



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT 1

Situated in Farm Lot 11, Section 2, Athens Township, Athens City, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a point at the estimated southwest corner of said Farm Lot 11; thence on an assumed bearing the following three bearings and distances: 1) South 05 Degrees 10 Minutes 00 Seconds West a distance of 154.30 feet to a point; thence 2) North 85 Degrees 21 Minutes 22 Seconds West a distance of 259.40 feet to a found iron pin at the southeast corner of Parcel B, a 0.583 acre tract described in Volume 337 Page 539 of the Athens County Official Deed Records, the southwest corner of a 0.62 acre tract described in Volume 175 Page 713 of the Athens County Official Deed Records on the north line of an 8.01 acre tract described in Volume 114 Page 65 of the Athens County Official Deed Records; thence 3) along the north line of said 8.01 acre tract North 83 Degrees 53 Minutes 32 Seconds West a distance of 110.97 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing along said north line of the 8.01 acre tract North 83 Degrees 53 Minutes 32 Seconds West, passing a set iron pin at 213.18 feet, for a total distance of 239.83 feet to a point in Athens County Road 83 (Longview Heights Road); thence along said road North 24 Degrees 41 Minutes 42 Seconds East a distance of 227.37 feet to a point at the intersection of said road with Athens Township Road 414 (Old Coach Road); thence along said Athens Township Road 414 North 84 Degrees 19 Minutes 05 Seconds East a distance of 99.69 feet to a point; thence leaving said road along a new line South 10 Degrees 22 Minutes 06 Seconds East, passing a set iron pin at 31.39 feet, for a total distance of 245.98 feet to the POINT OF BEGINNING and containing 0.874 acres and being a part of Parcel A, a 1.128 acre tract as described in Volume 337 Page 539 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 PS 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 March 13, 2003.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: J. Blausen  
DATE: 3-7-03

PROPERTY

CONSTRUCTION

SUBDIVISIONS



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## TRACT 2

Situated in Farm Lot 11, Section 2, Athens Township, Athens City , Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a point at the estimated southwest corner of said Farm Lot 11; thence on an assumed bearing the following two bearings and distances: 1) South 05 Degrees 10 Minutes 00 Seconds West a distance of 154.30 feet to a point; thence 2) North 85 Degrees 21 Minutes 22 Seconds West a distance of 259.40 feet to a found iron pin at the southeast corner of Parcel B, a 0.583 acre tract described in Volume 337 Page 539 of the Athens County Official Deed Records at the southwest corner of a 0.62 acre tract described in Volume 175 Page 713 of the Athens County Official Deed Records on the north line of an 8.01 acre tract described in Volume 114 Page 65 of the Athens County Official Deed Records, and said found iron pin is THE TRUE POINT OF BEGINNING; thence along the north line of said 8.01 acre tract North 83 Degrees 53 Minutes 32 Seconds West a distance of 110.97 feet to a set iron pin; thence along a new line North 10 Degrees 22 Minutes 06 Seconds West passing a set iron pin at 214.59 feet, for a total distance of 245.98 feet to a point in Athens Township Road 414 (Old Coach Road); thence along said road North 84 Degrees 19 Minutes 05 Seconds East a distance of 174.31 feet to a point at the northeast corner of aforesaid 0.583 acre tract and the northwest corner of aforesaid 0.62 acre tract; thence along the east line of said 0.583 acre tract and the west line of said 0.62 acre tract South 03 Degrees 58 Minutes 35 Seconds West ,passing a found iron pin at 25.80 feet, for a total distance of 271.68 feet to the POINT OF BEGINNING and containing 0.836 acres and being a part of a Parcels A and B as described in Volume 337 Page 539 of the Athens County Official Deed Records. Said 0.836 acre tract consists of 0.253 acres from aforesaid Parcel A and all 0.583 acres of aforesaid Parcel B. Said 0.836 acre tract further consists of 0.832 acres in the City of Athens and 0.004 acres in Athens Township.

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 PS 6765."

