



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT 1

Situated in Lease Lot 64, Section 11, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at the approximate location of the northeast corner of Lease Lot 63; thence along the south line of property described in Volume 272 Page 1848 of the Athens County Official Records North 89 degrees 12 minutes 27 seconds East (passing a found, capped 5/8" iron pin, stamped "J&H 7900" at 1096.75 feet, said found pin is the northwest corner of a 5.936 acre tract described in Volume 369 Page 721 of the Athens County Deed Records) for a total distance of 1,388.69 feet to a set iron pin on the north line of said 5.936 acre tract, THE TRUE POINT OF BEGINNING; thence continuing North 89 degrees 12 minutes 27 seconds East along said line, a distance of 53.12 feet to a set iron pin; thence leaving the north line of said 5.936 acre tract South 39 degrees 36 minutes 09 seconds East, a distance of 427.18 feet to a set iron pin; thence South 10 degrees 14 minutes 18 seconds East, a distance of 265.55 feet to a set iron pin; thence South 1 degrees 45 minutes 18 seconds West, a distance of 175.89 feet to a set iron pin; thence South 8 degrees 43 minutes 51 seconds West, a distance of 239.33 feet to a set iron pin; thence South 4 degrees 53 minutes 49 seconds West, a distance of 188.19 feet to a set iron pin; thence South 85 degrees 06 minutes 12 seconds East, a distance of 21.80 feet to a set railroad spike in the center of Athens Township Road 404; thence along said road South 47 degrees 25 minutes 03 seconds West, a distance of 20.24 feet to a point; thence South 47 degrees 25 minutes 03 seconds West, a distance of 34.43 feet to a set railroad spike; thence North 63 degrees 34 minutes 15 seconds West, a distance of 37.71 feet to a found bent 5/8" iron pin; thence leaving the said Athens Township Road 404 and along the east line of an 8.7545 acre tract described in Volume 20 Page 464 of the Athens County Official Records North 13 degrees 24 minutes 28 seconds West, a distance of 644.10 feet to a found 5/8" iron pin the northeast corner of said 8.7545 acre tract; thence North 10 degrees 56 minutes 55 seconds West 595.95 feet to the point of beginning and containing 5.015 acres, and being 0.677 acres of a 5.936 acre tract described in Volume 369 Page 721 of the Athens County Deed Records and 4.338 acres of a tract described in Volume 180 Page 190 of the Athens County Official Records.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blaise SUBDIVISIONS  
DATE: 1-15-03

PROPERTY

CONSTRUCTION

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 Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated January 14, 2003. Subject to all easements and right of ways of record.



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## TRACT 2

Situated in Lease Lot 64, Section 11, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at the approximate location of the northeast corner of Lease Lot 63 of said Section 11; thence along the south line of property owned by University Estates and described in Volume 272 Page 1848 of the Athens County Official Records North 89 degrees 12 minutes 27 seconds East (passing a found, capped 5/8 inch iron pin, stamped "J&H 7900" at 1096.75 feet, said found iron pin is the northwest corner of a 5.936 acre tract described in Volume 369 Page 721 of the Athens County Deed Records, also passing a set iron pin at 1,388.69 feet) for a total distance of 1,441.81 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence leaving the north line of said 5.936 acre tract and the south line of property owned by University Estates South 39 degrees 36 minutes 09 seconds East, a distance of 427.18 feet to a set iron pin; thence South 10 degrees 14 minutes 18 seconds East, a distance of 265.55 feet to a set iron pin; thence South 1 degrees 45 minutes 18 seconds West, a distance of 175.89 feet to a set iron pin; thence South 8 degrees 43 minutes 51 seconds West, a distance of 239.33 feet to a set iron pin; thence South 4 degrees 53 minutes 49 seconds West, a distance of 188.19 feet to a set iron pin; thence South 85 degrees 06 minutes 12 seconds East, a distance of 21.80 feet to a set railroad spike in the center of Athens Township Road 404 (Armitage Road); thence along said road South 47 degrees 25 minutes 03 seconds West, a distance of 20.24 feet to a point; thence continuing South 47 degrees 25 minutes 03 seconds West along said road, a distance of 34.43 feet a set railroad spike on the east line of an 8.7545 acre tract described in Volume 20 Page 464 of the Athens County Official Records; thence leaving the said Athens Township Road 404 and along the east line of said 8.7545 acre tract South 63 degrees 34 minutes 15 seconds East, a distance of 174.51 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1860.00 feet, a central angle of 7 degrees 14 minutes 31 seconds, and a chord of 234.94 feet bearing North 14 degrees 22 minutes 57 seconds East; thence North along said curve and the west line of the Athens County Bike Path right of way, a distance of 235.09 feet to the point of curvature of a compound curve, concave to the West, having a radius of 1125.00 feet, a central angle of 19 degrees 20 minutes 28

