



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT A

Situated in Farm Lot 5 of Section 13, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin on the west line of said Section 13 at the southwest corner of said Farm Lot 5 at the southwest corner of a 64.80 acre tract (deed) described in Volume 4 Page 373 of the Athens County Official Deed Records at the northwest corner of Farm Lot 4 of said Section 13 and the northwest corner of a 28.57 acre tract described in Volume 372 Page 913 of the Athens County Deed Records on the east line of Section 19 and east line of Farm Lot 4 of said Section 19 and the east line of a 5.02 acre tract described in Volume 211 Page 538 of the Athens County Official Deed Records; thence on an assumed bearing along the west line of Section 13 and Farm Lot 5 and said 64.80 acre (deed) tract and the east line of Section 19 and Farm Lot 4 of Section 19 and said 5.02 acre tract North 0 degrees 01 minute 05 seconds East, a distance of 315.50 feet to a point in an existing pond at the northeast corner of said 5.02 acre tract and the southeast corner of a 5.13 acre tract described in Volume 211 Page 538 of the Athens County Official Deed Records, said point is witnessed by a found iron pin which bears South 87 degrees 26 minutes 08 seconds West a distance of 64.20 feet and said point is the THE TRUE POINT OF BEGINNING; thence continuing along the west line of Section 13 and Farm Lot 5 and said 64.80 acre tract (deed) and the east line of Section 19 and Farm Lot 4 of Section 19 and said 5.13 acre tract North 0 degrees 01 minute 07 seconds East, a distance of 377.57 feet to a found iron pin at the northeast corner of Farm Lot 4 of Section 19 and the northeast corner of said 5.13 acre tract at the southeast corner of Farm Lot 5 of Section 19 and southeast corner of a 3.11 acre tract described in Volume 338 Page 543 of the Athens County Deed Records; thence continuing along the west line of Section 13 and Farm Lot 5 and said 64.80 acre (deed) tract and the east line of Section 19 and Farm Lot 5 of Section 19 and said 3.11 acre tract and the east line of a 17.38 acre tract described in Volume 338 Page 555 of the Athens County Deed Records North 1 degrees 59 minutes 23 seconds East, a distance of 1304.45 feet to a set iron pin at the northwest corner of Farm Lot 5 at the northwest corner of said 64.80 acre tract at the southwest corner of Farm Lot 6 and the southwest corner of an 80.4 acre tract described in Volume 305 Page 829 of the Athens County Deed Records; thence along the north line of Farm Lot 5 and the north line of said 64.80 acre (deed) tract and the south line of Farm Lot 6 and said 80.4 acre tract South 88 degrees 31 minutes 08 seconds East, a distance of 83.06 feet to a point; thence along an arbitrary line the following line bearings and distances: 1) South 33 degrees 43 minutes 28 seconds East, passing a set iron pin at 5.96 feet, for a total distance of 95.35 feet to a set iron pin; thence 2) South 30 degrees 02 minutes 4 seconds West, a distance of 266.38 feet to a set iron pin; thence 3) South 40 degrees 28 minutes 49 seconds East, a distance of 252.75 feet to a set iron pin; thence 4) South 0 degrees 25 minutes 09 seconds West, a distance of 319.57 feet to a set iron pin; thence 5) North 73 degrees 27 minutes 48 seconds East, a distance of 253.12 feet to a set iron pin; thence 6) North 74 degrees 30 minutes 21 seconds East, a distance of 108.33 feet to a set iron pin; thence 7) South 27 degrees 14 minutes 57 seconds East, a distance of 221.85 feet to a set iron pin; thence 8) South 35 degrees 24 minutes 56 seconds East, a distance of 195.92 feet to a set iron pin; thence 9) South 70 degrees 13 minutes 50 seconds West, a distance of 1495.46 feet to the point of beginning and containing 32.735 acres, and being a part of a 64.80 acre (by deed) tract described as Parcel 1 in Volume 4 Page 373 of the Athens County Official Deed Records.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter bar 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 16, 1997.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: 8. B. [Signature]  
DATE: 6-18-97

