



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Farm Lot 25, Section 4, Town No. 9, Range 14, Athens Township, Athens City, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the southwest corner of a 2.60 acre tract described in Volume 107 Page 720 of the Athens County Official Deed Records; thence along the north right of way line of East State Street South 82°00'00" East (passing a found concrete monument at 3.18 feet) for a total distance of 162.85 feet to the TRUE POINT OF BEGINNING; thence leaving the said north right of way of East State Street North 07°58'15" East 430.24 feet to a point on the north line of the aforesaid 2.60 acre tract; thence along the north line of said 2.60 acre tract South 82°00'00" East 80.65 feet to a set iron pin; thence along the east line of said 2.60 acre tract South 05°03'36" West 430.81 feet to a set iron pin on the north right of way line of East State Street; thence along the north right of way line of East State Street North 82°00'00" West 102.53^{feet} to the point of beginning containing 0.9047 acres and being a part of a 2.60 acre tract described in Volume 107 Page 720 of the Athens County Official Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.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 survey performed by Southeastern Land Surveys dated

Subject to all easements and right of ways of record, including a 10 foot easement for sanitary and storm sewers along the east line of the above described 0.9047 acre tract which is recorded in Volume 232 Page 68 of the Athens County Deed Records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: A. Blausen
DATE: 5-18-93

Athens # 4

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PLAT OF 0.9047 AC. AND A
 PLAT OF RETRACEMENT SURVEY OF
 2 TRACTS DESCRIBED IN V.107-P.722 OF
 ATHENS CO. OFFICIAL DEED RECORDS:
 SITUATED IN F.L. 25, SEC. 4, T.9, R.14,
 ATHENS TWP., ATHENS CO., OHIO
 PREPARED BY: SOUTHEASTERN LAND SURVEYS
 7/30/92

FOR: DON WOOD
 LEONARD F. SWOYER, JR.
 REG. PROF. LAND SURVEYOR
 NO. 6765

RAY E. & GRACE E.
 MYERS
 286-68
 LAG BOLT BEARS
 N05°03'36"E 214.94'
 FROM N.W. COR. OF
 SECOND TRACT SURVEYED

LAG BOLT FD.
 (NOTE: THIS LAG BOLT TO 3/8" RBR.
 AT SE. COR. OF LOGAN
 FED. SAVINGS AND LOAN
 ASSOC. TRACT USED AS
 BASIS OF WEST LINE OF
 FARM LOT 25)

JOHN P. & ROSALIND
 HICKENBOTTOM
 0.20 AC. 384-581

DALE H. & RUTH A.
 HOLMES
 25-714

LONNYS. &
 PATRICIA A.
 FRAZE

95-763
 (TRACT 2 N.W.
 COR. FELL
 IN 12" PINE
 TREE TRUNK
 NO MONUMENT SET)

DONALD E. & ROSE M.
 CHAMBERS
 304-523

86-983

CHARLES F. &
 FLORENCE A. COON
 342-173 61-677
 0.13 AC.

CHURCH OF CHRIST
 243-398

LOGAN FEDERAL
 SAVINGS AND LOAN
 ASSOC.
 273-72
 0.16 AC. 0.20
 AC.

WEST LINE OF F.L. 25
 1" PIPE W.E.M.H.T. CAP FD. BEARS
 S06°37'36"E 0.64'

N.E. COR. OF CHAIN-LINK
 FENCE ENCROACHES 4.35'
 @ +214.63'

S.E. COR. OF CHAIN-LINK
 FENCE ENCROACHES 4.10'
 @ +132.74'

N.E. COR. OF HOUSE ADDN.
 ENCROACHES 3.14' @ +92.51'

S.E. COR. OF HOUSE ADDN.
 ENCROACHES 2.96' @ +80.24'

(FIRST TRACT)
 1.25 AC. - DEED
 1.25 AC. - SURVEY

NOTE: THIS 2' WIDE STRIP IS PART OF
 C.O.A.D.'S TRACT V.46-P.240 O.D.R.
 FOR SEWER, WATER, OR GAS LINES
 AND OWNED BY C.O.A.D.

SCALE:
 1" = 50'
 STATE R/W (DISK) MON.
 □ = IN CONC.
 ● = I.P. SET
 3/8" RBR.
 WITH I.D.
 CAP INSCRIBED:
 "L.F. SWOYER,
 R.L.S. 6765"
 ○ = I.P. FD.

C.O.A.D.
 AN OHIO
 CORP.
 46-240
 8.01 AC.

DONALD P. & BRENDA K.
 WOOD
 107-720 O.D.R.
 (SECOND TRACT)
 2.6 AC. - DEED
 2.62 AC. - SURVEY

N.E. COR. OF
 VINYL CLAD
 OUT-BLDG. ENCROACHES:
 5.36' @ +333.09'
 S.E. COR. ENCROACHES
 5.93' @ +318.51'

ATHENS
 SHOPPING
 PLAZA
 LTD.
 110-398
 6.17 AC.

1 STORY
 OFFICE BLDG.

0.9047 AC.
 39,407.95 sq. FT

REVISED 8/03/92
 TO SHOW
 10' EASEMENT

REVISED 5/17/93
 FOR LOT SPLIT

TOWNSEND PLACE

EAST STATE ST.

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