



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Farm Lot 4, Section 33, Alexander Township, Village of Albany, Town 8, Range 14, Athens County, Ohio and described as follows:

Commencing at the southwest corner of Section 33; thence on an assumed bearing along an arbitrary line North 54 degrees 31 minutes 21 seconds East, a distance of 773.82 feet to an iron pin\* on the southerly line of a 50 foot wide ingress-egress easement described in Volume 112 Page 612 of the Athens County Official Deed Records on the north property line of a 5.007 acre tract described in Volume 235 Page 944 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along the southerly line of said 50 foot easement the following five bearings and distances: 1) along a non-tangential curve, concave to the Northwest 78.87 feet to a point, said curve has a radius of 142.02 feet, a central angle of 31 degrees 49 minutes 03 seconds, and a chord bearing North 58 degrees 11 minutes 30 seconds East, a distance of 77.86 feet; thence 2) North 42 degrees 17 minutes 00 seconds East, a distance of 55.10 feet to a point; thence 3) along a tangential curve to the right 76.59 feet to a point said curve has a radius of 102.41 feet, a central angle of 42 degrees 51 minutes 06 seconds, and a chord bearing North 63 degrees 42 minutes 33 seconds East, a distance of 74.82 feet; thence 4) North 84 degrees 37 minutes 54 seconds East, a distance of 50.39 feet to a point; thence 5) North 0 degrees 15 minutes 10 seconds West, a distance of 86.04 feet to an iron pin\* at the southwest corner of a 1.0 acre tract owned by Cecil Dillon; thence along the south line of said 1.0 acre tract South 89 degrees 50 minutes 49 seconds East, passing an iron pin\* at 93.46 feet, for a total distance of 398.26 feet to an iron pin\* at the southeast corner of said 1.0 acre tract on the west line of a 39.913 acre tract described in Volume 260 Page 136 of the Athens County Official Deed Records; thence along the west line of said 39.913 acre tract South 12 degrees 23 minutes 46 seconds West, a distance of 186.98 feet to an iron pin\* at the northeast corner of aforesaid 5.007 acre tract; thence along the north line of said 5.007 acre tract South 87 degrees 49 minutes 14 seconds West, a distance of 578.64 feet to the POINT OF BEGINNING and containing 1.996 acres, and being a part of the tracts of land described in Volume 112 Page 612 of the Athens County Official Deed Records. \*Denotes calculated location of monument based on previous survey.

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 Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated February 23, 1998.

Subject to all easements and right of ways of record

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

78  
ALX # 33

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Registered to: ATHENS COUNTY ENGINEER

