin is witnessed by a found iron pin bearing South

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CONSTRUCTION

4 SUBDIVISIONS

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Troy #1
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66°20'01" West 1.62 feet; thence along the west line of said 0.37 acre tract and the east line of said easement South 02°37'04" West (passing a set iron pin at 207.05 feet) for a total distance of 227.05 feet to a point in State Route 124; thence along State Route 124 South 68°46'31" West 21.78 feet to a found iron pin at the southeast corner of a 1.0 acre tract described in Volume 370 Page 681 of the Athens County Deed Records; thence leaving said State Route 124 and along the west line of aforesaid easement North 02°37'04" East 227.31 feet to a found iron pin; thence along the north line of said 1.0 acre tract South 68°46'31" West 210.19 feet to a found iron pin; thence along the west line of said 1.0 acre tract South 02°37'43" West (passing an iron pin* at 211.74 feet) for a total distance of 226.74 feet to a point in aforesaid State Route 124; thence along said road the following two bearings and distances:

- 1) South 72°52'20" West 74.57 feet to a point; thence
- 2) South 88°22'26" West 116.17 feet to a point at the intersection of said State Route 124 with the east right of way line of Ohio Street; thence leaving State Route 124 and along the east right of way line of Ohio Street North 07°32'02" East (passing a set iron pin at 15.00 feet) for a total distance of 634.03 feet to a set iron pin at the intersection of said east right of way line of Ohio Street with the north right of way line of Cedar Street; thence along the north right of way line of Cedar Street North 82°25'58" West (passing an iron pin* at 66.00 feet) for a total distance of 267.47 feet to an existing fence line post at the intersection of the north right of way line of Cedar Street with the east property line of a 1.30 acre tract described in Volume 265 Page 337 of the Athens County Deed Records; thence along the east line of said 1.30 acre tract North 06°35'44" East 319.66 feet to an iron pin* at the northeast corner of said 1.30 acre tract; thence on a random line the following four bearings and distances:

- 1) North 80°05'36" East 840.86 feet to a set iron pin; thence
- 2) North 70°33'05" East 305.62 feet to an iron pin set in concrete; thence
- 3) North 79°49'49" East 399.51 feet to a set iron pin; thence
- 4) South 83°00'35" East 206.62 feet to a fourteen^{inch} diameter elm tree on the east line of aforesaid 8 Acre Lot 1053; thence along the east line of said 8 Acre Lot 1053 South 07°30'43" West (passing an iron pin set in concrete

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at the northeast corner of Lot 1193 of the R.A. Miller Hockingport Addition at 479.29 feet, said iron pin set being witnessed by a found, disturbed iron pin bearing South 28°07'10" East 0.60 feet) for a total distance of 685.58 feet to the point of beginning and containing 26.482 acres and being a part of the tracts of lands described in Volume 21 Page 406 of the Athens County Official Deed Records, there being 0.3264 acres in Lot 1192 of the R.A. Miller Addition (eighth tract of Volume 21 Page 406 O.D.R.), 0.6258 acres in Lot 1193 of the R.A. Miller Addition (ninth tract), 3.6648 acres in 8 Acre Lot 1053 (first tract), 3.9762 acres in Lot 1054 (second tract), 4.0572 acres in Lot 1055 (third tract), 3.3625 acres in Lot 1056 (fourth tract), 2.8215 acres in Lot 1057 (fifth tract), 2.2988 acres in Lot 1058 (sixth tract), 0.4074 acres in Lot 1059 (seventh tract) and 4.9414 acres in the twelfth tract. The above described 26.482 acre tract contains 24.7299 acres in Section 1 and 1.7521 acres in Section 7.

* denotes calculated location of iron pin.

Note: Unless otherwise noted all set iron pins are 1/2 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

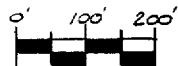
The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated November 11, 1992.

Subject to all easements and right of ways of record.

