



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

York # 24

Situated in Outlot 6 of the City of Nelsonville, Section 24, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a point at the northeast corner of Lot 1023 of George Freer's Addition to Nelsonville; thence on an assumed bearing along an arbitrary line North 79 degrees 28 minutes 30 seconds West, a distance of 428.09 feet to a set iron pin on the south railroad property line of a 1.91 acre tract described in Volume 43 Page 649 of the Athens County Official Deed Records on the west line of a 0.33 acre tract described in Volume 102 Page 20 of the Athens County Official Deed Records on the easterly line of the Fourth Tract of the tracts of land described in Volume 360 Page 29 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence leaving the south property line of the railroad and along the west line of said 0.33 acre tract and the east line of said Fourth Tract South 3 degrees 35 minutes 18 seconds West, passing a found iron pin at 0.85 feet and a set iron pin at 161.22 feet, for a total distance of 238.70 feet to a point in the Hocking River at the southwest corner of said 0.33 acre tract; thence along the Hocking River South 84 degrees 08 minutes 44 seconds West, a distance of 362.61 feet to a point on the east right of way line of the Hocking Parkway (Athens County Road 30) as described in Volume 360 Page 470; thence along the east right of way line of said Hocking Parkway the following three bearings and distances: 1) North 21 degrees 20 minutes 44 seconds West, a distance of 88.00 feet to a point; thence 2) North 8 degrees 27 minutes 56 seconds West, passing a set iron pin at 120.00 feet, for a total distance of 438.05 feet to a set iron pin; thence 3) North 8 degrees 32 minutes 52 seconds East, a distance of 19.24 feet to a set iron pin on aforesaid south railroad property line; thence along said south railroad property line on a non-tangential curve to the right a distance of 174.22 feet, said curve has a radius of 2244.96 feet, a central angle of 4 degrees 26 minutes 47 seconds, and a chord which bears South 65 degrees 13 minutes 29 seconds East a distance of 174.18 feet to a set iron pin on the west line of a 0.07 acre tract described in Volume 385 Page 681; thence along the west line of said 0.07 acre tract South 30 degrees 05 minutes 08 seconds West, a distance of 14.24 feet to a set iron pin at the southwest corner of said 0.07 acre tract; thence along the south line of said 0.07 acre tract South 59 degrees 54 minutes 52 seconds East, a distance of 70.47 feet to a set iron pin at the southeast corner of said 0.07 acre tract; thence along the east line of said 0.07 acre tract North 30 degrees 06 minutes 53 seconds East, a distance of 16.93 feet to a set iron pin on aforesaid south railroad property line; thence along said south railroad property line the following two bearings and distances: 1) along a non-tangential curve to the right a distance of 104.25 feet, said curve has a radius of 2244.96 feet, a central angle of 2 degrees 39 minutes 38 seconds, and a chord which bears South 59 degrees 52 minutes 16 seconds East a distance of 104.24 feet to to the point of curvature of a compound curve, concave to the Southwest, having a radius of 5679.61 feet, a central angle of 1 degrees 53 minutes 47 seconds, and a chord of 187.97 feet bearing South 57 degrees 35 minutes 34 seconds East; thence 2) Southeast along said curve, a distance of 187.98 feet to the point of beginning and containing 3.800 acres, and being a part of a the Fourth Tract of the tracts of land described in Volume 360 Page 29 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 R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated June 17, 1997.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: John J. Lambert  
DATE: 6/14/97

York # 24

PROPERTY

CONSTRUCTION

166

SUBDIVISIONS



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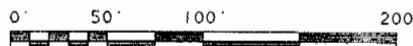
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CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	04° 26' 47"	2244.96'	174.22'	87.15'	174.18'	S 65° 13' 29" E
C 2	02° 39' 38"	2244.96'	104.25'	52.13'	104.24'	S 59° 52' 16" E
C 3	01° 53' 47"	5679.61'	187.98'	94.00'	187.97'	S 57° 35' 34" E

