



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 166 of Section 32, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a stone with cross found at the northwest corner of said Lease Lot 166, THE TRUE POINT OF BEGINNING of this tract; thence North 86 Degrees 18 Minutes 37 Seconds East, along the north line of Lease Lot 166 for a distance of 741.42 feet to a set iron pin; thence South 03 Degrees 44 Minutes 10 Seconds East (passing a set iron pin at 95.56 feet) for a total distance of 140.53 feet to a point in State Highway 56 and in the south line of a 5.56 acre tract described in Volume 347, Page 93, Athens County Deed Records; thence along the south line of said tract in Volume 347, Page 93 and in said road for the following three bearings and distances: 1) South 87 Degrees 03 Minutes 37 Seconds West for a distance of 70.00 feet to a point; thence 2) South 70 Degrees 03 Minutes 37 Seconds West for a distance of 462.00 feet to a point; thence 3) South 75 Degrees 18 Minutes 37 Seconds West for a distance of 242.22 feet to a point in the west line of said Lease Lot 166; thence North 01 Degrees 54 Minutes 54 Seconds West, along the west line of said Lease Lot 166 (passing a set iron pin at 35.74 feet from whence a 10" blazed maple bears North 81 Degrees 49 Minutes West 4.9 feet) for a total distance of 315.27 feet to the POINT OF BEGINNING, and containing 3.863 acres, and being a part of a 5.56 acre tract of land described in Volume 347, Page 93, Athens County Deed 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.L.S. 6765.

The above description was prepared under the supervision of Leonard F.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Klausner
DATE: 12-26-01

CONSTRUCTION

1

SUBDIVISIONS

PROPERTY

ATH # 324 # 33

Swoyer, Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated October 8, 2001.

Subject to all easements and right of ways of record.



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TRACT 2

Situated in Lease Lot 167 of Section 33, Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

Commencing at a stone with cross found at the northwest corner of Lease Lot 166 of Section 32; thence North 86 Degrees 18 Minutes 37 Seconds East along the north line of Lease Lot 166 for a distance of 741.42 feet to a set iron pin, THE TRUE POINT OF BEGINNING of this tract; thence North 31 Degrees 15 Minutes 04 Seconds East for a distance of 169.69 feet to a set iron pin; thence North 88 Degrees 01 Minutes 04 Seconds East for a distance of 175.64 feet to a set iron pin; thence North 81 Degrees 53 Minutes 53 Seconds East for a distance of 207.88 feet to a set iron pin in the west line of Athens County Road 9 (Luhrig-Salem Road); thence South 07 Degrees 42 Minutes 07 Seconds East, along the west line of said county road, for a distance of 54.01 feet to a $\frac{3}{4}$ " iron pipe found at the northeast corner of Tract 1, Walnut Hills Addition; thence South 81 Degrees 53 Minutes 53 Seconds West, along the north line of said Tract 1, Walnut Hills, for a distance of 207.62 feet to a set iron pin at the northwest corner of said Tract 1; thence South 07 Degrees 58 Minutes 51 Seconds East, along the west line of said Tract 1, Walnut Hills, for a distance of 80.23 feet to a set iron pin at the southwest corner of said Tract 1 in the South line of Lease Lot 167 and the south line of a 23.31 acre tract described in Volume 300, Page 1803, Athens County Official Records; thence South 86 Degrees 18 Minutes 37 Seconds West, along the south line of said Lease Lot 167 and the south line of said tract in Volume 300, Page 1803, for a total distance of 282.80 feet to the POINT OF BEGINNING, and containing 0.978 acres, of which 0.660 acres are in the platted Lot 1, Chelsea Estates and 0.318 acres are in the "Sweet Court" right of way of said Chelsea Estates, and

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BY: S. Blause
DATE: 12-26-01

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being a part of a 23.31 acre tract of land described in Volume 300, Page 1803, 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.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer, Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated October 8, 2001.

Subject to all easements and right of ways of record.