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CONSTRUCTION

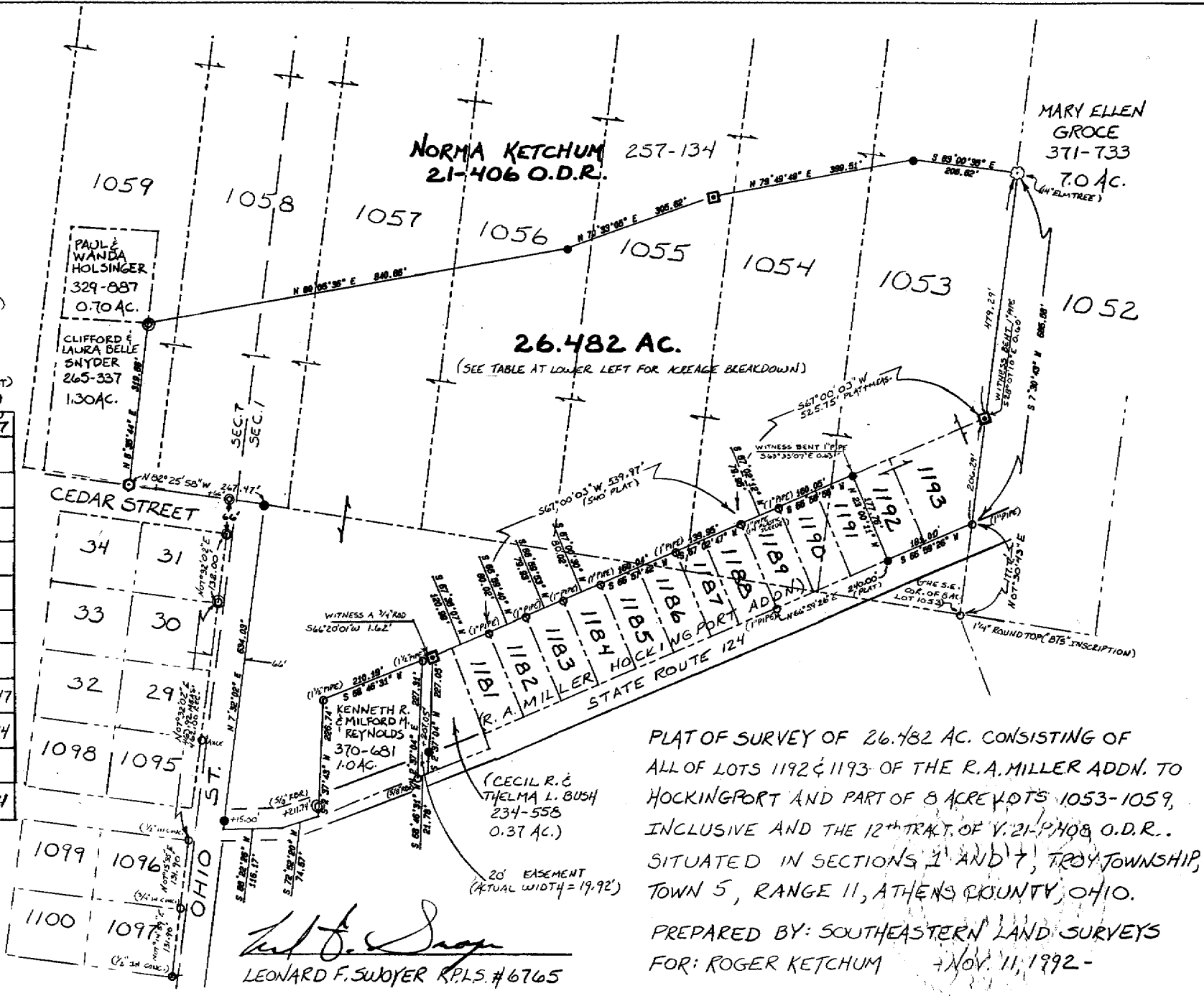
6 SUBDIVISIONS



- ◻ = I.P. SET IN CONC. (1/2" ROR.)
- = I.P. FOUND
- = I.P. SET (1/2" ROR.)
- ⊙ = I.P. CALCULATED LOCATION
- ⊕ = FENCE POST (NOT A COR. POST)

(REFER TO VOL. 21-PG. 406 A.C.O.D.R.)

TRACT #	LOT #	ACREAGE-TAKE	AC. IN SEC. 1	AC. IN SEC. 7
8th	1192 MILLER ADDN	0.3264	0.3264	
9th	1193 MILLER ADDN	0.6258	0.6258	
1ST	8 AC. LOT 1053	3.6648	3.6648	
2ND	8 AC. LOT 1054	3.9762	3.9762	
3RD	8 AC. LOT 1055	4.0572	4.0572	
4th	8 AC. LOT 1056	3.3625	3.3625	
5th	8 AC. LOT 1057	2.8215	2.8215	
6th	8 AC. LOT 1058	2.2988	0.9541	1.3447
7th	8 AC. LOT 1059	0.4074		0.4074
12th	N/A	4.9414	4.9414	
TOTALS:		26.482	24.7299	1.7521



PLAT OF SURVEY OF 26.482 AC. CONSISTING OF ALL OF LOTS 1192 & 1193 OF THE R.A. MILLER ADDN. TO HOCKINGPORT AND PART OF 8 ACRE LOTS 1053-1059, INCLUSIVE AND THE 12th TRACT OF V. 21-P/406 O.D.R.. SITUATED IN SECTIONS 1 AND 7, TROY TOWNSHIP, TOWN 5, RANGE 11, ATHENS COUNTY, OHIO.

PREPARED BY: SOUTHEASTERN LAND SURVEYS FOR: ROGER KETCHUM + NOV. 11, 1992 -

Leonard F. Swoyer
LEONARD F. SWOYER R.P.L.S. #6765