



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road  
Athens, Ohio 45701  
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Situated in Section 7, Troy Township, Town 5, Range 11, Athens County, Ohio and described as follows:

Commencing at an iron pin\* at the northeast corner of Lot 3 of the GRANDVIEW HEIGHTS SUBDIVISION, THE TRUE POINT OF BEGINNING; thence along the east line of the west portion of an 83.463 acre tract described in Volume 142 Page 694 of the Athens County Official Deed Records North 02 Degrees 49 Minutes 35 Seconds East a distance of 710.78 feet to a found iron pin on the west line of a 5.10 acre tract described in Volume 217 Page 910 of the Athens County Official Deed Records; thence along the west line of said 5.10 acre tract and the west line of the east portion of aforesaid 83.463 acre tract South 20 Degrees 58 Minutes 31 Seconds East a distance of 813.18 feet to a found iron pin; thence along the south line of said east portion of aforesaid 83.463 acre tract South 62 Degrees 30 Minutes 17 Seconds East, passing a found iron pin at 317.89 feet, for a total distance of 399.55 feet to a point in State Route 124; thence along said State Route 124 the following seven bearings and distances: 1) South 33 Degrees 00 Minutes 39 Seconds West a distance of 77.33 feet to a point ; thence 2) South 29 Degrees 57 Minutes 18 Seconds West a distance of 18.75 feet to a point; thence 3) South 25 Degrees 12 Minutes 13 Seconds West a distance of 133.23 feet to a point; thence 4) South 21 Degrees 12 Minutes 14 Seconds West a distance of 15.67 feet to a point; thence 5) South 43 Degrees 45 Minutes 08 Seconds West a distance of 28.70 feet to a point; thence 6) South 37 Degrees 01 Minutes 11 Seconds East a distance of 12.82 feet to a point; thence 7) South 21 Degrees 01 Minutes 38 Seconds West a distance of 78.33 feet to a point; thence leaving said road and along a new line which follows the centerline of a 50 foot wide private easement as shown on the plat of aforesaid GRANDVIEW HEIGHTS SUBDIVISION the following three bearings and distances: 1) North 59 Degrees 36 Minutes 00 Seconds West a distance of 254.22 feet to a point; thence 2) North 76 Degrees 24 Minutes 00 Seconds West a distance of 274.77 feet to a point; thence 3) North 60 Degrees 58 Minutes 57 Seconds West a distance of 56.06 feet to a point which lies on a line dividing Lots 3 and 4 of said GRANDVIEW HEIGHTS SUBDIVISION; thence leaving the centerline of said 50 foot wide easement and along the southerly line of said Lot 3 South 87 Degrees 56 Minutes 14 Seconds East ,passing an iron pin\* at 54.65 feet, for a total distance of 80.32 feet to a point at the southeast corner of said Lot 3; thence along the east line of said Lot 3 the following two bearings and distances: 1) North 11 Degrees 22 Minutes 15 Seconds West a distance of 198.82 feet to a point; thence 2) North 12 Degrees 47 Minutes 03 Seconds West a distance of 145.29 feet to the POINT OF BEGINNING and containing 7.587 acres and being a part of a 13.326 acre tract (remainder by deed) described in Volume 306 Page 2680 of the Athens County Official Deed Records.\*Denotes calculated location of an iron pin set by Southeastern Land Surveys in our previous survey of GRANDVIEW HEIGHTS SUBDIVISION (Envelope 517A - Athens County Recorder's Office).The above described 7.587 acre tract is subject to the aforesaid 50 foot wide private easement and to two ingress-egress easements described in Volume 306 Pages 2681 and 2682 of the Athens County Official 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 PS 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 2, 2003. Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 4-7-03

SUBDIVISIONS

Troy #7