PROPERTY

CONSTRUCTION

SUBDIVISIONS

seconds, and a chord of 377.96 feet bearing North 1 degrees 05 minutes 28 seconds East; thence North along said curve, a distance of 379.76 feet to a point; thence North 9 degrees 05 minutes 09 seconds West, a distance of 279.47 feet to the point of curvature of a non-tangent curve, concave to the West, having a radius of 1140.00 feet, a central angle of 23 degrees 09 minutes 30 seconds, and a chord of 457.65 feet bearing North 20 degrees 22 minutes 08 seconds West; thence North along said curve, a distance of 460.78 feet to found 5/8 inch iron pin, with I.D. cap stamped "J&H 7900"; thence leaving the west right of way of the Athens County Bike Path and along the south line of University Estates and the north line of a 6.809 Ac. (by deed) tract South 89 degrees 12 minutes 27 seconds West (passing a 1/2 inch found iron pin at 208.09 feet) for total distance of 261.63 feet to the point of beginning and containing 5.0084 acres, and being 0.04 acres out of a 5.936 acre tract described in Volume 369 Page 721 of the Athens County Deed Records and 4.968 acres out of a 6.809 (deed) tract described in Volume 180 Page 190 of the Athens County Official 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 P.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Jr. Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated January 14, 2003. Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blaus  
DATE: 1-15-03



