



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

3428 Pleasant Hill Road  
Athens, Ohio 45701

TRACT A

BY: S. Blaise  
DATE: 12-8-98

Situated in Lease Lot 151, Section 30, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a point at the northwest corner of said Lease Lot 151; thence on an assumed bearing North 90 degrees 00 minutes 00 seconds East, a distance of 610.50 feet to a point in Athens Township Road 246; thence along said road the following two bearings and distances: 1) South 3 degrees 30 minutes 00 seconds East, a distance of 363.00 feet to a point; thence 2) South 13 degrees 30 minutes 00 seconds West, a distance of 627.00 feet to a railroad spike\* at the grantor's northwest corner at the southwest corner of a 3.81 acre tract described in Volume 105 Page 84 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence leaving said road and along the north line of the grantor and south line of said 3.81 acre tract South 82 degrees 02 minutes 53 seconds East, a distance of 125.49 feet to an iron pin\* at the grantor's northeast corner, the northwest corner of a 0.67 acre tract described in Volume 105 Page 84 of the Athens County Official Deed Records; thence along the east line of the grantor and the west line of said 0.67 acre tract South 8 degrees 03 minutes 08 seconds West, a distance of 96.94 feet to a set iron pin at the northeast corner of a 0.23 acre tract described in Volume 44 Page 587 of the Athens County Official Deed Records; thence along the north line of said 0.23 acre tract and along a new property line North 81 degrees 58 minutes 14 seconds West, passing a set iron pin at 112.80 feet, for a total distance of 141.59 feet to a point in aforesaid Athens Township Road 246; thence along said road North 17 degrees 29 minutes 45 seconds East, a distance of 98.11 feet to the POINT OF BEGINNING and containing 0.297 acre, and being a part of a 0.41 acre tract described in Volume 66 Page 189 of the Athens County Official Deed Records.

\*Denotes calculated location of monument based on previous survey. Grantee their heirs and assigns are given the right to use and maintain the existing water line which services Lot A from Lot B as well as the right to use an existing well which accesses Lot A through an existing 10' right of way described in Volume 359 Page 579 of the Athens County Deed Records. Grantor, their heirs and assigns reserve the right to maintain and use the existing sewer line which services Lot B and the right to use and maintain the underground electric lines which service Lot B.

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 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 30, 1998.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT B

Situated in Lease Lot 151, Section 30, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a point at the northwest corner of said Lease Lot 151; thence on an assumed bearing North 90 degrees 00 minutes 00 seconds East, a distance of 610.50 feet to a point in Athens Township Road 246; thence along said road the following three bearings and distances: 1) South 3 degrees 30 minutes 00 seconds East, a distance of 363.00 feet to a point; thence 2) South 13 degrees 30 minutes 00 seconds West, a distance of 627.00 feet to a railroad spike\* at the southwest corner of a 3.81 acre tract described in Volume 105 Page 84 of the Athens County Official Deed Records and the northwest corner of a 0.41 acre tract described in Volume 66 Page 189 of the Athens County Official Deed Records; thence 3) along said road and the west line of said 0.41 acre tract South 17 degrees 29 minutes 45 seconds West, a distance of 98.11 feet to a point, THE TRUE POINT OF BEGINNING; thence leaving said road and along a new property line and along the north line of a 0.23 acre tract described in Volume 44 Page 587 of the Athens County Official Deed Records South 81 degrees 58 minutes 14 seconds East, passing a set iron pin at 28.79 feet, for a total distance of 141.59 feet to a set iron pin on the west line of a 0.67 acre tract described in Volume 105 Page 84 of the Athens County Official Deed Records at the northeast corner of said 0.23 acre tract; thence along the west line of said 0.67 acre tract and the east line of said 0.23 acre tract South 8 degrees 03 minutes 07 seconds West, passing found iron pins at 25.00 feet, and 80.00 feet for a total distance of 100.00 feet to an iron pin\* at the southwest corner of said 0.67 acre tract and southeast corner of said 0.23 acre tract; thence along the south line of said 0.23 acre tract and the south line of said 0.41 acre tract North 81 degrees 58 minutes 14 seconds West, passing a found iron pin at 50.00 feet, for a total distance of 158.22 feet to an iron pin\* at the southwest corner of said 0.41 acre tract in aforesaid Athens Township Road 246; thence along the west line of said 0.41 acre tract and said road North 17 degrees 29 minutes 45 seconds East, a distance of 101.38 feet to the POINT OF BEGINNING and containing 0.344 acre, and being all of a 0.23 acre tract described in Volume 44 Page 587 of the Athens County Official Deed Records and 0.114 acres of a 0.41 acre tract described in Volume 66 Page 189 of the Athens County Official Deed Records.

