



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT ONE

Situated in Lease Lot 12, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 12; thence on an assumed bearing along the west line of said Lease Lot 12 and along the grantor's west property line South 6 degrees 21 minutes 12 seconds West, passing a found iron pin at 51.00 feet and a set iron pin at 124.75 feet for a total distance of 289.56 feet to an iron pin found at the grantor's southwest property corner; thence along the grantor's south property line South 73 degrees 57 minutes 40 seconds East, a distance of 199.52 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence along a random line the following four bearings and distances: 1) North 76 degrees 26 minutes 34 seconds East, passing a set iron pin at 149.75 feet for a total distance of 255.11 feet to a point in a ravine; thence along said ravine 2) South 73 degrees 53 minutes 47 seconds East, a distance of 68.48 feet to a point; thence along said ravine 3) North 86 degrees 49 minutes 18 seconds East, a distance of 27.84 feet to a set iron pin; thence South 38 degrees 30 minutes 30 seconds East, passing set iron pins at 50.00 feet and 203.45 feet for a total distance of 223.45 feet to a set P.K. nail in Athens County Road 83; thence along said road the following three bearings and distances: 1) South 53 degrees 52 minutes 13 seconds West, a distance of 38.99 feet to a point; thence 2) South 56 degrees 13 minutes 17 seconds West, a distance of 88.95 feet to a point; thence 3) South 57 degrees 21 minutes 03 seconds West, a distance of 39.04 feet to a point at the grantor's southeast property corner; thence along the grantor's south property line the following three bearings and distances: 1) North 28 degrees 54 minutes 30 seconds West, passing a found iron pin at 20.44 feet, for a total distance of 119.42 feet to an iron pin found; thence 2) North 63 degrees 32 minutes 45 seconds West, a distance of 210.64 feet to an iron pin found; thence 3) North 73 degrees 57 minutes 40 seconds West, a distance of 100.00 feet to the POINT OF BEGINNING and containing 1.285 acres, and being a part of a tract described in Volume 151 Page 290 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 Leonard 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 18, 1993.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 11-19-93

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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*Blouse #2*



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## TRACT TWO

Situated in Lease Lot 12, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 12; thence along the west line of said Lease Lot 12 and along the grantor's west property line on an assumed bearing South 6 degrees 21 minutes 12 seconds West, passing a found iron pin at 51.00 feet for a total distance of 124.75 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence along a random line the following three bearings and distances: 1) South 83 degrees 08 minutes 29 seconds East, a distance of 494.64 feet to a 6 inch elm tree; thence 2) South 66 degrees 12 minutes 30 seconds East, passing a set iron pin at 3.20 feet for a total distance of 79.41 feet to a set iron pin; thence 3) South 51 degrees 58 minutes 29 seconds East, passing a set iron pin at 235.34 feet for a total distance of 249.86 feet to a point in Athens County Road 83; thence along said road the following two bearings and distances: 1) South 40 degrees 54 minutes 21 seconds West, a distance of 79.94 feet to a point; thence 2) South 49 degrees 35 minutes 01 second West, a distance of 70.94 feet to a set P.K. nail; thence leaving said road and along a random line the following four bearings and distances: 1) North 38 degrees 30 minutes 30 seconds West, passing set iron pins at 20.00 feet and 173.45 feet for a total distance of 223.45 feet to a set iron pin in a ravine; thence along said ravine 2) South 86 degrees 49 minutes 18 seconds West, a distance of 27.84 feet to a point; thence along said ravine 3) North 73 degrees 53 minutes 47 seconds West, a distance of 68.48 feet to a point; thence 4) South 76 degrees 26 minutes 34 seconds West, passing a set iron pin at 105.36 feet for a total distance of 255.11 feet to a set iron pin on the grantor's south property line; thence along the grantor's south property line North 73 degrees 57 minutes 40 seconds West, a distance of 199.52 feet to an iron pin found on the west line of aforesaid Lease Lot 12 at the grantor's southwest property corner; thence along said Lease Lot 12 and along the grantor's west property line North 6 degrees 21 minutes 13 seconds East, a distance of 164.81 feet to the POINT OF BEGINNING and containing 2.616 acres, and being a part of a tract described in Volume 151 Page 290 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 Leonard F. Swoyer R.L.S. 6765.

