



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## 5.189 Acres

Situated in Farm Lot 13, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an iron pin\* at the southwest corner of Farm Lot 13 and the southwest corner of an 8.453 acre tract described in Volume 283 Page 1035 of the Athens County Official Deed Records;

Thence along the west line of Farm Lot 13 and the west line of the said 8.453 acre tract North 04 Degrees 54 Minutes 24 Seconds East for a distance of 666.18 feet to an iron pin\* on the westerly line of the said 8.453 acre tract;

Thence North 83 Degrees 29 Minutes 26 Seconds East for a distance of 139.73 feet to an iron pin\* on the easterly line of the said 8.453 acre tract and at the southwest corner of an 8.09 acre (Deed) remainder tract described in Volume 283 Page 1048 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING;

Thence with the east line of the said 8.453 acre tract and the west line of the said 8.09 acre tract for the following two courses and distances;

North 23 Degrees 15 Minutes 27 Seconds East for a distance of 90.14 feet to an iron pin\*;

Thence North 31 Degrees 45 Minutes 14 Seconds East for a distance of 209.18 feet to an iron pin\*;

Thence leaving the west line of the said 8.09 acre tract on a new line through the said 8.09 acre tract for the following three courses and distances;

North 58 Degrees 30 Minutes 12 Seconds East for a distance of 384.61 feet to a set iron pin;

Thence North 35 Degrees 55 Minutes 34 Seconds East for a distance of 259.59 feet to a set iron pin;

Thence North 05 Degrees 10 Minutes 03 Seconds East (passing a set iron pin at 93.21 feet) for a total distance of 120.77 feet to a point in the center of Athens County Road 98 and on the north line of the said 8.09 acre tract;

Thence with the center of Athens County Road 98 and the North line of the said 8.09 acre tract for the following eight courses and distances;

South 81 Degrees 32 Minutes 17 Seconds East for a distance of 20.47 feet to a point;

Thence South 69 Degrees 59 Minutes 00 Seconds East for a distance of 53.97 feet to a point;

Thence South 60 Degrees 40 Minutes 02 Seconds East for a distance of 38.81 feet to a point;

PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 7-25-00

000064

SUBDIVISIONS

ATH # 2



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Thence South 47 Degrees 48 Minutes 23 Seconds East for a distance of 73.13 feet to a point;

Thence South 32 Degrees 38 Minutes 24 Seconds East for a distance of 55.96 feet to a point;

Thence South 25 Degrees 14 Minutes 25 Seconds East for a distance of 71.19 feet to a point;

Thence South 16 Degrees 11 Minutes 38 Seconds East for a distance of 70.25 feet to a point;

Thence South 03 Degrees 11 Minutes 06 Seconds East for a distance of 56.08 feet to a point at the northeast corner of the said 8.09 acre tract and the northeast corner of a 3.663 acre tract described in Volume 289 Page 2217 of the Athens County Official Deed Records;

Thence with the north line of the said 3.633 acre tract and the easterly line of the said 8.09 acre tract for the following two courses and distances;

South 80 Degrees 24 Minutes 21 Seconds West (passing an iron pin\* at 19.37 feet) for a total distance of 257.30 feet to an iron pin\*;

Thence South 68 Degrees 53 Minutes 40 Seconds West for a distance of 122.28 feet to a found iron pin at the northwest corner of the said 3.633 acre tract;

Thence with the west line of the said 3.633 acre tract and the easterly line of the said 8.09 acre tract South 21 Degrees 00 Minutes 32 Seconds West for a distance of 450.46 feet to an iron pin\* at the southwest corner of the said 3.633 acre tract and the southeast corner of the said 8.09 acre tract;

Thence with the south line of the said 8.09 acre tract North 83 Degrees 29 Minutes 26 Seconds West for a distance of 352.02 feet to the point of beginning having an area of 5.189 acres and being part of an 8.09 acre (Deed) tract remainder described in Volume 283 Page 1048 of the Athens County Official Deed Records.

Included with the above described 5.189 acre tract is the right of the adjoining 3.118 acre tract to have an easement for drainage of effluent from a properly operated aerator system permitted by the Athens City County Health Department. Said easement is to follow the existing drainage patterns.

**Note:**

The results of a more accurate survey of the center of Athens County Road 98 determined that the correct acreage is 8.307 acres and not the deed remainder of 8.09 acres.

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.

**000065**

PROPERTY

CONSTRUCTION

SUBDIVISIONS



# SOUTHEASTERN LAND SURVEYS

---

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

\* Denotes the calculated location of an iron pin based on a previous survey by Southeastern Land Surveys.

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 May 25, 2000.

Subject to all easements and right of ways of record.

000066

PROPERTY

CONSTRUCTION

SUBDIVISIONS

# SOUTHEASTERN LAND SURVEYS

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

DONALD E. & MARLENE J. SCHECK  
8.01 ACRES & 1.40 ACRES  
282-223  
62-617  
292-881 O.R.

LEO SHERIDAN ETAL  
25.78 ACRES  
51-849  
268-1025 O.R.

CHARLES M. & RUTH A. OVERBY  
5.29 ACRES  
289-271

3.118 ACRES  
SURVEYED FROM  
THE 8.307 ACRES

5.189 ACRES  
SURVEYED FROM  
THE 8.307 ACRES

BERNARD & CAROL CRUESER  
238-1048  
8.09 ACRES  
DEED REMAINDER  
8.307 ACRES  
SURVEYED REMAINDER

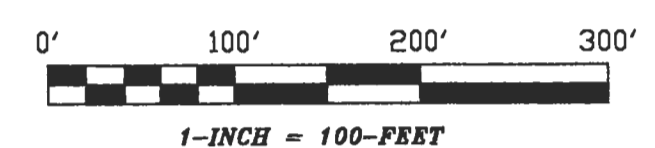
THOMAS I. BAKER ETAL  
3.633 ACRES  
289-2217 O.R.

CHARLES M. & RUTH A. OVERBY  
8.453 ACRES  
283-1035 O.R.

NW CORNER OF  
FARM LOT 13

TO THE SOUTHWEST CORNER OF FARM LOT 13  
AND THE SOUTHWEST CORNER OF THE 8.453 ACRES

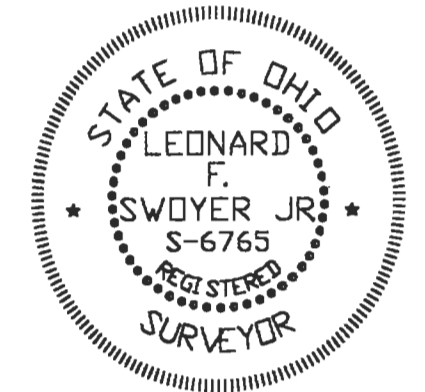
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausa*  
DATE: 7-25-00



\* DENOTES THE CALCULATED LOCATION OF AN IRON PIN  
\* BASED ON A PREVIOUS SURVEY BY SOUTHEASTERN  
LAND SURVEYS

ATHENS COUNTY  
ROAD 98

- IRON PIN SET
- IRON PIN FOUND



PLAT OF 5.189 ACRES AND 3.118 ACRES		SCALE 1" = 100'
SURVEYED FOR BERNARD & CAROL CRUESER		DATE 05-25-2000
SUBDIVISION FARM LOT 13		
TOWNSHIP ATHENS	SECTION 2	TOWN 9 RANGE 14
CORPORATION N/A	COUNTY ATHENS	STATE OHIO
LEONARD F. SWOYER JR. REG. PROF. LAND SURVEYOR NO. 6765		

000073