



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LOT D

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 Lease Lot 209 at the grantor's northeast property corner; thence along the north line of said Lease Lot 209 and the grantor's north property line on an assumed bearing North 86 degrees 59 minutes 11 seconds West, a distance of 531.14 feet to an iron pin set, THE TRUE POINT OF BEGINNING; thence on an arbitrary line South 6 degrees 10 minutes 07 seconds West, passing a set iron pin at 710.03 feet, for a total distance of 737.64 feet to a point in Athens Township Road 533; thence along said road the following two bearings and distances: 1) North 53 degrees 52 minutes 04 seconds West, a distance of 201.45 feet to a point; thence 2) North 61 degrees 30 minutes 39 seconds West, a distance of 82.50 feet to an iron pin set; thence leaving said road and along an arbitrary line the following two bearings and distances: 1) North 45 degrees 46 minutes 11 seconds West, passing a set iron pin at 115.66 feet, for a total distance of 549.89 feet to an iron pin set; thence 2) North 3 degrees 36 minutes 15 seconds East, a distance of 228.65 feet to an iron pin set in a ravine on the north line of aforesaid Lease Lot 209 and the grantor's north property line; thence along the grantor's north property line and the north line of Lease Lot 209 South 86 degrees 59 minutes 11 seconds East, a distance of 695.09 feet to the POINT OF BEGINNING and containing 7.909 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.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: AJane
DATE: 5/12/15

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Athens #11

67

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

LL. 206

LL. 207

**VIRGIL JOHNSON ETAL
249-35
95.67 AC.**



0" 200" 400"

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

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

ADJ LOTS ARE SITUATED IN LEASE LOT 209.
SECTION 11, TOWN 9, RANGE 14, ATHENS
OWNSHIP, 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 54° 25' 25" E	94.08'
L 2	S 31° 41' 07" E	21.94'
L 3	N 31° 18' 23" E	42.81'
L 4	N 68° 15' 18" E	96.84'
L 5	S 33° 11' 33" E	119.37'
L 6	S 41° 08' 25" E	79.42'
L 7	S 34° 25' 23" E	103.48'
L 8	N 83° 07' 44" W	31.62'
L 9	S 81° 30' 30" E	82.26'
L 10	N 53° 22' 04" W	201.43'
L 11	N 47° 29' 20" W	12.29'
L 12	N 89° 48' 04" W	3.22'



ATHENS COUNTY
ROAD 20

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

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

**CHARLES
PAWLUSIAK
188-642
7.3 AC.**

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

**LOT A
5.557 AC.**

**LOT B
5.724 AC.**

**OHIO
UNIV.
212-40
2.0 AC.**

2.0 AC.

**LOT E
10.104 AC.**

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

**LOT D
7.909 AC.**

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

**THE N.W.
COR. L.L. 209
L.L. 209**

L.L. 49

109