



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT A

Situated in the City of Nelsonville, River Lots 651 and 652, Section 30, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a clay tile (calculated location) at the northwest corner of River Lot 652; thence along the west line of said River Lot 652 on an assumed bearing South 04°10'37" West 1,704.01 feet to a set iron pin on the west line of Tract I of the tracts of lands described in Volume 348 Page 247 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence on a line which is the extension of the south line of a 2.51 acre tract described in Volume 285 Page 301 of the Athens County Deed Records South 78°10'15" East (passing a found axle at the southwest corner of said 2.51 acre tract at 447.81 feet and a found axle on the south line of said 2.51 acre tract at 1,082.47 feet) for a total distance of 1132.98 feet to a point in Dorr Run Road; thence along said road the following four bearings and distances:

- 1) South 03°08'01" East 102.93 feet to a point; thence
- 2) South 06°19'57" East 123.00 feet to a point; thence
- 3) South 01°05'09" East 92.25 feet to a point; thence
- 4) South 00°09'37" East 19.03 feet to a point; thence leaving said road on a random line the following two bearings and distances:

1) North 78°10'15" West (passing a set iron pin at 20.00 feet) for a total distance of 648.78 feet to a set iron pin; thence

2) South 04°10'37" West 70.79 feet to a set iron pin at the northeast corner of a 1.00 acre tract described in Volume 58 Page 837 of the Athens County Official Deed Records; thence along the north line of said 1.00 acre tract and the north line of another 1.00 acre tract described in Volume 186 Page 423 of the Athens County Deed Records North 80°02'50" West 528.00 feet to a set iron pin on the west line of aforesaid Tract I which is also the west line of River Lot 652 and Nelsonville City; thence along the west lines of Tract I, River Lot 652, and Nelsonville City North 04°10'37" East

PROPERTY

76

CONSTRUCTION

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: Cheryl Fedges SUBDIVISIONS  
 DATE: 1/31/92

401 E #30



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415.99 feet to the point of beginning and containing 9.591 acres of which 7.512 acres are in River Lot 652 and 2.079 acres are in River Lot 651 and being a part of Tract I of the Tracts of land described in Volume 348 Page 247 of the Athens County Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 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 March 11, 1992.

Subject to all easements and right of ways of record.



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## TRACT B

Situated in the City of Nelsonville, River Lots 651 and 652, Section 30, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a clay tile (calculated location) at the northwest corner of River Lot 652; thence along the west line of said River Lot 652 on an assumed bearing South  $04^{\circ}10'37''$  West (passing a set iron pin at 1,704.01 feet) for a total distance of 2,120.00 feet to a set iron pin at the southwest corner of Tract I of the tracts of lands described in Volume 348 Page 247 of the Athens County Deed Records; thence along the southerly line of said Tract I South  $80^{\circ}02'50''$  East 528.00 feet to an iron pin set at the northeast corner of a 1.00 acre tract described in Volume 58 Page 837 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence on a random line the following two bearings and distances:

1) North  $04^{\circ}10'37''$  East 70.79 feet to a set iron pin; thence  
2) South  $78^{\circ}10'15''$  East (passing a set iron pin at 628.78 feet) for a total distance of 648.78 feet to a point in Dorr Run Road; thence along said road the following three bearings and distances:

1) South  $00^{\circ}09'37''$  East 89.00 feet to a point; thence  
2) South  $15^{\circ}18'43''$  East 106.41 feet to a found railroad spike; thence  
3) South  $26^{\circ}07'50''$  East 161.88 feet to a point at the intersection of Dorr Run Road and Buckeye Drive; thence along Buckeye Drive the following two bearings and distances:

1) North  $44^{\circ}16'20''$  West 259.06 feet to a point; thence  
2) North  $52^{\circ}42'59''$  West 29.31 feet a point on the easterly line of aforesaid Tract I; thence South  $21^{\circ}51'51''$  West 20.75 feet to a point at the intersection of the south right of way line of Buckeye Drive with the west side of the drainage right of way of the relocated channel of Dorr Run Creek granted to the State of Ohio; thence along the west side of said drainage right of way on a curve to the right 188.77 feet to a point on the north right of way line of U.S. Route 33 which is witnessed

PROPERTY

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CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Adges SUBDIVISIONS  
DATE: 7/31/93