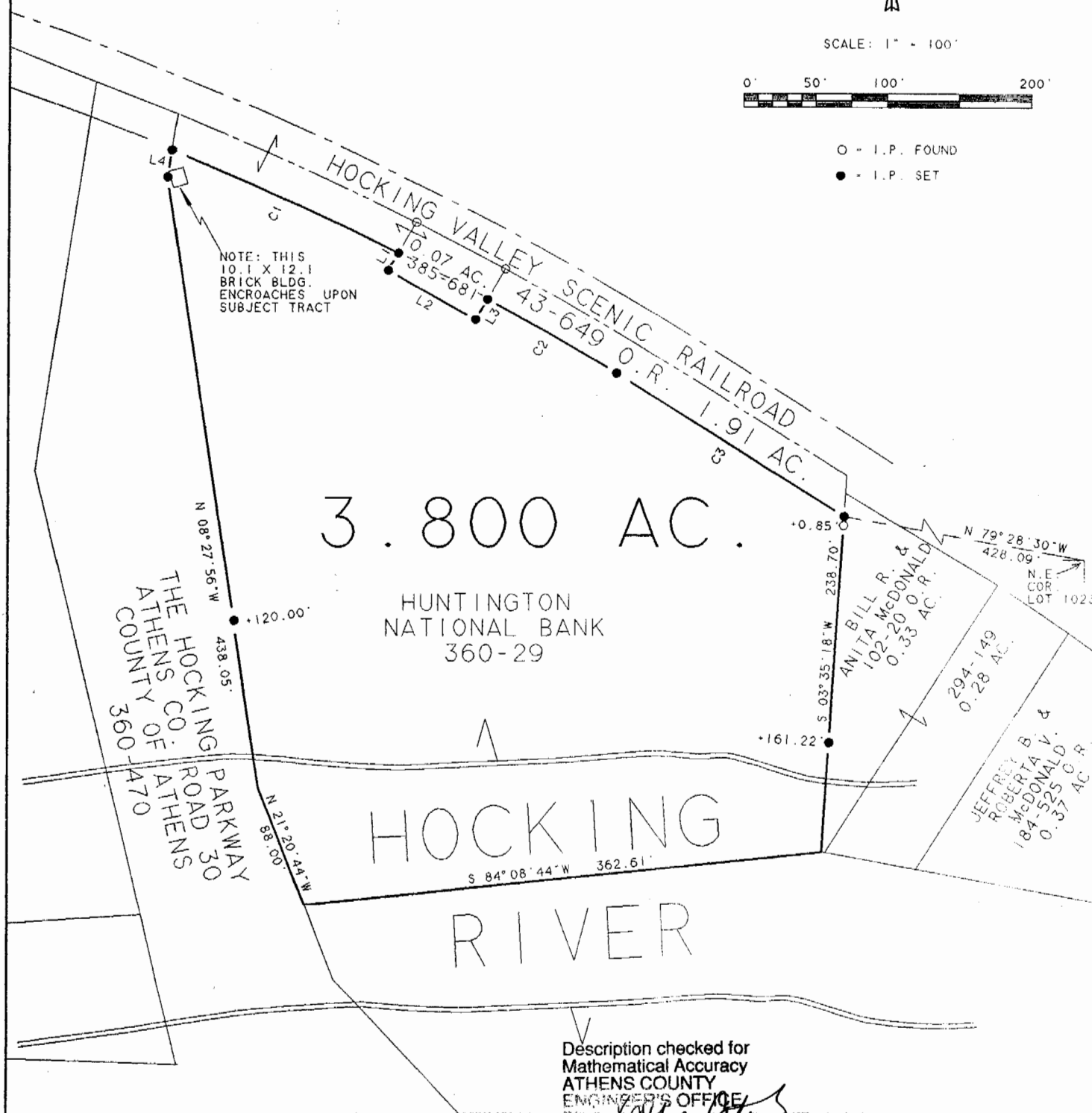
LINE	BEARING	DISTANCE
L 1	S 30° 05' 08" W	14.24'
L 2	S 59° 54' 52" E	70.47'
L 3	N 30° 06' 53" E	16.93'
L 4	N 08° 32' 52" E	19.24'



SCALE: 1" = 100'



O - I.P. FOUND  
● - I.P. SET



Plat of Survey of a 3.800 Acre Tract Scale 1" = 100'  
 Surveyed for Brooks Shoe Company Date 6/17/97  
 Subdivision Outlot 6  
 Township York Section 24 Town 12 Range 15  
 Corporation Nelsonville City County Athens State Ohio

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

167