SUBDIVISIONS

ALX#13  
67



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TRACT B

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

Situated in Farm Lots 4 and 5 of Section 13, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin on the west line of Section 13 at the southwest corner of said Farm Lot 5 at the southwest corner of a 64.80 acre (deed) tract described in Volume 4 Page 373 of the Athens County Official Deed Records at the northwest corner of Farm Lot 4 and the northwest corner of a 28.57 acre tract described in Volume 372 Page 913 of the Athens County Deed Records on the east line of Section 19 and Farm Lot 4 of Section 19 and east line of a 5.02 acre tract described in Volume 211 Page 538 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along the west line of Section 13 and Farm Lot 5 and said 64.80 acre (deed) tract and the east line of Section 19 and Farm Lot 4 of Section 19 and said 5.02 acre tract North 0 degrees 01 minute 05 seconds East, a distance of 315.50 feet to a point in an existing pond at the northeast corner of said 5.02 acre tract at the southeast corner of a 5.13 acre tract described in Volume 211 Page 538 of the Athens County Official Deed Records, said point is witnessed by a found iron pin which bears South 87 degrees 26 minutes 08 seconds West a distance of 64.20 feet; thence along an arbitrary line the following nine bearings and distances: 1) North 70 degrees 33 minutes 50 seconds East, a distance of 1495.46 feet to a set iron pin; thence 2) North 35 degrees 24 minutes 56 seconds West, a distance of 195.92 feet to a set iron pin; thence 3) North 27 degrees 14 minutes 57 seconds West, a distance of 221.85 feet to a set iron pin; thence 4) South 74 degrees 30 minutes 21 seconds West, a distance of 108.33 feet to a set iron pin; thence 5) South 73 degrees 27 minutes 48 seconds West, a distance of 253.12 feet to a set iron pin; thence 6) North 0 degrees 25 minutes 09 seconds East, a distance of 319.57 feet to a set iron pin; thence 7) North 40 degrees 28 minutes 49 seconds West, a distance of 252.75 feet to a set iron pin; thence 8) North 30 degrees 02 minutes 44 seconds East, a distance of 266.38 feet to a set iron pin; thence 9) North 33 degrees 43 minutes 28 seconds East, passing a set iron pin at 189.39 feet, for a total distance of 195.35 feet to a point on the north line of aforesaid Farm Lot 5 and the north line of aforesaid 64.80 acre (deed) tract on the south line of Farm Lot 6 and the south line of an 80.4 acre tract described in Volume 305 Page 829 of the Athens County Deed Records; thence along the north line of Farm Lot 5 and said 64.80 acre (deed) tract and the south line of Farm Lot 6 and said 80.4 acre tract South 88 degrees 31 minutes 08 seconds East, a distance of 271.62 feet to a point in Athens County Road 69; thence leaving the north line of said Farm Lot 5 and said 64.80 acre tract and along said road the following nine bearings and distances: 1) South 46 degrees 24 minutes 32 seconds East, a distance of 112.71 feet to a point; thence 2) South 43 degrees 49 minutes 11 seconds East, a distance of 171.29 feet to a point; thence 3) South 54 degrees 57 minutes 01 second East, a distance of 102.55 feet to a point; thence 4) South 66 degrees 35 minutes 04 seconds East, a distance of 155.65 feet to a point; thence 5) South 77 degrees 09 minutes 08 seconds East, a distance of 126.89 feet to a point; thence 6) South 81 degrees 01 minute 38 seconds East, a distance of 281.14 feet to a point; thence 7) South 77 degrees 50 minutes 35 seconds East, a distance of 475.63 feet to a point; thence 8) South 82 degrees 08 minutes 44 seconds East, a distance of 255.15 feet to a point; thence 9) South 79 degrees 29 minutes 04 seconds East, a distance of 210.98 feet to a point on the east line of Farm Lot 5 and the easterly line of a 31.5 acre (deed) tract at the southeast corner of a 3.50 acre tract described in Volume 74 Page 368 of the Athens County Deed Records at the northwest corner of a 53.63 acre tract described in Volume 305 Page 851 of the Athens County Deed Records on the west line of Farm Lot 2, and said point is witnessed by a found iron pin which bears North 03 degrees 02 minutes 59 seconds West 32.67 feet; thence leaving said road and along the east line of Farm Lot 5 and said 31.5 acre (deed) tract and the east line of a 30 acre (deed) tract described in Volume 4 Page 371 of the Athens County Deed Records and along the west line of Farm Lot 2 and said 53.63 acre tract South 2 degrees 57 minutes 58 seconds West, passing a set iron pin at 13.64 feet, for a total distance of 1472.86 feet to a set iron pin at the southeast corner of Farm Lot 5 at the southeast corner of said 30 acre (deed) tract on the north line of Farm Lot 1 and the northerly line of a 66.14 acre tract described in Volume 222 Page 150