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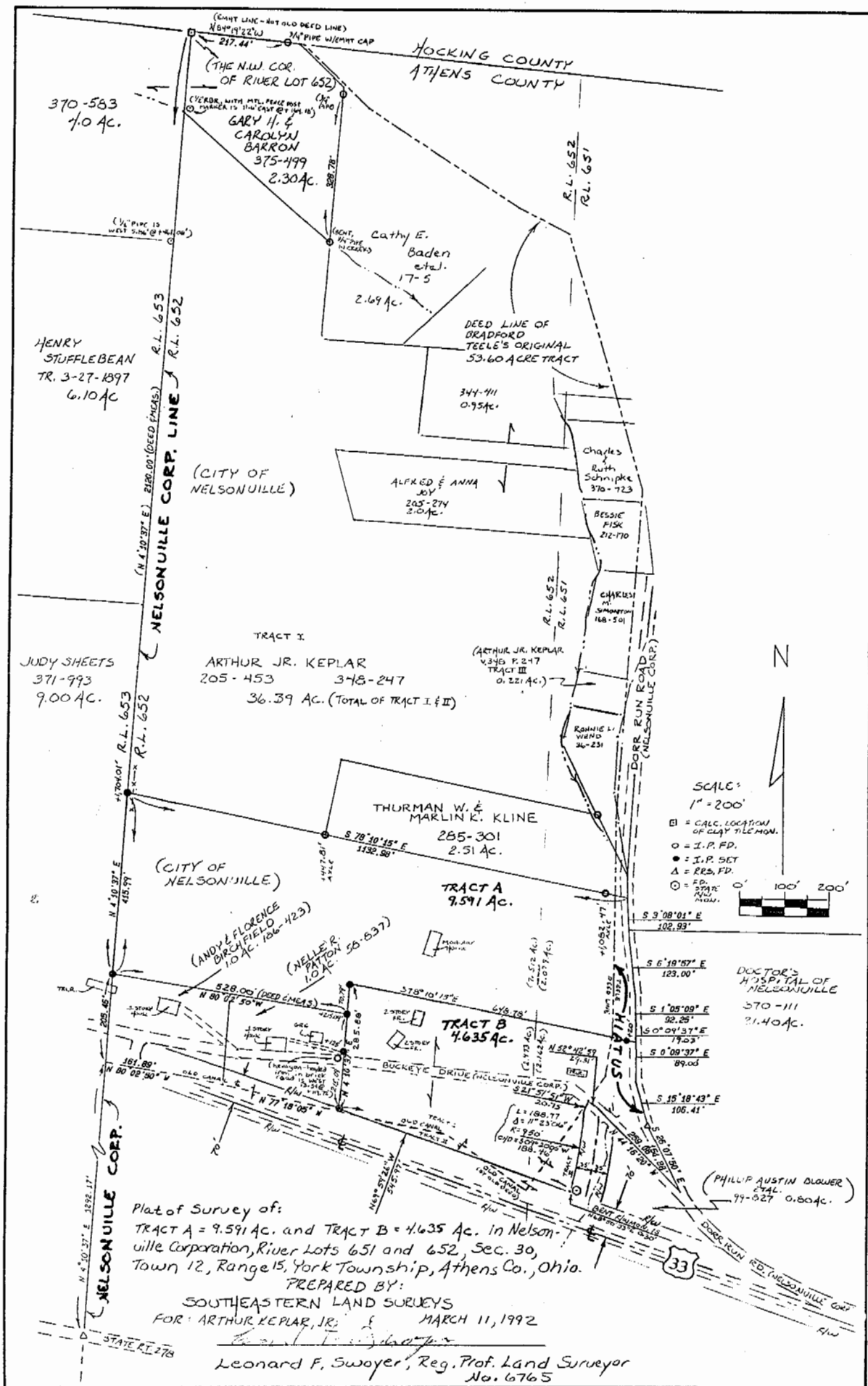
by a found, bent right of way monument which bears North  $68^{\circ}50'33''$  East 0.30 feet, said curve has a radius of 950 feet, a central angle of  $11^{\circ}23'06''$  and a chord which bears South  $09^{\circ}20'05''$  West 188.46 feet; thence along said north right of way line (which is 70 feet north of centerline of U.S. 33) North  $69^{\circ}59'26''$  West 545.97 feet to a set iron pin on the east line of aforesaid 1.00 acre tract; thence leaving said right of way line and along the east line of said 1.00 acre tract North  $04^{\circ}10'37''$  East (passing a set iron pin at 125.00 feet) for a total distance of 215.09 feet to the point of beginning and containing 4.635 acres of which 2.473 acres are in River Lot 652 and 2.162 acres are in River Lot 651 and being all of Tract II and being 2.473 acres out of Tract I of the tracts of lands described in Volume 348 Page 247 of the Athens County Deed Records.

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Subject to all easements and right of ways of record.

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