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Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 4-2-03

PROPERTY

CONSTRUCTION

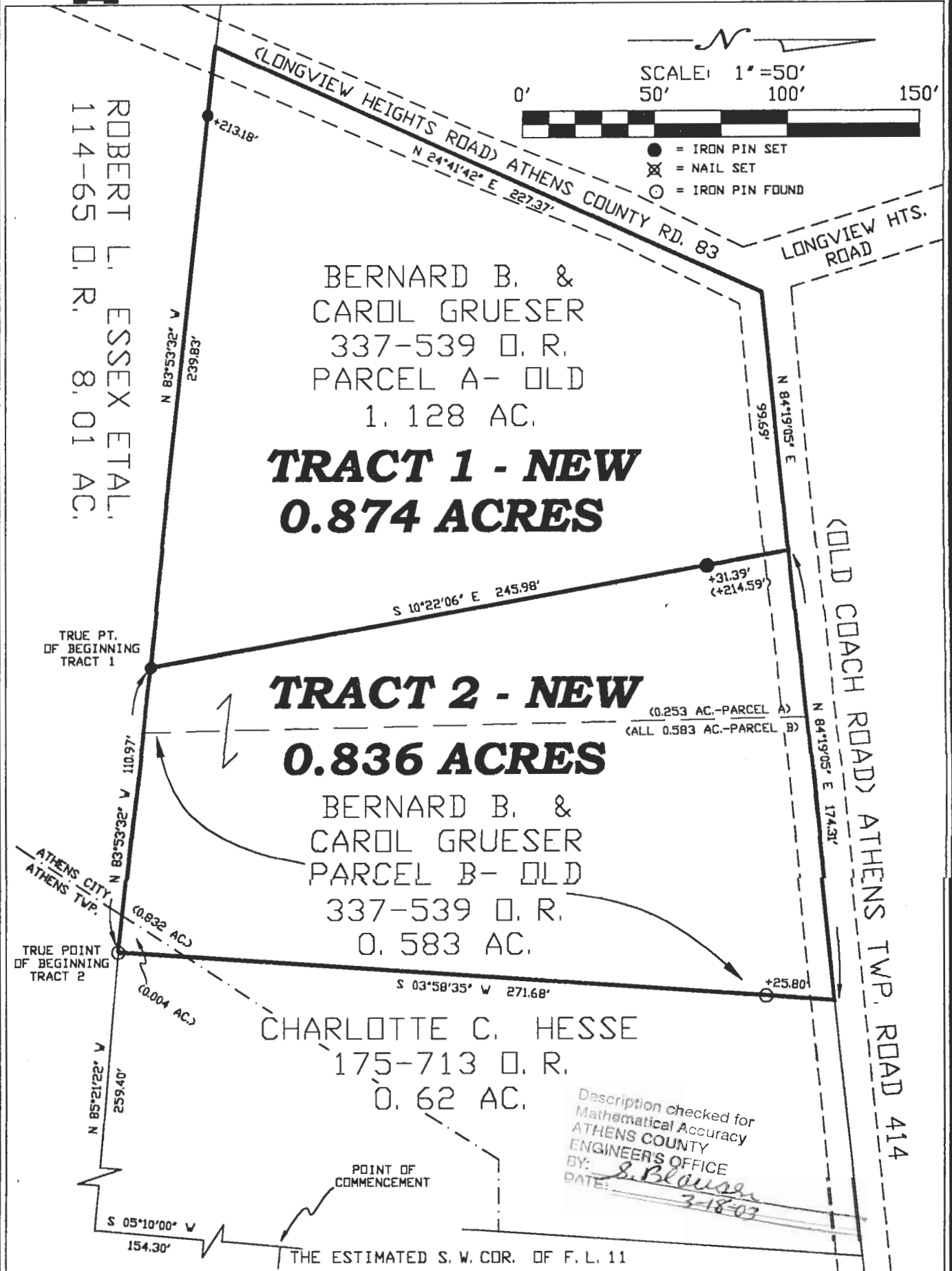
SUBDIVISIONS



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3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-6701



Plat of **TRACTS 1 AND 2** Scale: 1" = 50'

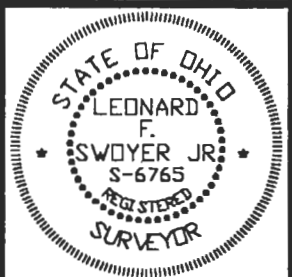
Surveyed for: **BERNARD & CAROL GRUESER** Date: **3 / 13 / 03**

Subdivision **F.L.11**

Township **ATHENS** Section **2** Town **9** Range **14**

Corporation **ATHENS CITY** County **ATHENS** Ohio

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



ATH # 2