



SOUTHEASTERN LAND SURVEYS

17

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Sections 17, 18, 23 and 24, Town 6, Range 13, Ames Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of Section 23; thence on an assumed bearing along the north line of said Section 23 North 84 degrees 21 minutes 35 seconds West, a distance of 1518.00 feet to a set iron pin at the northeast corner of a 24.98 acre tract described in Volume 336 Page 505, THE TRUE POINT OF BEGINNING; thence continuing along the north line of said Section 23 and the north line of said 24.98 acre tract North 84 degrees 21 minutes 35 seconds West along said line, a distance of 643.50 feet to a found stone at the southeast corner of a 19.02 acre tract described in Volume 5 Page 190 of the Athens County Official Deed Records; thence along the east line of said 19.02 acre tract North 6 degrees 39 minutes 38 seconds East, a distance of 627.00 feet to a set iron pin at the northeast corner of said 19.02 acre tract; thence along the north line of said 19.02 acre tract North 79 degrees 46 minutes 24 seconds West, a distance of 645.50 feet to a set iron pin at the southeast corner of a 71.87 acre tract described in Volume 324 Page 647 of the Athens Deed Records, said set iron pin is witnessed by a found iron pin which bears South 7 degrees 48 minutes 33 seconds West a distance of 23.48 feet; thence along the east line of said 71.87 acre tract North 7 degrees 48 minutes 33 seconds East, a distance of 808.50 feet to a found iron pin in Athens County Road 37; thence leaving the east line of said 71.87 acre tract and along said Athens County Road 37 the following three bearings and distances: 1) North 84 degrees 09 minutes 50 seconds East, a distance of 246.92 feet to an iron pin*; thence 2) North 80 degrees 38 minutes 07 seconds East, a distance of 264.29 feet to a found iron pin; thence 3) North 87 degrees 15 minutes 55 seconds East, a distance of 281.08 feet to a found iron pin at the northwest corner of a 5.77 acre tract described in Volume 307 Page 238 of the Athens County Deed Records; thence leaving said road and along the west line of said 5.77 acre tract South 25 degrees 44 minutes 30 seconds East, a distance of 470.13 feet to a found iron pin at the southwest corner of said 5.77 acre tract; thence along the south line of said 5.77 acre tract South 88 degrees 58 minutes 22 seconds East, a distance of 379.47 feet to a found iron pin at the southeast corner of said 5.77 acre tract; thence along the east line of said 5.77 acre tract North 32 degrees 07 minutes 23 seconds East, a distance of 412.05 feet to a found iron pin on the north edge of pavement of aforesaid Athens County Road 37 and on the west edge of the concrete bridge on the north property line of a 14.05 acre tract described in Volume 376 Page 609 of the Athens County Deed Records; thence leaving the north property line of said 14.05 acre tract and along the southerly line of said 14.05 acre tract and the southerly line of a 27.90 acre tract also described in said Volume 376 Page 609 of the Athens County Deed Records and along said Athens County Road 37 the following eleven bearings and distances: 1) South 51 degrees 05 minutes 53 seconds East, a distance of 61.37 feet to a point; thence 2) South 41 degrees 37 minutes 30 seconds East, a distance of 88.78 feet to a point; thence 3) South 31 degrees 32 minutes 39 seconds East, a distance of 142.08 feet to a point; thence 4) South 43 degrees 35 minutes 53 seconds East, a distance of 442.70 feet to a point; thence 5) South 46 degrees 02 minutes 38 seconds East, a distance of 264.18 feet to a

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point; thence 6) South 39 degrees 41 minutes 19 seconds East, a distance of 326.75 feet to a point; thence 7) South 31 degrees 53 minutes 08 seconds East, a distance of 134.84 feet to a point; thence 8) South 24 degrees 23 minutes 44 seconds East, a distance of 141.68 feet to a point; thence 9) South 28 degrees 21 minutes 26 seconds East, a distance of 188.95 feet to a point; thence 10) South 38 degrees 08 minutes 40 seconds East, a distance of 230.79 feet to a point; thence 11) South 45 degrees 38 minutes 45 seconds East, a distance of 53.23 feet to a point; thence leaving said road and continuing along the southerly line of said 27.90 acre tract the following two bearings and distances: 1) South 43 degrees 09 minutes 51 seconds West, passing a set iron pin at 11.50 feet, for a total distance of 59.04 feet to a set iron pin; 2) thence South 46 degrees 30 minutes 46 seconds East, a distance of 63.17 feet to a set iron pin; thence leaving the southerly line of said 27.90 acre tract and along an arbitrary line the following thirteen bearings and distances:

