



## SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Section 33, Town 5 North, Range 11 West, Troy Township, Athens County, Ohio and described as follows:

Commencing at the southwest corner of Section 33; thence on an assumed bearing along the south line of said Section 33 South 87 degrees 33 minutes 55 seconds East, a distance of 2664.21 feet to a point on the east line of a 2.378 acre tract described as Parcel 426 WL and recorded in Volume 193 Page 719 of the Athens County Official Deed Records; thence leaving the south line of Section 33 and along the east line of said 2.378 acre tract North 1 degrees 57 minutes 03 seconds East, a distance of 49.45 feet to an iron pin\* at the northeast corner of said 2.378 acre tract and the southeast corner of a 41.08 acre tract described in Volume 170 Page 148 of the Athens County Official Deed Records and on the northerly right of way line of U.S. Route 50, said iron pin\* is THE TRUE POINT OF BEGINNING; thence along the northerly line of said 2.378 acre tract, the south line of said 41.08 acre tract and the northerly right of way line of U.S. Route 33 North 70 degrees 10 minutes 41 seconds West, a distance of 83.58 feet to a set iron pin; thence leaving the northerly right of way of U.S. Route 33 and along an arbitrary line the following four bearings and distances: 1) North 8 degrees 13 minutes 50 seconds West, a distance of 436.28 feet to a set iron pin; thence 2) South 86 degrees 54 minutes 10 seconds East, a distance of 147.46 feet to a set iron pin; thence 3) South 10 degrees 01 minute 39 seconds East, a distance of 366.78 feet to a set iron pin; thence 4) South 21 degrees 55 minutes 23 seconds East, a distance of 74.98 feet to a set iron pin on the aforesaid northerly right of way line of U.S. Route 50; on the northerly line of a 0.329 acre tract described as Parcel 428 WD and recorded in Volume 193 Page 695 of the Athens County Official Deed Records and on the southerly line of a tract described in Volume 195 Page 01 of the Athens County Official Deed Records; thence along the northerly right of way of U.S. Route 50 and the northerly line of said 0.329 acre tract and the south line of said tract described in Volume 195 Page 01 of the Athens County Official Deed Records South 54

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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TRY #33



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degrees 46 minutes 12 seconds West, a distance of 48.00 feet to an iron pin\* on the northerly line of a 1.379 acre tract described as Parcel 428 WL and recorded in Volume 193 Page 702 of the Athens County Official Deed Records; thence continuing along the northerly right of way of U.S. Route 50 and the northerly line of said 1.379 acre tract and the south line of said tract described in Volume 195 Page 01 of the Athens County Official Deed Records North 83 degrees 55 minutes 00 seconds West, a distance of 59.14 feet to the POINT OF BEGINNING and containing 1.598 acres, and being 0.42 acres from Tract II of the tracts of land described in Volume 195 Page 01 of the Athens County Official Deed Records and being 1.178 acres from Tract II of the tracts of land described in Volume 170 Page 148 of the Athens County Official Deed Records.

\*denotes calculated location based on a previous survey.

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 April 12, 1996.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 4-15-96