PROPERTY

CONSTRUCTION

SUBDIVISIONS

ALX #13  
68

of the Athens County Official Deed Records; thence along the south line of Farm Lot 5 and said 30 acre (deed) tract and the north line of Farm Lot 1 and said 66.14 acre tract North 88 degrees 34 minutes 23 seconds West, a distance of 907.50 feet to a set iron pin at the northwest corner of Farm Lot 1 and the northwest corner of said 66.14 acre tract at the northeast corner of Farm Lot 4 and the northeast corner of a 26.25 acre (deed) tract described in Volume 4 Page 373 of the Athens County Official Deed Records; thence along the west line of Farm Lot 1 and said 66.14 acre tract and the east line of Farm Lot 4 and said 26.25 acre (deed) tract South 2 degrees 40 minutes 07 seconds West, a distance of 1389.41 feet to a found iron pin at the southeast corner of said 26.25 acre (deed) tract at the northeast corner of a 21.83 acre tract described in Volume 350 Page 359 of the Athens County Deed Records; thence leaving the east line of Farm Lot 4 and west line of Farm Lot 1 and along the south line of said 26.25 acre (deed) tract and the north line of said 21.83 acre tract the following four bearings and distances: 1) North 82 degrees 37 minutes 41 seconds West, a distance of 350.42 feet to a found iron pin; thence 2) North 85 degrees 41 minutes 09 seconds West, a distance of 333.84 feet to a found iron pin; thence 3) North 77 degrees 39 minutes 54 seconds West, a distance of 266.88 feet to a found iron pin; thence 4) North 65 degrees 52 minutes 01 second West, a distance of 200.36 feet to a set iron pin at the southwest corner of said 26.25 acre (deed) tract at the southeast corner of aforesaid 28.57 acre tract; thence along the west line of said 26.25 acre (deed) tract and the east line of said 28.57 acre tract the following five bearings and distances: 1) North 19 degrees 00 minutes 32 seconds East, a distance of 181.50 feet to a set iron pin; thence 2) North 23 degrees 00 minutes 32 seconds East, a distance of 264.00 feet to a set iron pin; thence 3) North 43 degrees 00 minutes 32 seconds East, a distance of 165.00 feet to a set iron pin; thence 4) North 33 degrees 00 minutes 32 seconds East, passing a set iron pin at 228.15 feet, for a distance of 495.00 feet to a point in an existing strip mine pond; thence 5) North 25 degrees 00 minutes 32 seconds East, a distance of 266.78 feet to a set iron pin on the north line of aforesaid Farm Lot 1 at the northwest corner of said 26.25 acre (deed) tract at the northeast corner of said 28.57 acre tract on the south line of aforesaid Farm Lot 5 at the southwest corner of aforesaid 30 acre (deed) tract at the southeast corner of aforesaid 64.80 acre (deed) tract; thence along the north line of Farm Lot 4 and said 28.57 acre tract and the south line of Farm Lot 5 and said 64.80 acre (deed) tract North 88 degrees 34 minutes 23 seconds West, a distance of 1439.04 feet to the point of beginning and containing 112.695 acres. Said 112.695 acre tract consists of 33.215 acres in 64.80 acre (deed) Parcel 1; 22.41 acres in 31.5 acre (deed) Parcel 3; and all 26.630 acres (survey) of 26.25 acre (deed) Parcel 2 of the parcels of land described in Volume 4 Page 373 of the Athens County Official Deed Records; and all 30.44 acres (survey) of a 30 acre (deed) tract described in Volume 4 Page 371 of the Athens County Official Deed Records. Said 112.695 acre tract contains a total of 86.065 acres in Farm Lot 5 and 26.630 acres in Farm Lot 4.

