



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lots 3 and 4 of Coates' Subdivision, Lease Lot 59, Section 9, Town 9, Range 14, Athens Township, Athens City, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southwest corner of Lease Lot 42 on the the east line of a tract described in Volume 373 Page 75 of the Athens County Deed Records and the east line of Lease Lot 59 on the west line of a 20.982 Acre Tract described in Volume 238 Page 399 of the Athens County Official Deed Records: thence on an assumed bearing North 02 Degrees 03 Minutes 11 Seconds East a distance of 100.25 feet to a set iron pin at the grantor's southeast property corner, said set iron pin is witnessed by a a found iron pin which bears South 05 Degrees 47 Minutes 09 Seconds West a distance of 4.20 feet and a found iron pin which bears North 67 Degrees 01 Minutes 49 Seconds East a distance of 3.18 feet, and said set iron pin is THE TRUE POINT OF BEGINNING; thence along the grantor's south property line and along the north line of aforesaid tract described in Volume 373 Page 75 of the Athens County Deed Records South 67 Degrees 01 Minutes 49 Seconds West, passing set iron pins at 107.78 feet and 202.66 feet, the right of way of Richland Avenue at 322.31 feet, and a set iron pin at 323.50 feet for a total distance of 340.11 feet to a point, the grantor's southwest property corner and the northwest property corner of said tract described in Volume 373 Page 75 of the Athens County Deed Records; thence along the grantor's west property line North 25 Degrees 59 Minutes 06 Seconds West a distance of 60.08 feet to a point; thence along a new line North 67 Degrees 01 Minutes 49 Seconds East, passing a set iron pin at 19.77 feet, the right of way of Richland Avenue at 21.55 feet, and set iron pins at 140.62 feet and 185.74 feet for a total distance of 371.28 feet to a set iron pin on the grantor's east property line, the west line of aforesaid 20.982 acre tract described in Volume 238 Page 399 of the Athens County Official Deed Records; thence along the grantor's east property line and the west line of said 20.982 acre tract South 02 Degrees 03 Minutes 11 Seconds West a distance of 66.21 feet to a set iron pin: the POINT OF BEGINNING; and containing 0.490 acres. Said 0.490 acre tract consists of all 0.26 acres of Lot 4 (Tract 3), and 0.23 acres from Lot 3 of Coates Subdivision (Tract 2).

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, Professional Land Surveyor Number 6765 and based upon a survey performed by Southeastern Land Surveys dated January 19, 2000.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blauer
DATE: 1-21-2000

PROPERTY

CONSTRUCTION

SUBDIVISIONS

000166



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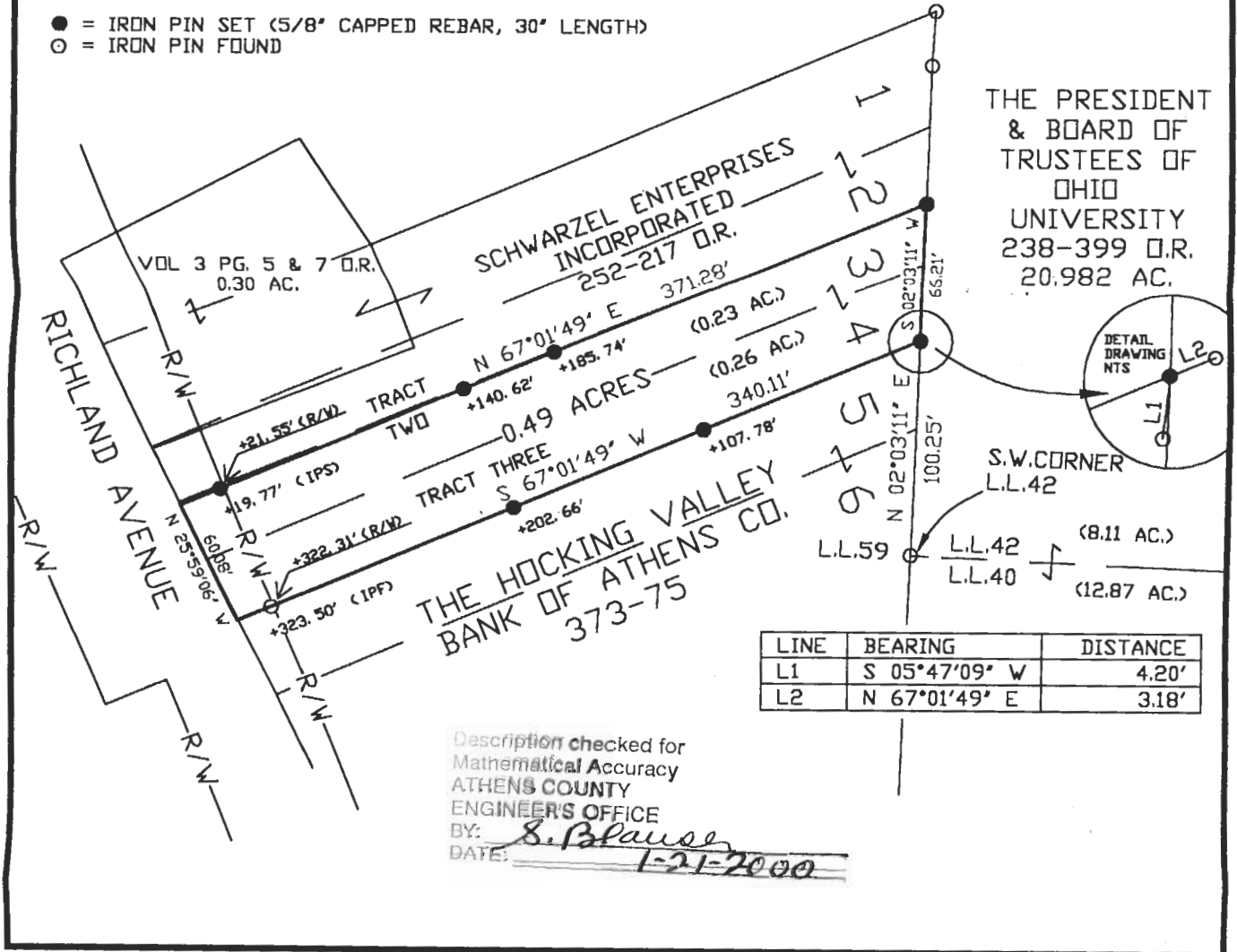
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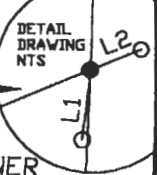
SCALE: 1" = 80'



- = IRON PIN SET (5/8" CAPPED REBAR, 30' LENGTH)
- = IRON PIN FOUND



THE PRESIDENT & BOARD OF TRUSTEES OF OHIO UNIVERSITY
238-399 D.R.
20.982 AC.



LINE	BEARING	DISTANCE
L1	S 05°47'09" W	4.20'
L2	N 67°01'49" E	3.18'

Description checked for Mathematical Accuracy
ATHENS COUNTY ENGINEER'S OFFICE
BY: S. Blause
DATE: 1-21-2000

Plat of Survey of a 0.49 Acre Tract Scale 1" = 80'
 Surveyed for AMBLING DEVELOPMENT COMPANY Date 01-19-00
 Subdivision COATES SUBDIVISION (LOT 4 AND PART OF LOT 3), L.L.59
 Township ATHENS Section 9 Town 9 Range 14
 Corporation ATHENS County ATHENS State OHIO

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

000168

ATH # 9