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1) South 73 degrees 26 minutes 52 seconds West, a distance of 784.08 feet to a set iron pin in a field fence; thence 2) North 53 degrees 09 minutes 34 seconds West, a distance of 174.14 feet to a point in a field fence; thence 3) North 63 degrees 18 minutes 15 seconds West, a distance of 237.91 feet to a point in a field fence; thence 4) North 63 degrees 19 minutes 26 seconds West, a distance of 129.70 feet to a set iron pin; thence 5) North 66 degrees 21 minutes 00 seconds West, a distance of 64.77 feet to a set iron pin; thence 6) South 57 degrees 18 minutes 46 seconds West, a distance of 42.92 feet to a set iron pin; thence 7) South 18 degrees 12 minutes 44 seconds West, a distance of 57.58 feet to a set iron pin; thence 8) South 25 degrees 20 minutes 45 seconds East, a distance of 54.21 feet to a set iron pin; thence 9) South 19 degrees 57 minutes 54 seconds West, a distance of 124.00 feet to a set iron pin; thence 10) North 70 degrees 16 minutes 46 seconds West, a distance of 158.00 feet to a set iron pin; thence 11) North 8 degrees 17 minutes 06 seconds West, a distance of 69.99 feet to a set iron pin; thence 12) North 32 degrees 56 minutes 47 seconds West, a distance of 120.21 feet to a set iron pin; thence 13) North 78 degrees 38 minutes 14 seconds West, a distance of 215.59 feet to the POINT OF BEGINNING and containing 78.913 acres, and being a part of the tracts of land described in Volume 162 Page 261 of the Athens County Official Deed Records. The above described 78.913 acre tract consists of 20.048 acres from Parcel I Tract I, 1.997 acres from Parcel I Tract III, 0.872 acres from Parcel II Tract I (being all of the remainder of said tract), and 55.996 acres from Parcel II Tract II (being all of the remainder of said tract) of the tracts described in said Volume 162 Page 261 of the Athens County Official Deed Records. The above described 78.913 acre tract further consists of a total of 0.054 acres in Section 17, 1.943 acres in Section 18, 3.297 acres in Section 23 and 73.619 acres in Section 24.

*Denotes calculated location based on a survey by Gerald Hann, Registered Surveyor Number 5062.

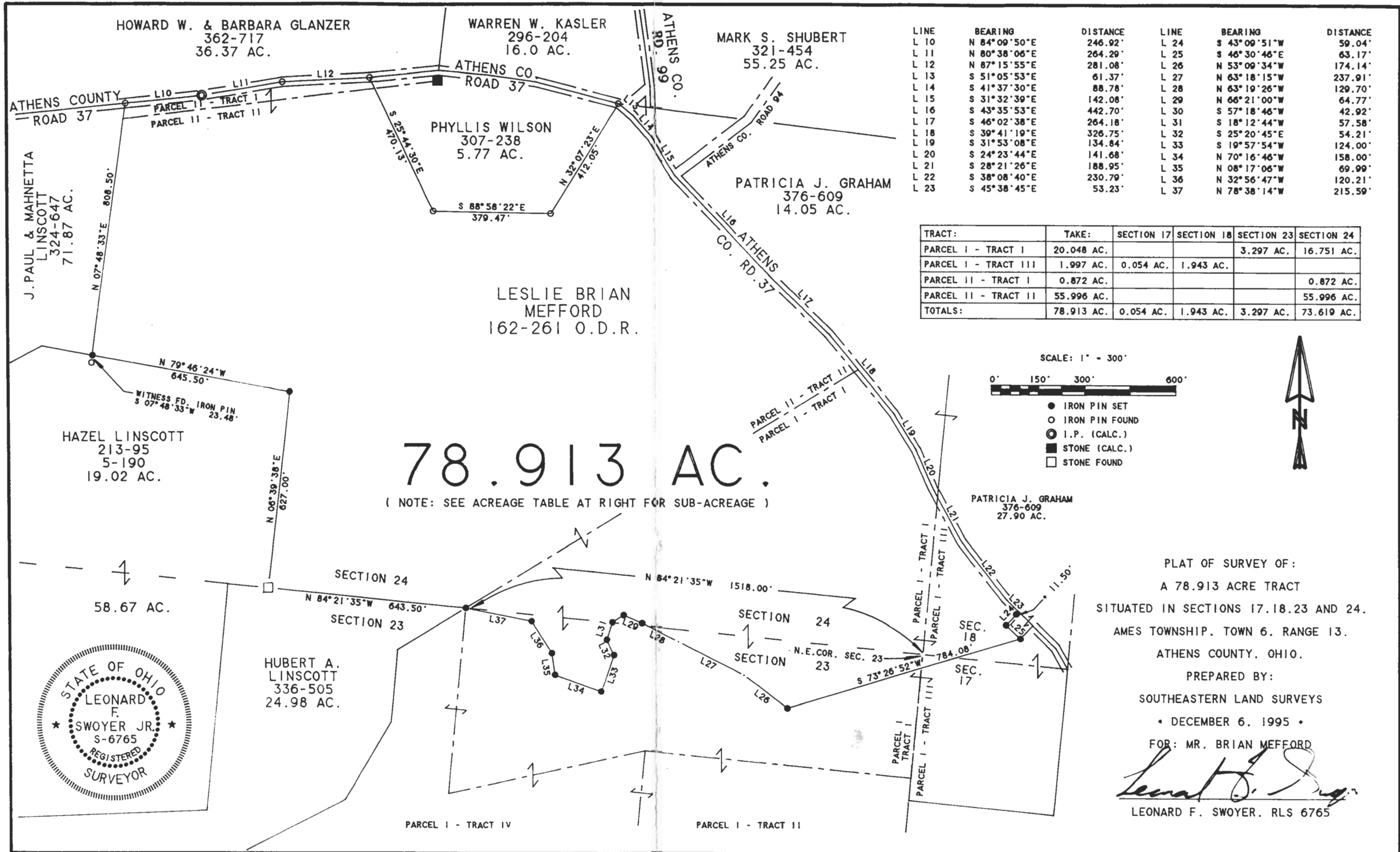
Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