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 16, 1997.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauher  
DATE: 6-18-97

69



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT C

Situated in Farm Lot 5 of Section 13, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing a set iron pin on the west line of Section 13 at the northwest corner of said Farm Lot 5 at the northwest corner of a 64.80 acre (deed) tract described in Volume 4 Page 373 of the Athens County Official Deed Records at the southwest corner of Farm Lot 6 at the southwest corner of an 80.4 acre tract described in Volume 305 Page 829 of the Athens County Deed Records; thence on an assumed bearing along the north line of Farm Lot 5 and the north line of said 64.80 acre (deed) tract and the south line of said Farm Lot 6 and said 80.4 acre tract South 88 degrees 31 minutes 08 seconds East, a distance of 1154.68 feet to a point in Athens County Road 69, THE TRUE POINT OF BEGINNING; thence leaving said road and along the north line of Farm Lot 5 and said 64.80 acre (deed) tract and the north line of a 31.5 acre (deed) tract described in Volume 4 Page 373 of the Athens County Official Deed Records and along the south line of Farm Lot 6 and the south line of said 80.4 acre tract and the south line of Farm Lot 3 and south line of a 160.37 acre tract described in Volume 339 Page 562 of the Athens County Deed Records South 88 degrees 31 minutes 08 seconds East, a distance of 1475.47 feet to a set iron pin at the northwest corner of a 3.50 acre tract described in Volume 74 Page 368 of the Athens County Deed Records; thence leaving the south line of Farm Lot 3 and the north line of Farm Lot 5 and along the west line of said 3.50 acre tract South 2 degrees 57 minutes 58 seconds West, passing a set iron pin at 453.49 feet, for a total distance of 478.42 feet to a point in aforesaid Athens County Road 69 at the southwest corner of said 3.50 acre tract; thence along said road the following eight bearings and distances: 1) North 82 degrees 08 minutes 44 seconds West, a distance of 158.30 feet to a point; thence 2) North 77 degrees 50 minutes 35 seconds West, a distance of 475.63 feet to a point; thence 3) North 81 degrees 01 minute 38 seconds West, a distance of 281.14 feet to a point; thence 4) North 77 degrees 09 minutes 08 seconds West, a distance of 126.89 feet to a point; thence 5) North 66 degrees 35 minutes 04 seconds West, a distance of 155.65 feet to a point; thence 6) North 54 degrees 57 minutes 01 second West, a distance of 102.55 feet to a point; thence 7) North 43 degrees 49 minutes 11 seconds West, a distance of 171.29 feet to a point; thence 8) North 46 degrees 24 minutes 32 seconds West, a distance of 112.71 feet to the point of beginning and containing 11.251 acres, and being 1.01 acre of 64.80 acre (deed) Parcel 1, and 10.241 acres of 31.5 acre Parcel 3 of the parcels of land described in Volume 4 Page 373 of the Athens County Official Deed Records. All of the above described 11.251 acre tract is in Farm Lot 5.