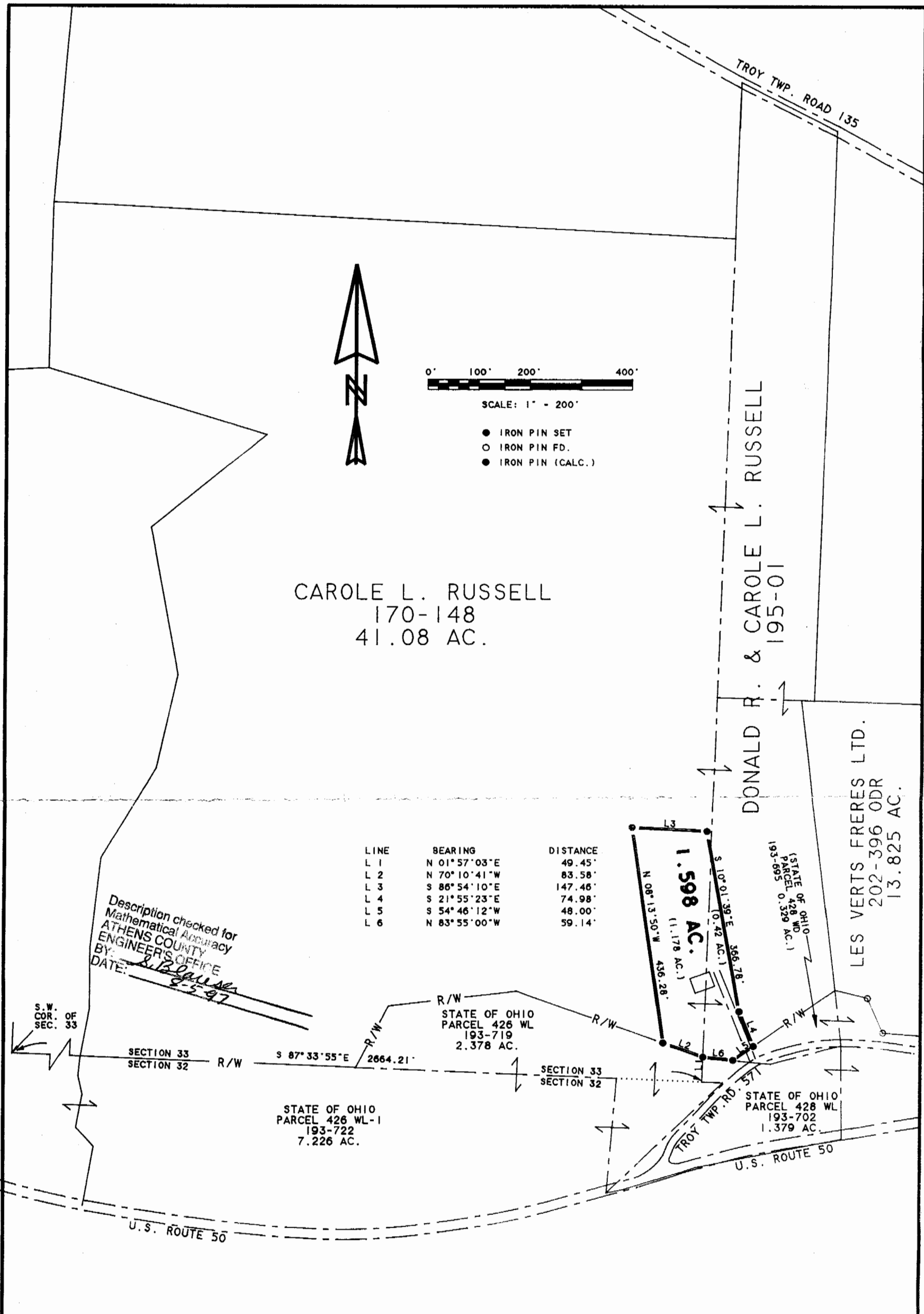
PROPERTY

CONSTRUCTION

SUBDIVISIONS

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LINE	BEARING	DISTANCE
L 1	N 01° 57' 03" E	49.45'
L 2	N 70° 10' 41" W	83.58'
L 3	S 86° 54' 10" E	147.46'
L 4	S 21° 55' 23" E	74.98'
L 5	S 54° 46' 12" W	48.00'
L 6	N 83° 55' 00" W	59.14'

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. B. Ballan*  
DATE: *2-5-97*

S.W.  
COR. OF  
SEC. 33

SECTION 33  
SECTION 32

STATE OF OHIO  
PARCEL 426 WL-1  
193-722  
7.226 AC.

R/W  
STATE OF OHIO  
PARCEL 426 WL  
193-719  
2.378 AC.

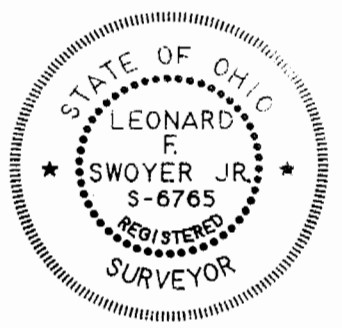
SECTION 33  
SECTION 32

STATE OF OHIO  
PARCEL 428 WL  
193-702  
1.379 AC.

TROY TWP. RD. 57  
U.S. ROUTE 50

PLAT OF SURVEY OF: A 1.598 ACRE TRACT  
SITUATED IN SECTION 33. TOWN 5N. RANGE 11W.  
TROY TOWNSHIP, ATHENS COUNTY, OHIO  
PREPARED BY: SOUTHEASTERN LAND SURVEYS  
\* APRIL 12, 1996 \*  
FOR: JEFFREY RUSSELL

*Leonard F. Swoyer*  
LEONARD F. SWOYER R.L.S. 6765



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