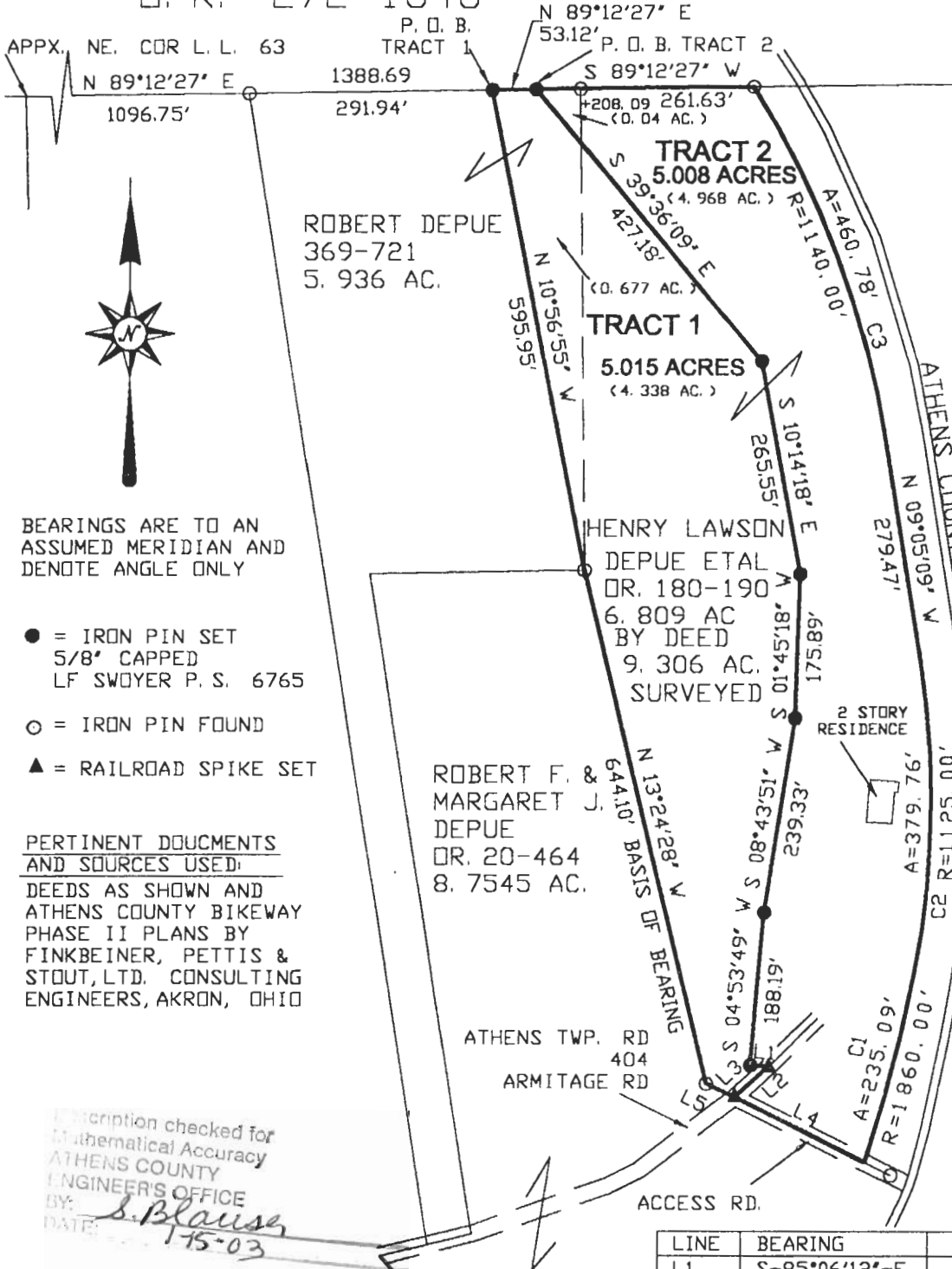
# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-8701

UNIVERSITY ESTATES

O. R. 272-1848



BEARINGS ARE TO AN ASSUMED MERIDIAN AND DENOTE ANGLE ONLY

- = IRON PIN SET  
5/8" CAPPED  
LF SWOYER P. S. 6765
- = IRON PIN FOUND
- ▲ = RAILROAD SPIKE SET

PERTINENT DOCUMENTS AND SOURCES USED:

DEEDS AS SHOWN AND ATHENS COUNTY BIKEWAY PHASE II PLANS BY FINKBEINER, PETTIS & STOUT, LTD. CONSULTING ENGINEERS, AKRON, OHIO

Description checked for Mathematical Accuracy  
ATHENS COUNTY ENGINEER'S OFFICE  
BY: *S. Blaus*  
DATE: *1-15-03*

LINE	BEARING	DISTANCE
L1	S-85°06'12"-E	21.80'
L2	S 47°25'03" W	20.24'
L3	S 47°25'03" W	34.43'
L4	S-63°34'15"-E	174.51'
L5	N 63°34'15" W	37.71'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1860.00'	235.09'	07°14'31"	234.94'	N 14°22'57" E
C2	1125.00'	379.76'	19°20'28"	377.96'	N 01°05'28" E
C3	1140.00'	460.78'	23°09'30"	457.65'	N-20°22'08"-W

**Plat of** TRACT 1 5.015 AC. & TRACT 2 5.008 AC. **Scale:** 1" = 200'

**Surveyed for:** ROBERT DEPUE **Date:** JAN. 14, 2003

**Subdivision** LEASE LOT 64

**Township** ATHENS **Section** 11 **Town** 9 **Range** 14

**Corporation** \_\_\_\_\_ **County** ATHENS **Ohio**

*Leonard F. Swoyer Jr.*  
**Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765**



PATH #11