



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LOT B

Situated in Lease Lot 209, Section 11, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a found stone at the northeast corner of said Lease Lot 209 and the grantor's northeast property corner; thence along the east line of Lease Lot 209 and the grantor's east property line on an assumed bearing South 4 degrees 23 minutes 44 seconds West, a distance of 732.36 feet to an iron pin set at the northeast corner of a 2.0 acre tract described in Volume 212 Page 40 of the Athens County Deed Records; thence leaving the east line of Lease Lot 209 and along the grantor's easterly property line and the north line of said 2.0 acre tract North 85 degrees 36 minutes 16 seconds West, a distance of 203.45 feet to an iron pin set at the northwest corner of said 2.0 acre tract; thence along the grantor's east property line and the west line of said 2.0 acre tract South 4 degrees 23 minutes 44 seconds West, passing a set iron pin at 204.05 feet, for a total distance of 242.36 feet to a point in Athens Township Road 533; thence leaving the grantor's east property line and leaving the west line of said 2.0 acre tract and along said road the following two bearings and distances: 1) North 51 degrees 41 minutes 07 seconds West, a distance of 21.94 feet to a point; thence 2) North 56 degrees 25 minutes 25 seconds West, a distance of 94.08 feet to a point, THE TRUE POINT OF BEGINNING; thence leaving said road along an arbitrary line the following two bearings and distances: 1) South 39 degrees 21 minutes 10 seconds West, passing a set iron pin at 23.87 feet, for a total distance of 527.42 feet to an iron pin set; thence 2) North 57 degrees 29 minutes 52 seconds West, a distance of 558.69 feet to an iron pin set in a ravine; thence along said ravine the following three bearings and distances: 1) North 31 degrees 16 minutes 23 seconds East, a distance of 47.81 feet to a point; thence 2) North 62 degrees 15 minutes 18 seconds East, a distance of 90.84 feet to a point; thence 3) North 50 degrees 11 minutes 35 seconds East, a distance of 132.11 feet to a point near the intersection of two ravines; thence leaving the ravine and along an arbitrary line the following two bearings and distances: 1) North 75 degrees 33 minutes 52 seconds East, passing a set iron pin at 58.83 feet, for a total distance of 228.98 feet to an iron pin set; thence 2) North 59 degrees 24 minutes 29 seconds East, passing a set iron pin at 79.39 feet, for a total distance of 150.06 feet to a point in aforesaid Athens Township Road 533; thence along said road the following four bearings and distances: 1) South 53 degrees 52 minutes 04 seconds East, a distance of 14.20 feet to a point; thence 2) South 55 degrees 11 minutes 52 seconds East, a distance of 119.37 feet to a point; thence 3) South 41 degrees 09 minutes 23 seconds East, a distance of 79.47 feet to a point; thence 4) South 56 degrees 25 minutes 25 seconds East, a distance of 103.46 feet to the POINT OF BEGINNING and containing 5.724 acres, and being a part of an 88.83 acre tract (87.4487 acres by survey) described in Volume 182 Page 570 of the Athens County Official Deed Records.

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 May 10, 1995.

Subject to all easements and right of ways of record. Also subject to a 30 foot sewage easement along existing drainage paths.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 5/12/95

PROPERTY

CONSTRUCTION

SUBDIVISIONS

61

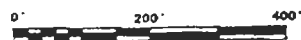
Athens # 11

RICHARD H. & WALTRAUD BALD 328-679 50.15 AC.

L.L. 206

L.L. 207

VIRGIL JOHNSON ETAL
249-35
95.67 AC.



SCALE: 1" = 200'
• - I.P. FD.
• - I.P. SET
□ - STONE FD.

**KENNETH A. HOLROYD &
ANN C. BROWN
190-76
19.06 AC.**

L.L. 49

L.L. 209

LOT D
7.909 AC.

THE N.E. COR.
L.L. 209
L.L. 209

LOT E
10.104 AC.

**RICHARD &
RIETA F.
SHOEMAKER
337-265
32.07 AC.**

LOT C
15.059 AC.

PLAT OF SURVEY OF:
LOTS A - E, INCLUSIVE

- LOT A - 5.557 AC.
- LOT B - 5.724 AC.
- LOT C - 15.059 AC.
- LOT D - 7.909 AC.
- LOT E - 10.104 AC.

TOTAL AC. - 44.353 AC.

LOTS A, B, C, D, E ARE SITUATED IN LEASE LOT 209,
SECTION 11, TOWN 9, RANGE 14, ATHENS
TOWNSHIP, ATHENS COUNTY, OHIO.

PREPARED BY:

SOUTHEASTERN LAND SURVEYS

MAY 10, 1995

FOR: SOLE & BLOOM REALTORS, INC.

Leonard F. Swoyer
LEONARD F. SWOYER, R.L.S. 6765

**DIVERSIFIED
PROPERTIES
190-925
6.07 AC.**

LINE	BEARING	DISTANCE
L 1	S 29° 23' 25" E	94.08'
L 2	S 51° 41' 07" E	21.84'
L 3	N 31° 16' 25" E	47.81'
L 4	N 68° 13' 18" E	90.84'
L 5	S 33° 11' 32" E	119.37'
L 6	S 41° 08' 23" E	76.47'
L 7	S 50° 23' 25" E	105.40'
L 8	N 23° 07' 44" E	51.69'
L 9	S 61° 30' 30" E	82.30'
L 10	N 53° 52' 04" W	201.65'
L 11	N 47° 29' 29" W	12.39'
L 12	N 86° 43' 04" W	3.27'

LOT B
5.724 AC.

OHIO
UNIV.
212-40

2.0 AC.

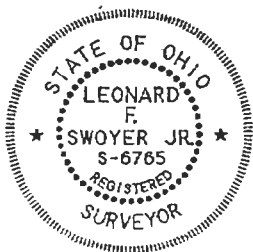
LOT A
5.557 AC.

**DIVERSIFIED PROPERTIES
182-570
88.83 ACRES DEED
87.4487 AC. BY SURVEY**

**KIM S.
PAWLUSIA
8.37 AC
108-640**

30' SEWAGE EASEMENTS FOR EFFLUENT AND STORM
ARE TO FOLLOW EXISTING DRAINAGE PATTERNS

**CHARLES
PAWLUSIAK
108-843
7.3 AC.**



ATHENS COUNTY
ROAD 20