



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lots 1 through 4 ,inclusive, of Coates Subdivision, Lease Lot 59, Section 9, 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 east line of a tract described in Volume 373 Page 75 of the Athens County Deed Records and 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 corner, said set iron pin is witnessed by a found iron pin which bears South 5 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 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 67.31 feet, and 202.66 feet, and the right of way of Richland Avenue at 322.31 feet, and a found 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 line North 25 Degrees 59 Minutes 06 Seconds West a distance of 60.08 feet to a point; thence along a new line the following three bearings and distances:

- 1) North 67 Degrees 01 Minutes 49 Seconds East passing a set iron pin at 19.77 feet, and the right of way of Richland Avenue at 21.55 feet, for a total distance of 144.02 feet to a set iron pin ;thence
- 2) North 11 Degrees 34 Minutes 52 Seconds West a distance of 57.64 feet to a set iron pin ;thence
- 3) North 26 Degrees 39 Minutes 16 Seconds West a distance of 24.33 feet to a set iron pin on the the grantor's north line, the south line of an 11.3757 acre tract described in Volume 369 Page 33 of the Athens County Deed Records ;thence

along the grantor's north line and the south line of a said 11.3757 acre tract North 66 Degrees 58 Minutes 22 Seconds East a distance of 256.29 feet to a found iron pin at the the grantor's northeast property corner on the the east line of

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aforesaid Lease Lot 59 and the west line of aforesaid Lease Lot 42, said found iron pin is witnessed by a found iron pin which bears North 66 Degrees 18 Minutes 56 Seconds East a distance of 4.51 feet;thence along the grantor's east line and the east line of said Lease Lot 59 and along the south line of said 11.3757 acre tract South 03 Degrees 33 Minutes 38 Seconds West a distance of 25.87 feet to a found iron pin at the northwest corner of aforesaid 20.982 acre tract;thence along the grantor's east line and the east line of said Lease Lot 59 and the west line of said 20.982 acre tract and the west line of Lease Lot 42 South 02 Degrees 03 Minutes 11 Seconds West a distance of 130.66 feet to THE POINT OF BEGINNING and containing 0.937 acres and being part of Tracts Two and Three of the tracts of land described in Volume 252 Page 217 of the Athens County Official Deed Records.Said 0.937 acre tract consists of all 0.26 acre in Tract Three and 0.677 acre in Tract Two. The above described 0.937 acre tract may further be described as 0.28 acre of Lot 1,0.17 acre of Lot 2, 0.227 acre of Lot 3 and all 0.26 acre of Lot 4 of Coates Subdivision.

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 June 22,2000.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 6-28-00

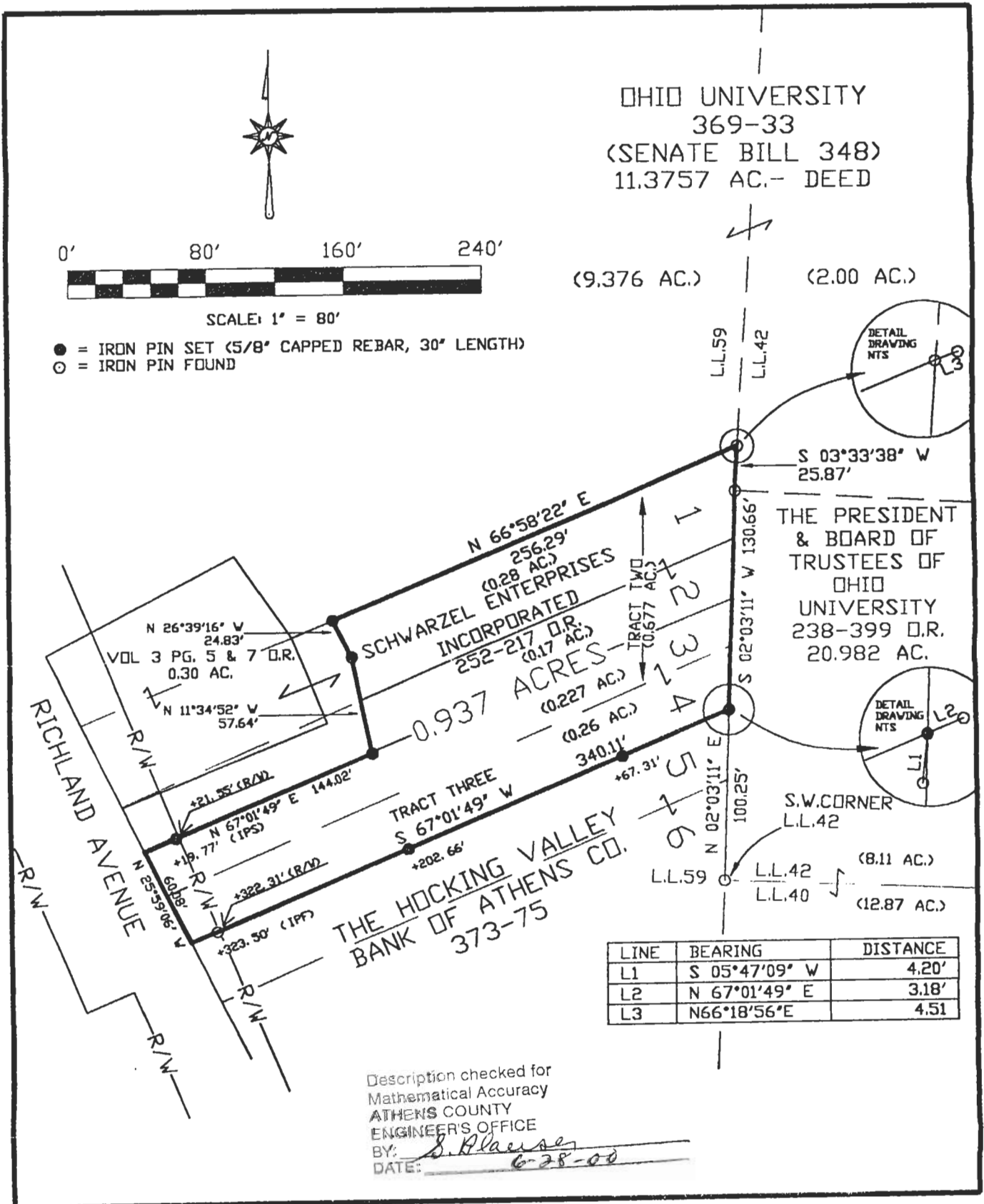
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Plat of SURVEY OF A 0.937 ACRE TRACT Scale 1" = 80'

Surveyed for AMBLING DEVELOPMENT COMPANY Date 6/22/00

Subdivision COATES SUBDIVISION (LOT 4 & PART OF LOTS 1, 2, 3), L.L. 59

Township ATHENS Section 9 Town 9 Range 14

Corporation ATHENS County ATHENS State OHIO

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

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