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PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: R. Blauer  
DATE: 11-19-93 SUBDIVISIONS

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3428 Pleasant Hill Road  
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## TRACT THREE

Situated in Lease Lots 12 and 15, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 12, said set iron pin is THE TRUE POINT OF BEGINNING; thence on an assumed bearing along the north line of Lease Lot 12 South 83 degrees 19 minutes 20 seconds East, a distance of 291.22 feet to a set iron pin at the base of a 34 inch white oak tree at the southwest corner of Lease Lot 15; thence North 3 degrees 59 minutes 53 seconds East along the west line of Lease Lot 15 and the grantor's west property line a distance of 262.56 feet to a set iron pin; thence along a random line the following three bearings and distances: 1) South 36 degrees 28 minutes 00 seconds East, a distance of 435.72 feet to a set iron pin; thence 2) South 77 degrees 09 minutes 47 seconds East, a distance of 96.06 feet to a set iron pin; thence 3) South 84 degrees 07 minutes 42 seconds East, passing a set iron pin at 109.26 feet, for a total distance of 124.03 feet to a point in Athens County Road 83; thence along said road the following four bearings and distances: 1) South 9 degrees 51 minutes 39 seconds East, a distance of 29.14 feet to a point; thence 2) South 2 degrees 23 minutes 34 seconds East, a distance of 59.66 feet to a point; thence 3) South 12 degrees 06 minutes 52 seconds West, a distance of 70.76 feet to a point; thence 4) South 28 degrees 05 minutes 08 seconds West, a distance of 62.47 feet to a point; thence leaving said road and along a random line the following three bearings and distances: 1) North 51 degrees 58 minutes 29 seconds West, passing a set iron pin at 14.52 feet for a total distance of 249.86 feet to a set iron pin; thence 2) North 66 degrees 12 minutes 30 seconds West, passing a set iron pin at 76.21 feet for a total distance of 79.41 feet to a 6 inch elm tree; thence 3) North 83 degrees 08 minutes 29 seconds West, a distance of 494.64 feet to a set iron pin on the west line of Lease Lot 12; thence along the west line of Lease Lot 12 North 6 degrees 21 minutes 12 seconds East, passing a found iron pin at 73.75 feet for a total distance of 124.75 feet to the POINT OF BEGINNING and containing 3.188 acres, and being a part of a tract described in Volume 151 Page 290 of the Athens County Official Deed Records. There are 2.485 Acres in Lease Lot 12 and 0.703 acres in Lease Lot 15.

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 Leonard F. Swoyer R.L.S. 6765.

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PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: B. Blausen  
DATE: 11-19-93 SUBDIVISIONS