SCALE: 1" = 100'



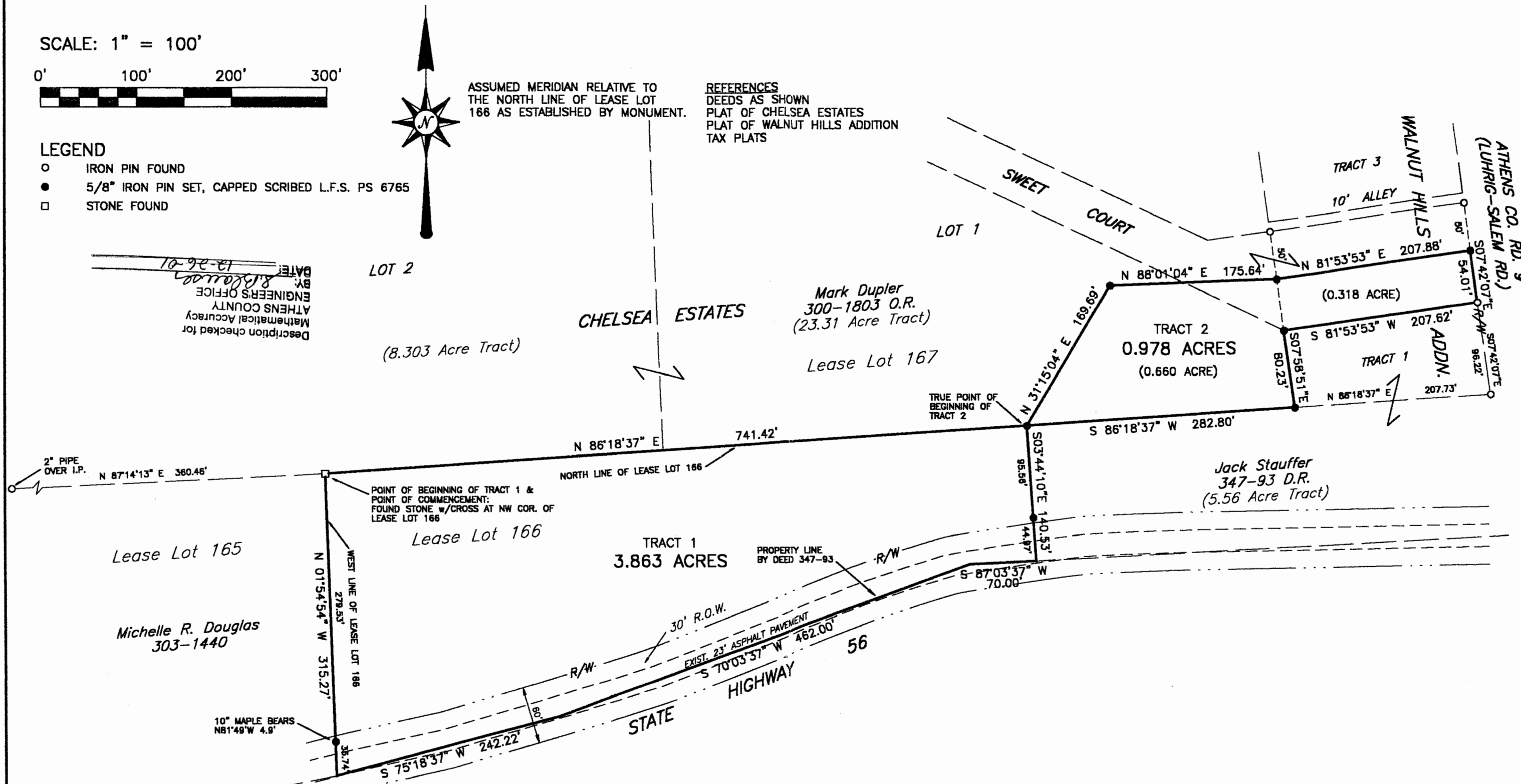
ASSUMED MERIDIAN RELATIVE TO THE NORTH LINE OF LEASE LOT 166 AS ESTABLISHED BY MONUMENT.

REFERENCES
DEEDS AS SHOWN
PLAT OF CHELSEA ESTATES
PLAT OF WALNUT HILLS ADDITION
TAX PLATS

LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN SET, CAPPED SCRIBED L.F.S. PS 6765
- STONE FOUND

10-26-01
DATE: 10-26-01
BY: S. Swayer
ENGINEER'S OFFICE
ATHENS COUNTY
Mathematical Accuracy
Description checked for



SOUTHEASTERN LAND SURVEYS
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
(740) 593-8701

PLAT OF SURVEY OF A 3.863 ACRE TRACT SITUATED IN LEASE LOT 166, SECTION 32, AND A 0.978 ACRE TRACT SITUATED IN LEASE LOT 167, SECTION 33, ATHENS TOWNSHIP, TOWN 9, RANGE 14, ATHENS COUNTY, OHIO (SAID 0.978 ACRES BEING A PORTION OF PLATTED LOT 1 AND SWEET COURT R/W, CHELSEA ESTATES)

PREPARED BY: SOUTHEASTERN LAND SURVEYS
FOR: MARK DUBLER AND JACK STAUFFER * 10-08-01 *

Leonard F. Swayer
LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6765

