



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
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740/593-8701

Situated in Lease Lot 134, Sections 28 and 34, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a found stone at the northeast corner of Lease Lot 174 ; thence on an assumed bearing along the east line of said Lease Lot 174 and the west line of Lease Lot 134 South 05 Degrees 00 Minutes 00 Seconds West a distance of 612.31 feet to a point witnessed by a found stone which bears South 75 Degrees 16 Minutes 35 Seconds West a distance of 2.44 feet, said point is THE TRUE POINT OF BEGINNING; thence along A BOUNDARY AGREEMENT LINE**BETWEEN THE EXECUTOR OF THE LAND OF IDA MAE SHARPE WHO WAS OWNER BY DEED OF A 51.0 ACRE (BY DEED) 30.902 ACRE (BY SURVEY) TRACT DESCRIBED IN VOLUME 370 PAGE 205 OF THE ATHENS COUNTY DEED RECORDS AND WILFRED AND OPAL SHARPE, OWNERS BY DEED OF A 30 ACRE TRACT DESCRIBED IN VOLUME 382 PAGE 515 OF THE ATHENS COUNTY DEED RECORDS the following two bearings and distances: 1) North 75 Degrees 16 Minutes 35 Seconds East ,passing set iron pins at 252.90 feet, and 461.85 feet for a total distance of 642.63 feet to a found iron pin (axle); thence 2) North 40 Degrees 12 Minutes 45 Seconds East a distance of 667.49 feet to a found iron pin (axle) on the estimated west right of way line of the former Baltimore and Ohio Railroad as described in Volume 195 Page 254 of the Athens County Official Deed Records; thence along said west railroad right of way the following two bearings and distances: 1) South 29 Degrees 40 Minutes 18 Seconds East a distance of 97.64 feet to a point ; thence 2) along a curve to the left having an arc length of 1559.69 feet, a radius of 3869.83 feet, with a delta angle of 23°05'33", with a chord bearing of South 41 Degrees 13 Minutes 04 Seconds East, with a chord length of 1549.16 feet to a point ,thence leaving said railroad right of way and along the northerly line of a 41 acre tract described in Volume 202 Page 301 of the Athens County Deed Records South 03 Degrees 18 Minutes 18 Seconds West ,passing a set iron pin at 1.72 feet, for a total distance of 54.57 feet to a found iron pin (axle); thence along the north line of said 41 acre tract and the north line of a 50 acre tract described in Volume 383 Page 297 of the Athens County Deed Records North 85 Degrees 11 Minutes 33 Seconds West a distance of 2165.43 feet to a point on the west line of aforesaid Lease Lot 134 at the northwest corner of said 50 acre tract on the east line of a 78.66 acre tract described in Volume 75 Page 613 of the Athens County Official Deed Records, said point is witnessed by a found iron pin which bears South 81 Degrees 54 Minutes 59 Seconds East a distance of 1.14 feet and a found stone which bears South 05 Degrees 00 Minutes 00 Seconds West a distance of 15.84 feet; thence along the west line of said Lease Lot 134 and the east line of said 78.66 acre tract North 05 Degrees 00 Minutes 00 Seconds East a distance of 451.77 feet to the POINT OF BEGINNING and containing 30.902 acres and being a more accurate description of all the land described in Volume 370 Page 205 of the Athens County Deed Records.

**THIS SURVEY SHALL ONLY BECOME VALID WHEN PARTIES TO AFORESAID BOUNDARY AGREEMENT LINE SUBSCRIBE TO SAID LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN 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 February 23, 2004.

Subject to all easements and right of ways of record.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blalock
DATE: 2-24-04

AT 7/28

PROPERTY

CONSTRUCTION

SUBDIVISIONS