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## TRACT FOUR

Situated in Lease Lots 12 and 15, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Lease Lot 12; thence on an assumed bearing along the north line of Lease Lot 12 South 83 degrees 19 minutes 20 seconds East, a distance of 291.22 feet to a set iron pin at the base of a 34 inch white oak tree at the southwest corner of Lease Lot 15; thence along the west line of Lease Lot 15 and the grantor's west line North 3 degrees 59 minutes 53 seconds East, a distance of 262.56 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing North 3 degrees 59 minutes 53 seconds East along said line, a distance of 595.44 feet to the north side of a 33 inch white oak tree at the grantor's northwest property corner; thence along the grantor's north property line South 85 degrees 57 minutes 18 seconds East, passing a found iron pin at 426.86 feet for a total distance of 447.42 feet to a point in Athens County Road 83 at the grantor's northeast property corner; thence along said road the following thirteen bearings and distances: 1) South 25 degrees 20 minutes 47 seconds West, a distance of 153.31 feet to a point; thence 2) South 19 degrees 44 minutes 15 seconds West, a distance of 72.39 feet to a point; thence 3) South 17 degrees 34 minutes 15 seconds West, a distance of 72.34 feet to a point; thence 4) South 15 degrees 09 minutes 35 seconds West, a distance of 61.03 feet to a point; thence 5) South 6 degrees 30 minutes 44 seconds West, a distance of 58.16 feet to a point; thence 6) South 2 degrees 06 minutes 29 seconds East, a distance of 43.55 feet to a point; thence 7) South 5 degrees 54 minutes 53 seconds East, a distance of 47.86 feet to a point; thence 8) South 6 degrees 22 minutes 21 seconds East, a distance of 17.78 feet to a point; thence 9) South 9 degrees 45 minutes 31 seconds East, a distance of 24.32 feet to a point; thence 10) South 10 degrees 36 minutes 28 seconds East, a distance of 121.28 feet to a point; thence 11) South 19 degrees 46 minutes 45 seconds East, a distance of 109.37 feet to a point; thence 12) South 17 degrees 02 minutes 22 seconds East, a distance of 99.02 feet to a point; thence 13) South 11 degrees 40 minutes 18 seconds East, a distance of 107.17 feet to a point; thence leaving said road and along a random line the following three bearings and distances: 1) North 84 degrees 07 minutes 42 seconds West, passing a set iron pin at 14.77 feet for a total distance of 124.03 feet to a set iron pin; thence 2) North 77 degrees 09 minutes 47 seconds West, a distance of 96.06 feet to a set iron pin; thence 3) North 36 degrees 28 minutes 00 seconds West, a distance of 435.72 feet to the POINT OF BEGINNING and containing 7.429 acres, and being a part of a tract described in Volume 151 Page 290 of the Athens County Official Deed Records. There are 0.333 acres in Lease Lot 12 and 7.096 acres in Lease Lot 15.

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 Leonard F. Swoyer R.L.S. 6765.

PROPERTY

CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 11-19-93

SUBDIVISIONS

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# SOUTHEASTERN LAND SURVEYS

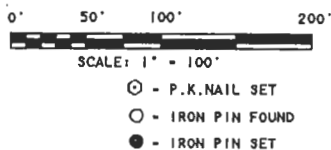
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PLAT OF SURVEY OF:  
TRACTS 1-4. INCLUSIVE  
SITUATED IN LEASE LOTS 12 & 15.  
SECTION 2, TOWN 9, RANGE 14,  
ATHENS TWP., ATHENS COUNTY, OHIO  
PREPARED BY:

SOUTHEASTERN LAND SURVEYS

NOVEMBER 18, 1993

FOR: SOLE & BLOOM REALTORS

*Leonard F. Swoyer*  
LEONARD F. SWOYER, R.S.#6765

EARL H. & EDITH W.  
STANLEY  
300 - 376  
40.42 AC.

ROY C. FLANNAGAN, ETAL.  
151 - 290  
14.296 ACRES - DEED  
14.518 ACRES - THIS SURVEY

LINE	BEARING	DISTANCE
L 1	S 15° 09' 35" W	61.03'
L 2	S 06° 30' 44" W	58.16'
L 3	S 02° 06' 29" E	43.55'
L 4	S 05° 54' 53" E	47.86'
L 5	S 06° 22' 21" E	17.78'
L 6	S 09° 45' 31" E	24.32'
L 7	S 09° 51' 39" E	29.14'
L 8	S 02° 23' 34" E	59.66'
L 9	S 12° 06' 52" W	70.76'
L 10	S 28° 05' 08" W	62.47'
L 11	S 49° 35' 01" W	70.94'
L 12	S 86° 49' 18" W	27.84'
L 13	N 73° 53' 47" W	68.48'
L 14	S 53° 52' 13" W	38.99'
L 15	S 57° 21' 03" W	39.04'