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 December 6, 1995.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blauer
DATE: 12-11-95

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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 10	N 84°09'50"E	246.92'	L 24	S 43°09'51"W	59.04'
L 11	N 80°38'06"E	264.29'	L 25	S 46°30'46"E	63.17'
L 12	N 87°15'55"E	281.08'	L 26	N 53°09'34"W	174.14'
L 13	S 51°05'53"E	61.37'	L 27	N 63°18'15"W	237.91'
L 14	S 41°37'30"E	88.78'	L 28	N 63°19'26"W	129.70'
L 15	S 31°32'39"E	142.08'	L 29	N 66°21'00"W	64.77'
L 16	S 43°35'53"E	442.70'	L 30	S 57°18'46"W	42.92'
L 17	S 46°02'38"E	264.18'	L 31	S 18°12'44"W	57.58'
L 18	S 39°41'19"E	326.75'	L 32	S 25°20'45"E	54.21'
L 19	S 31°53'08"E	134.84'	L 33	S 19°57'54"W	124.00'
L 20	S 24°23'44"E	141.68'	L 34	N 70°16'46"W	158.00'
L 21	S 28°21'26"E	188.95'	L 35	N 08°17'06"W	69.99'
L 22	S 38°08'40"E	230.79'	L 36	N 32°56'47"W	120.21'
L 23	S 45°38'45"E	53.23'	L 37	N 78°38'14"W	215.59'

TRACT:	TAKE:	SECTION 17	SECTION 18	SECTION 23	SECTION 24
PARCEL I - TRACT I	20.048 AC.			3.297 AC.	16.751 AC.
PARCEL I - TRACT III	1.997 AC.	0.054 AC.	1.943 AC.		
PARCEL II - TRACT I	0.872 AC.				0.872 AC.
PARCEL II - TRACT II	55.996 AC.				55.996 AC.
TOTALS:	78.913 AC.	0.054 AC.	1.943 AC.	3.297 AC.	73.619 AC.

78.913 AC.

(NOTE: SEE ACREAGE TABLE AT RIGHT FOR SUB-ACREAGE)

SCALE: 1" = 300'



- IRON PIN SET
- IRON PIN FOUND
- ⊙ I.P. (CALC.)
- STONE (CALC.)
- STONE FOUND



PLAT OF SURVEY OF:
 A 78.913 ACRE TRACT
 SITUATED IN SECTIONS 17, 18, 23 AND 24,
 AMES TOWNSHIP, TOWN 6, RANGE 13,
 ATHENS COUNTY, OHIO.

PREPARED BY:
 SOUTHEASTERN LAND SURVEYS
 • DECEMBER 6, 1995 •
 FOR: MR. BRIAN MEFFORD

Leonard F. Swoyer
 LEONARD F. SWOYER, RLS 6765