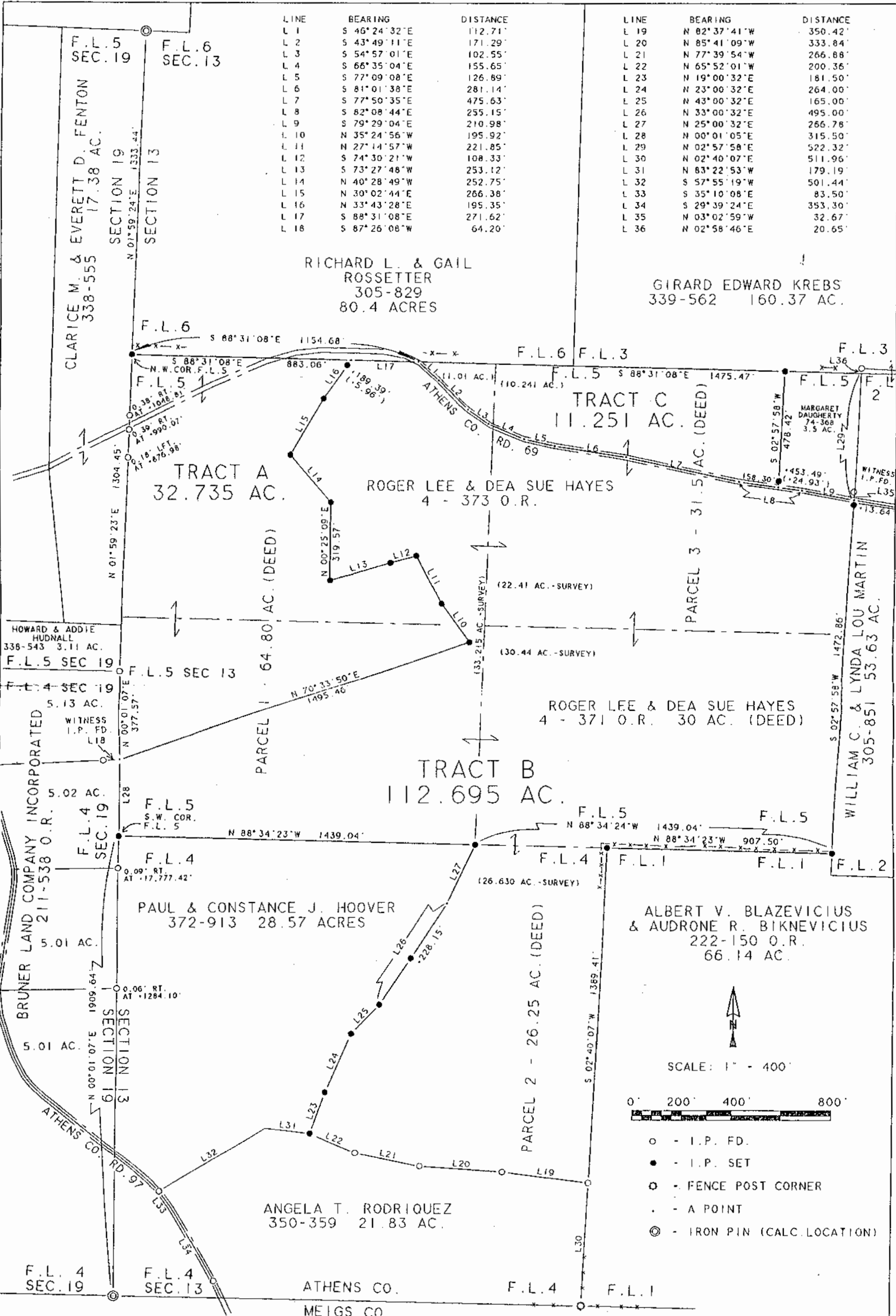
Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

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Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 6-18-97





SCALE: 1" = 400'  
 0' 200' 400' 800'  
 ○ - I.P. FD.  
 ● - I.P. SET  
 ⊙ - FENCE POST CORNER  
 . - A POINT  
 ⊗ - IRON PIN (CALC. LOCATION)

PLAT OF SURVEY OF: TRACTS A, B AND C, SITUATED IN FARM LOTS 4 AND 5, SECTION 13, TOWN 8, RANGE 14, ALEXANDER TOWNSHIP, ATHENS COUNTY, OHIO

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *S. Blausen*  
 DATE: 6-12-97

PREPARED BY: SOUTHEASTERN LAND SURVEYS  
 • JUNE 16, 1997  
 FOR: ROGER AND DEB HAYES  
*Leonard F. Swoyer*  
 LEONARD F. SWOYER, R.L.S. 6765

