



# 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 12 of Section 2, Town 9, Range 14, Athens Township, Athens City, Athens County, Ohio and described as follows:

Commencing at a bent iron pin found at the southwest corner of Lease Lot 12, Section 2, Athens Township; thence North 01 Degrees 02 Minutes 48 Seconds East for a distance of 367.38 feet to a 1" axle found at the southwest corner and THE TRUE POINT OF BEGINNING of this tract; thence along the west line of a 1.83 acre tract described in Volume 369, Page 683, Athens County Deed Records, North 01 Degrees 02 Minutes 48 Seconds East for a distance of 21.52 feet to a point for the northwest corner of this tract and the northwest corner of said 1.83 acre tract; thence along the north line of said 1.83 acre tract, South 76 Degrees 27 Minutes 12 Seconds East for a distance of 389.40 feet to a point for the northeast corner of this tract and the northeast corner of said 1.83 acre tract; thence along the east line of said 1.83 acre tract, South 02 Degrees 02 Minutes 48 Seconds West for a distance of 28.57 feet to a point in the south line of Lot 3, Deerfield Heights as described in Volume 313, Page 689, Athens County Official Records and in the north line of Lots 3 through 6, South Ridge Subdivision, from whence a found 1" axle bears South 75 Degrees 25 Minutes 37 Seconds East a distance of 1.39 feet; thence along the south line of said Lot 3, Deerfield Heights and along the north line of said Lots 3 through 6, South Ridge Subdivision, North 75 Degrees 25 Minutes 37 Seconds West for a distance of 390.51 feet to the POINT OF BEGINNING, containing 0.219 acres, and being a part of a 1.83 acre tract described in Volume 369, Page 683, Athens County Deed Records and a part of Lot 3, Deerfield Heights described in Volume 313, Page 689, Athens County Official Records.

Note: 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.S. 6765.

PROPERTY


CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 1-9-02

SUBDIVISIONS

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ATH #2



The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated September 25, 2001. Description prepared December 14, 2001.

Subject to all easements and right of ways of record.



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## TRACT 2

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

Commencing at a bent iron pin found at the southwest corner of Lease Lot 12, Section 2, Athens Township; thence North 01 Degrees 02 Minutes 48 Seconds East for a distance of 367.38 feet to a 1" axle found at the northwest corner of Lot 3, South Ridge Subdivision and at a corner in the south line of Lot 3, Deerfield Heights as described in Volume 313, Page 689, Athens County Official Records; thence along the south line of said Lot 3, Deerfield Heights and the north line of Lots 3 through 6, South Ridge Subdivision, South 75 Degrees 25 Minutes 37 Seconds East for a distance of 391.90 feet to a 1" axle found at the northeast corner of said Lot 6, South Ridge Subdivision and the northwest corner of a 0.98 acre tract described in Volume 269, Page 1266, Athens County Official Records; thence along the east line of said Lot 6 and the west line of said 0.98 acre tract, South 07 Degrees 57 Minutes 05 Seconds West for a distance of 13.18 feet to a point in the east line of a 1.83 acre tract described in Volume 369, Page 683, Athens County Deed Records at THE TRUE POINT OF BEGINNING of this tract; thence along the east line of said 1.83 acre tract, South 02 Degrees 02 Minutes 48 Seconds West for a distance of 227.30 feet to a point in the center of Township Road 414 (Old Coach Road) for the southeast corner of this tract; thence along the center of said Township Road 414, North 74 Degrees 45 Minutes 58 Seconds West for a distance of 23.57 feet to a point for the southwest corner of this tract and the southeast corner of aforesaid Lot 6, South Ridge Subdivision; thence along the east line of said Lot 6 and the west line of aforesaid 0.98 acre tract, North 07 Degrees 57 Minutes 05 Seconds East (passing a set iron pin at 25.00 feet) for a total distance of 223.10 feet to the POINT OF BEGINNING, containing 0.060 acres, and being a part of a 1.83 acre tract described in Volume 369, Page 683,

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blauer  
DATE: 1-9-02

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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Athens County Deed Records and a part of a 0.98 acre tract described in Volume 269, Page 1266, Athens County Official Records.

Note: 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.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated September 25, 2001. Description prepared December 14, 2001.

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# SOUTH RIDGE SUBDIVISION

## DEERFIELD HEIGHTS

BRANDON TAD &  
ANN O. GROVER  
279-67  
0.93 AC.  
224-239  
2.39 AC.

LOT 3  
CARL RICHARD BRUNE & ROXANNE MALE BRUNE  
OR. 313-689  
5.98 AC.

### LEGEND

These standard symbols will be found in the drawing.

