



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
740/593-8701

A NON-BUILDING PARCEL TO COMPLY WITH ATHENS COUNTY PLANNING COMMISSION REGULATIONS RELATIVE TO THE REVISION OF THE WOODLAND ACRES SUBDIVISION

Situated in Section 8, Troy Township, Town 5 North, Range 11 West, Athens County, Ohio and described as follows:

Commencing at a point in Athens County Road 62 at the southeast corner of Lot 1 of the Woodland Acres Subdivision at the northeast corner of a 29.90 acre tract described in Volume 317 Page 2210 of the Athens County Official Deed Records , THE TRUE POINT OF BEGINNING; thence leaving said road and along the south line of said Lot 1 and the north line of said 29.90 acre tract South 80 Degrees 04 Minutes 16 Seconds West ,passing a found iron pin at 30.00 feet, for a total distance of 99.91 feet to a point, said point is witnessed by a set iron pin which bears South 80 Degrees 04 Minutes 16 Seconds West a distance of 70.98 feet; thence along a new line North 61 Degrees 54 Minutes 39 Seconds West a distance of 1.59 feet to a point ; thence along a curve to the left having an arc length of 75.12 feet ,a radius of 113.21 feet, with a delta angle of 38 degrees 01 minutes 07 seconds, with a chord bearing of North 80 Degrees 55 Minutes 11 Seconds West, with a chord length of 73.75 feet to a point on the north line of aforesaid Lot 1 on the south line of Lot 4 of the Woodland Acres Subdivision in the centerline of the 50 foot wide private easement to said Woodland Acres Subdivision , thence along the north line of said Lot 1 and the south line of said Lot 4 and the centerline of said easement North 80 Degrees 04 Minutes 16 Seconds East a distance of 173.93 feet to a point in aforesaid Athens County Road 62 at the northeast corner of said Lot 1 and the southeast corner of said Lot 4; thence along said road and the east line of Lot 1 South 02 Degrees 59 Minutes 26 Seconds East a distance of 25.18 feet to the POINT OF BEGINNING and containing 0.071 acres and being a part of Lot 1 of the Woodland Acres Subdivision as described in Volume 342 Page 2095 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 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 December 19, 2003.

Subject to all easements and right of ways of record.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 12-22-03

Troy #8

PROPERTY

CONSTRUCTION

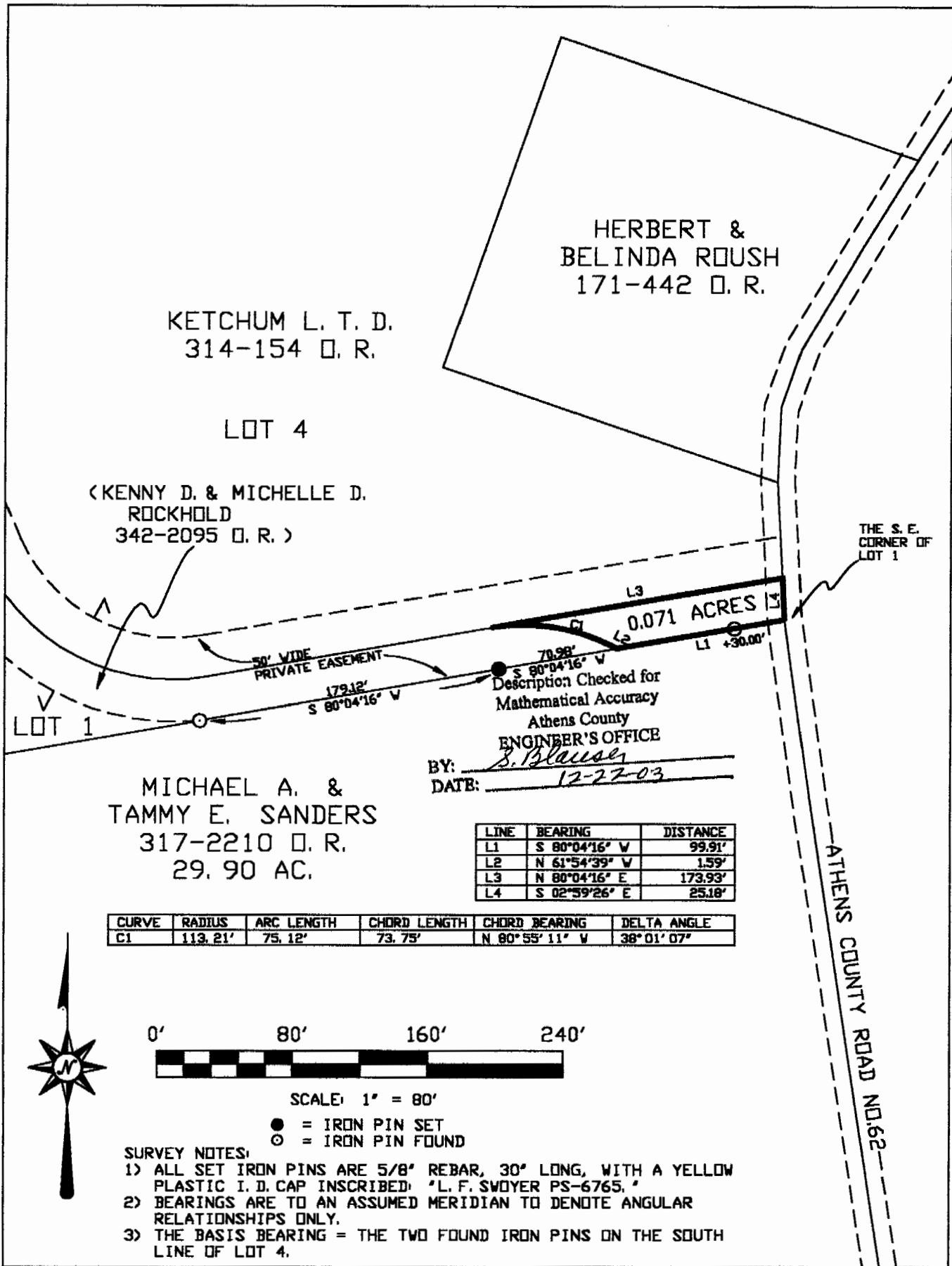
SUBDIVISIONS



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Plat of SURVEY OF A 0.071 AC. TRACT Scale: 1" = 80'

Surveyed for: MR. ROGER KETCHUM Date: 12 / 19 / 03

Subdivision ***

Township TROY Section 8 Town 5N Range 11W

Corporation --- County ATHENS Ohio

Leonard F. Swoyer Jr. Job No. 120311103

Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765

