



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT A

Situated in Lease Lot 49, Section 11, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a point at the southwest corner of Lease Lot 209 on the east line of Lease Lot 49 and the grantor's east line and east line of an 0.894 acre easement for highway purposes and the west line of a 4.86 acre tract described in Volume 213 Page 447 of the Athens County Deed Records; thence along the east line of said Lease Lot 49 and said easement and the grantor and west line of said 4.86 acre tract and the west line of Lease Lot 47 South 3 degrees 37 minutes 00 seconds West, a distance of 62.02 feet to a set iron pin at the grantor's southeast corner and southeast corner of said easement; thence along the grantor's south line and south line of said easement and north line of a 1.78 acre tract described in Volume 209 Page 785 of the Athens County Official Deed Records and the north line of a 1.0 acre tract described in Volume 252 Page 367 of the Athens County Deed Records North 86 degrees 40 minutes 10 seconds West, passing a set iron pin at the southwest corner of said easement at 187.47 feet, a found iron pin which is 0.23 feet left at 421.57 feet, a found iron pin which is 0.14 feet left at 462.40 feet, a set iron pin at 686.53 feet, and a found iron pin at 789.75 feet, for a total distance of 812.35 feet to a point in Peach Ridge Road on the grantor's west line; thence along said road and the west line of the grantor the following five bearings and distances: 1) North 25 degrees 39 minutes 10 seconds West, a distance of 308.90 feet to a point; thence 2) North 20 degrees 58 minutes 54 seconds East, passing a set iron pin at the southwest corner of a 0.275 acre easement for a turn-around as described in Volume 317 Page 111 of the Athens County Deed Records at 146.65 feet, for a total distance of 221.49 feet to a point; thence 3) North 24 degrees 25 minutes 42 seconds East, passing a set railroad spike at the northwest corner of said easement at 24.28 feet, for a total distance of 122.90 feet to a point; thence 4) North 5 degrees 30 minutes 42 seconds East, a distance of 96.25 feet to a point; thence 5) North 16 degrees 50 minutes 18 seconds West, a distance of 77.99 feet to a set iron pin on the southerly right of way line of U.S. Route 33; thence along said southerly right of way line the following three bearings and distances: 1) South 67 degrees 15 minutes 23 seconds East, a distance of 26.22 feet to a set iron pin; thence 2) South 39 degrees 28 minutes 47 seconds East, a distance of 188.22 feet to a set iron pin; thence 3) South 58 degrees 57 minutes 33 seconds East, a distance of 700.98 feet to a set iron pin at the northwest corner of aforesaid 0.894 acre easement for highway purposes; thence continuing along the southerly right of way of U.S. Route 33 and along the north line of said 0.894 acre easement South 54 degrees 11 minutes 00 seconds East, a distance of 119.09 feet to a set iron pin at the northeast corner of said 0.894 acre easement on the grantor's east line and the east line of aforesaid Lease Lot 49 and west line of aforesaid Lease Lot 209 and west line of aforesaid 4.86 acre tract; thence along the east line of the grantor and Lease Lot 49 and said 0.894 acre easement and the west line of said Lease Lot 209 and said 4.86 acre tract South 3 degrees 09 minutes 45 seconds West, a distance of 166.60 feet to the POINT OF BEGINNING and containing 9.810 acres, and being a part of Tract Four as described in Volume 222 Page 623 of the Athens County Official Deed Records. The above described 9.810 acre Tract A is subject to perpetual easements for highway purposes more fully described in Volume 317 Page 111 of the Athens County Deed Records (Parcel 28-1) and Volume 349 Page 71 of the Athens County Deed Records. Refer to Case Number 25090 of the Judgement Entry on Verdict in the Court of Common Pleas of Athens County as described in Volume 317 Page 109 of the Athens County Deed Records.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *[Signature]*  
DATE: 11-23-99

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 November 10, 1999. Subject to all easements and right of ways of record.

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*[Handwritten signature]*



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## TRACT B

Situated in Lease Lot 49, Section 11, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a point which bears North 3 degrees 09 minutes 45 seconds East, 1071.48 feet and North 85 degrees 37 minutes 22 seconds West, 614.17 feet from the southwest corner of Lease Lot 209 on the southerly right of way of an easement for highway purposes described in Volume 349 Page 61 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along the southerly line of said easement South 19 degrees 32 minutes 35 seconds East, a distance of 113.39 feet to a set iron pin on the northerly right of way of U.S. Route 33; thence along said northerly right of way of U.S. Route 33 the following two bearings and distances: 1) South 58 degrees 50 minutes 24 seconds West, a distance of 37.74 feet to a set iron pin; thence 2) North 47 degrees 53 minutes 42 seconds West, a distance of 480.37 feet to a set iron pin on the grantor's west line and east line of a 0.60 acre tract described in Volume 291 Page 38 of the Athens County Deed Records; thence along the grantor's west line and the east line of said 0.60 acre tract and the west line of a 0.25 acre tract described in Volume 291 Page 50 of the Athens County Deed Records North 0 degrees 31 minutes 23 seconds West, a distance of 200.43 feet to a set iron pin; thence along the grantor's west line and the east line of said 0.25 acre tract and the east line of a 4.47 acre tract described in Volume 296 Page 499 of the Athens County Deed Records North 10 degrees 28 minutes 10 seconds East, a distance of 46.55 feet to a set iron pin on the southerly line of aforesaid 5.855 acre easement; thence along the southerly line of said easement the following two bearings and distances: 1) South 48 degrees 53 minutes 38 seconds East, a distance of 360.06 feet to a set iron pin; thence 2) South 19 degrees 32 minutes 35 seconds East, a distance of 217.71 feet to the POINT OF BEGINNING and containing 2.012 acres, and being 1.752 acres from Tract Three, and 0.26 acres from Tract Four of the tracts described in Volume 222 Page 623 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 November 10, 1999.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blanton  
DATE: 11-23-99