- IRON PIN SET
- IRON PIN FOUND

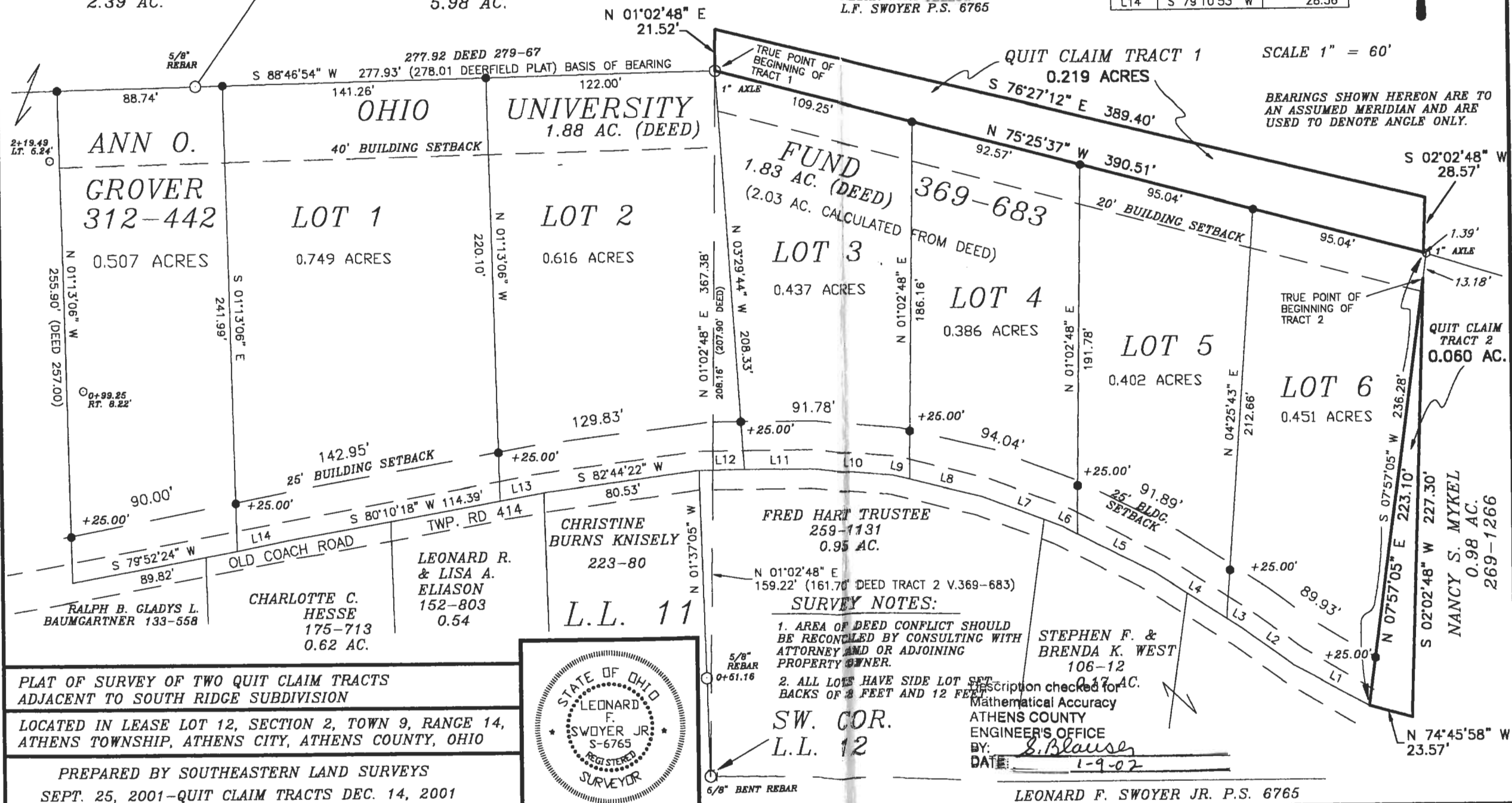
ALL SET IRON PINS ARE 5/8" DIAM. REBAR WITH YELLOW CAP SCRIBED L.F. SWOYER P.S. 6765

LINE	BEARING	DISTANCE
L1	N 61°55'40" W	45.77'
L2	N 54°41'47" W	33.26'
L3	N 57°53'02" W	9.66'
L4	N 57°53'02" W	45.03'
L5	N 63°40'44" W	45.66'
L6	N 63°40'44" W	9.70'
L7	N 69°39'01" W	45.22'
L8	N 76°58'09" W	39.42'
L9	N 76°58'09" W	8.89'
L10	N 85°27'40" W	44.11'
L11	N 89°43'18" W	36.99'
L12	S 89°34'41" W	25.06'
L13	S 80°10'18" W	25.42'
L14	S 79°10'53" W	28.56'



SCALE 1" = 60'

BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLE ONLY.



**SURVEY NOTES:**  
1. AREA OF DEED CONFLICT SHOULD BE RECONCILED BY CONSULTING WITH ATTORNEY AND OR ADJOINING PROPERTY OWNER.  
2. ALL LOTS HAVE SIDE LOT SETBACKS OF 8 FEET AND 12 FEET

SW. COR.  
L.L. 12

Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blause*  
DATE: 1-9-02  
LEONARD F. SWOYER JR. P.S. 6765



PLAT OF SURVEY OF TWO QUIT CLAIM TRACTS ADJACENT TO SOUTH RIDGE SUBDIVISION  
LOCATED IN LEASE LOT 12, SECTION 2, TOWN 9, RANGE 14, ATHENS TOWNSHIP, ATHENS CITY, ATHENS COUNTY, OHIO  
PREPARED BY SOUTHEASTERN LAND SURVEYS  
SEPT. 25, 2001-QUIT CLAIM TRACTS DEC. 14, 2001

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