



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
740/593-8701

Situated in Lease Lot 7 in Section 1 and Section 2, Town 9, Range 14, City of Athens, Athens Township, Athens County, Ohio and described as follows:

Commencing at a 1-inch iron pipe at the northwest corner of Lease 7;

Thence with the west line of the Lease Lot 7 South 05 Degrees 28 Minutes 57 Seconds West (passing a 1/4-inch rebar at a three way fence intersection at 80.39 feet which is 0.11 feet east of line) for a total distance of 457.24 feet to a 1 1/2-inch square bolt at the northwest corner of Lot 1600 of Phase One of Oakmont Subdivision and the southwest corner of a 3.02 acre tract described in Volume 67 Page 960 of the Athens County Official Deed Records;

Thence leaving the west line of Lease Lot 7 and with the north line of the said subdivision and the south line of the said 3.02 acre tract North 72 Degrees 19 Minutes 36 Seconds East for a distance of 406.03 feet to a bent, found 5/8-inch rebar at the southeast corner of the said 3.02 acre tract and the southwest corner of a 0.58 acre tract described as Tract One in Volume 379 Page 777 of the Athens County Deed Records, the said rebar is the TRUE POINT OF BEGINNING;

thence with the east line of the said 3.02 acre tract and the west line of the said 0.58 acre tract North 17 Degrees 53 Minutes 32 Seconds West for a distance of 93.18 feet to a set iron pin;

thence leaving the west line of the said 0.58 acre tract on a new property line North 65 Degrees 42 Minutes 07 Seconds East (passing a set iron pin at 103.40 feet and crossing the east line of the said 0.58 acre tract and the west line of a 0.124 acre tract as Tract Two described in Volume 379 Page 777 of the Athens County Deed Records at 117.09 feet) for a total distance of 141.44 feet to a point on the east line of the said 0.124 acre tract;

Thence with the east line of the said 0.124 acre tract South 22 Degrees 00 Minutes 00 Seconds East for a distance of 108.83 feet to a point at the southeast corner of the said 0.124 acre tract on the north line of the said Oakmont Subdivision;

thence with the north line of the said subdivision and the south line of the said 0.124 acre tract South 70 Degrees 00 Minutes 00 Seconds West for a distance of 21.39 feet to a point at the southwest corner of the said 0.124 acre tract and the southeast corner of the said 0.58 acre tract;

thence continuing along the north line of the said subdivision and the south line of the said 0.58 acre tract South 72 Degrees 16 Minutes 44 Seconds West (passing a set iron pin at 16.31 feet) for total a distance of 126.98 feet to the place of beginning having a total area of 0.336 acres there being 0.3241 acre in Section 1 and 0.0123 acre in Section 2 and being part of a 0.58 acre tract and a 0.124 acre tract described in Volume 379 Page 777 of the Athens County Official Deed Records. This leaves a remainder of 0.300 acre to Original Tract One and 0.067 acre to Original Tract Two.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 2-29-2000

PROPERTY

CONSTRUCTION

000146

SUBDIVISIONS

ATH
CITY
142



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Note:

Unless otherwise noted all set iron pins are 5/8" in diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.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 field survey performed by Southeastern Land Surveys.

Subject to all easements and right of ways of record.

000147

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3428 PLEASANT HILL ROAD ATHENS, OHIO 45701 1-(740) 593-8701



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ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blaney*
DATE: 2-29-2000

0.404 AC.

L.L. 11 1" IRON PIPE

N.W. COR.
L.L. 7

314.97'
N 65°47'28"E

L.L. 11
L.L. 7

N 68°50'00" E
24.30'

3/4" REBAR
+ 80.39'
0.11' EAST OF LINE

SUZANNA I. BROOKS
379-777
TRACT 2
ORIGINAL 0.124 AC.
0.067 REMAINING

SEC. 2
SEC. 1

WILLIAM W. &
BARBARA W. REEVES
67-960 D.R.
3.02 AC.

SUZANNA I. BROOKS
379-777
TRACT 1
ORIGINAL 0.580 AC.
0.300 REMAINING

S 22°00'00" E
35.77'

TRACT 2 0.0566 AC.

N 65°42'07" E
24.34'

SUB-ACREAGE CHART

TRACT 1	
0.2775 ACRE	SECTION 1
0.0023 ACRE	SECTION 2
0.2798 ACRE TOTAL	(SEC. 1 & 2)
TRACT 2	
0.0466 ACRE	SECTION 1
0.0100 ACRE	SECTION 2
0.0566 ACRE TOTAL	(SEC. 1 & 2)

TOTAL
0.336 ACRE
TRACT 1 0.2798 AC.

BENT, FOUND
5/8" REBAR

GORE
CARROLL
ROAD

1 1/2" SQUARE
BOLT

OAKMONT SUBDIVISION PHASE I

3596 3598 3597

3599

3600

N 72°19'36" E
406.03'

● 5/8" IRON PIN SET



1-INCH = 60-FEET

ROXBURY DRIVE



PLAT OF 0.336 ACRE TOTAL SCALE 1" = 60'
 SURVEYED FOR GEORGE LEDBETTER DATE 02-14-2000
 SUBDIVISION N/A
 TOWNSHIP ATHENS SECTION 1 & 2 TOWN 9 RANGE 14
 CORPORATION ATHENS CITY COUNTY ATHENS STATE OHIO
Leonard F. Swoyer Jr.
 LEONARD F. SWOYER JR. REG. PROF. LAND SURVEYOR NO. 6765

000150

000150

457.24'

L.L. 7

L.L. 6

L.L. 7

L.L. 11