File Name: C:\SIGHTSRV\LOTSPL~1\LEE\S05\T17-0-70.ZAK

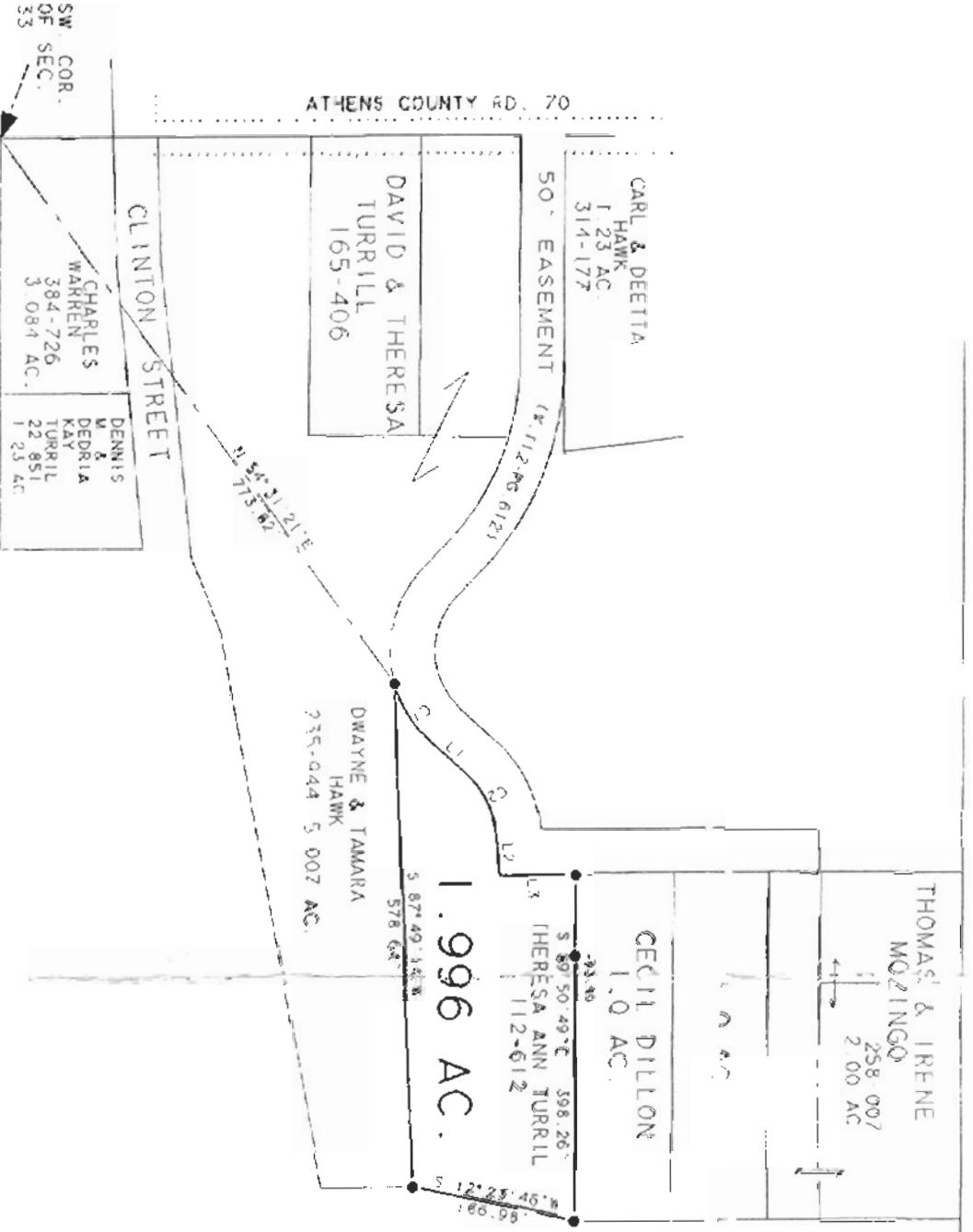
Point	Direction	Distance	Northing	Easting
Database opened: Tuesday, March 03, 1998 8:20 am.				
Assigned point				
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Start				
1			5000.00000	5000.00000
Raw:	s72.3340e	153.90		
TR	S 72°33'40.0" E	153.900		
2			4953.87795	5146.82632
Raw:	s04.2945w	186.10		
TR	S 4°29'45.0" W	186.100		
3			4768.35058	5132.23857
Raw:	n85.3015w	149.99		
TR	N 85°30'15.0" W	149.990		
4			4780.10778	4982.71008
Raw:	n04.2947e	220.58		
TR	N 4°29'47.0" E	220.580		
5			5000.00890	5000.00273
IN	S 17°03'45.3" W	0.009		
1			5000.00000	5000.00000

Area = 30498.0513 Sq. Feet or 0.7001 Acres

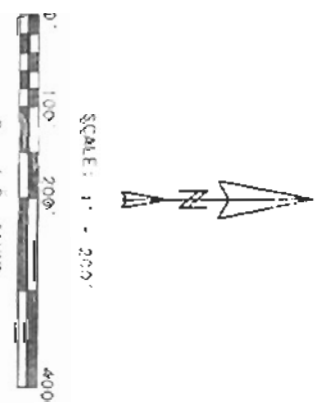
Database Saved: Tuesday, March 03, 1998 8:23 am.

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *[Signature]*  
DATE: 2-23-98



VILLAGE OF ALBANY  
280-136  
39.913 AC.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	31° 49' 03"	142.02'	78.87'	40.48'	77.86'	N 59° 11' 30"E
C 2	42° 51' 09"	102.41'	76.50'	40.19'	74.82'	N 63° 42' 33"E

LINE	BEARING	DISTANCE
L 1	N 42° 17' 00"E	55.19'
L 2	N 84° 37' 54"E	50.39'
L 3	N 00° 15' 10"W	86.04'

PLAT OF SURVEY OF 1.996 ACRES SITUATED IN F.L. 4, SECTION 33,  
T. 8. R. 14, ALEXANDER TWP, VILLAGE OF ALBANY, ATHENS COUNTY, OHIO  
PREPARED BY: SOUTHEASTERN LAND SURVEYS  
FOR: PAUL WHALEY  
FEBRUARY 23, 1998

LEONARD F. SWOYER, P.S. 6765



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