\*Denotes calculated location of a monument based on a previous survey. Grantee is also granted the right to use and maintain underground electric lines which service Lot B from Lot A as well as the right to use and maintain a sewer line which services Lot B from Lot A.

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 R.L.S. 6765.

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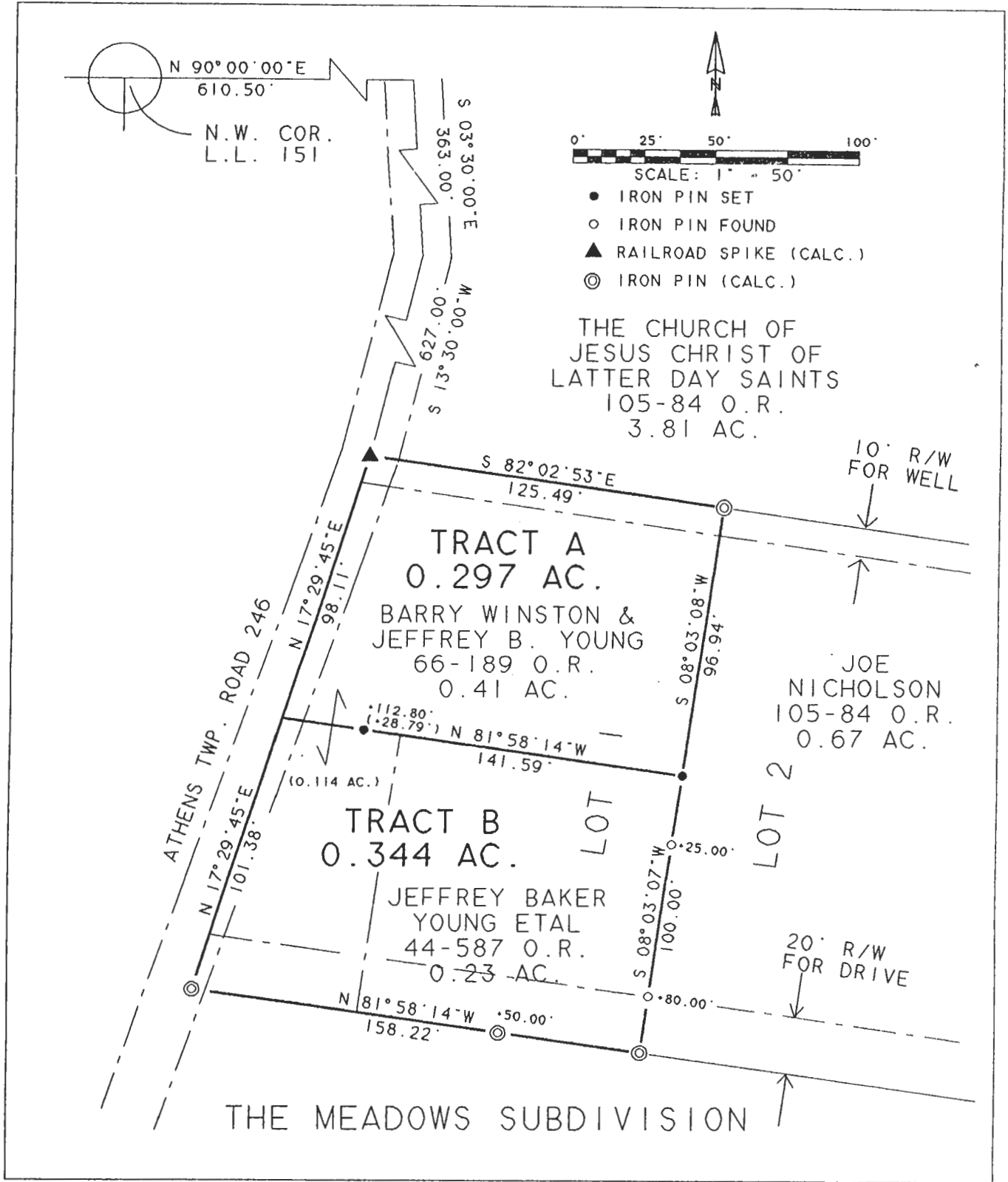
BY: S. Blausen  
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BY: S. Blauval  
DATE: 12-8-98

Plat of Survey of Tracts A & B Scale 1" = 50

Surveyed for Mr. Jeff Young Date 11-30-98

Subdivision L.L. 151

Township Athens Section 30 Town 9 Range 14

County Athens State Ohio

Corporation ---

Leonard F. Swoyer Jr.  
Leonard F. Swoyer Jr. Reg. Prof. Land Surveyor No. 6765

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AT# 30