



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## PARCEL A

Situated in Section 18, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at a stone\* at the southeast corner of Section 18; thence on an assumed bearing North 2 degrees 52 minutes 22 seconds East, a distance of 1428.45 feet to a point in Dover Township Road 331 at the grantor's southeast corner and the northeast corner of a 37.21 acre tract described in Volume 365 Page 233 of the Athens County Official Deed Records; thence leaving said road and along the south line of the grantor and the north line of said 37.21 acre tract North 66 degrees 55 minutes 04 seconds West, passing set iron pins at 11.00 feet and 117.50 feet, for a total distance of 675.83 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing North 66 degrees 55 minutes 04 seconds West along said line, a distance of 610.66 feet to a set iron pin on the east right of way of the Consolidated Rail Corporation Railroad at the grantor's southwest corner and the northwest corner of said 37.21 acre tract; thence along the east right of way line of said railroad and the grantor's west line North 26 degrees 33 minutes 00 seconds East, a distance of 362.07 feet to a point at the southwest corner of a 1.53 acre tract described in Volume 54 Page 749 of the Athens County Official Deed Records; thence leaving said railroad right of way and along the grantor's northerly line and south line of said 1.53 acre tract South 64 degrees 20 minutes 20 seconds East, passing a found iron pin at 0.24', for a total distance of 440.89 feet to a found iron pin at the southeast corner of said 1.53 acre tract; thence along the grantor's northerly line and the east line of said 1.53 acre tract North 21 degrees 16 minutes 20 seconds East, passing a found iron pin at 135.40 feet, for a total distance of 152.78 feet to a point in Dover Township Road 332 at the northeast corner of said 1.53 acre tract; thence along said road and the grantor's northerly line South 64 degrees 08 minutes 07 seconds East, a distance of 93.44 feet to a point; thence leaving said road and along a new property line South 16 degrees 07 minutes 07 seconds West, passing set iron pins at 14.99 feet and 181.69 feet, for a total distance of 493.38 feet to the POINT OF BEGINNING and containing 4.989 acres, and consisting of 1.861 acres out of a 2.604 acre tract described in Volume 287 Page 1094 of the Athens County Official Deed Records and 3.128 acres out of an 8 acre (by deed) tract described in Volume 265 Page 904 of the Athens County Deed Records .

\*Denotes calculated location of monument based on a previous survey.  
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 June 24, 1999.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: K. Canterbury  
DATE: 6/28/99

Dover # 18

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PROPERTY

CONSTRUCTION

SUBDIVISIONS



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## PARCEL B

Situated in Section 18, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at a stone\* at the southeast corner of Section 18; thence on an assumed bearing North 2 degrees 52 minutes 22 seconds East, a distance of 1428.45 feet to a point in Dover Township Road 331 at the grantor's southeast corner and the northeast corner of a 37.21 acre tract described in Volume 365 Page 233 of the Athens County Official Deed Records; thence leaving said road and along the grantor's south line and the north line of said 37.21 acre tract North 66 degrees 55 minutes 04 seconds West, passing a set iron pin at 11.00 feet, for a total distance of 117.50 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing North 66 degrees 55 minutes 04 seconds West along said line, a distance of 558.33 feet to a set iron pin; thence along a new property line North 16 degrees 07 minutes 07 seconds East, passing set iron pins at 311.67 feet and 478.39 feet, for a total distance of 493.38 feet to a point in Dover Township Road 332 on the grantor's north line; thence along said road and the grantor's north line the following two bearings and distances: 1) South 64 degrees 08 minutes 07 seconds East, a distance of 199.64 feet to a found railroad spike; thence 2) South 65 degrees 01 minute 53 seconds East, a distance of 22.75 feet to a point; thence leaving said road and along a new property line the following two bearings and distances: 1) South 15 degrees 00 minutes 00 seconds East, passing a set iron pin at 28.09 feet, for a total distance of 373.99 feet to a set iron pin; thence 2) South 18 degrees 42 minutes 58 seconds East, a distance of 248.05 feet to the POINT OF BEGINNING and containing 4.243 acres, and consisting of 0.617 acres out of a 2.604 acre tract described in Volume 287 Page 1094 of the Athens County Official Deed Records and 3.626 acres out of an 8 acre (by deed) tract described in Volume 265 Page 904 of the Athens County Official Deed Records.

\*Denotes calculated location of monument based on a previous survey.

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 June 24, 1999.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: L. Swoyer  
DATE: 6/28/99

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PROPERTY

CONSTRUCTION

SUBDIVISIONS



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Athens, Ohio 45701  
740/593-8701

## PARCEL C

Situated in Section 18, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at a stone\* at the southeast corner of Section 18; thence on an assumed bearing North 2 degrees 52 minutes 22 seconds East, a distance of 1428.45 feet to a point in Dover Township Road 331 at the grantor's southeast corner and the northeast corner of a 37.21 acre tract described in Volume 365 Page 233 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along the grantor's south line and the north line of said 37.21 acre tract North 66 degrees 55 minutes 04 seconds West, passing a set iron pin at 11.00 feet, for a total distance of 117.50 feet to a set iron pin; thence along a new property line the following two bearings and distances: 1) North 18 degrees 42 minutes 58 seconds West, a distance of 248.05 feet to a set iron pin; thence 2) North 15 degrees 00 minutes 00 seconds West, passing a set iron pin at 345.91 feet, for a total distance of 373.99 feet to a point in Dover Township Road 332 on the grantor's north line; thence along said road and the grantor's north line the following four bearings and distances: 1) South 65 degrees 01 minute 53 seconds East, a distance of 164.63 feet to a point; thence 2) South 73 degrees 43 minutes 00 seconds East, a distance of 73.82 feet to a point; thence 3) South 82 degrees 35 minutes 16 seconds East, a distance of 49.67 feet to a point; thence 4) North 89 degrees 28 minutes 26 seconds East, a distance of 157.62 feet to an iron pin\* at the grantor's northeast corner at the approximate intersection of Dover Township Road 332 with Dover Township Road 331; thence along said Dover Township Road 331 and the grantor's east line the following six bearings and distances: 1) South 10 degrees 03 minutes 28 seconds West, a distance of 202.41 feet to a point; thence 2) South 19 degrees 58 minutes 09 seconds West, a distance of 47.01 feet to a point; thence 3) South 28 degrees 32 minutes 32 seconds West, a distance of 92.63 feet to a point; thence 4) South 17 degrees 11 minutes 53 seconds West, a distance of 46.85 feet to a point; thence 5) South 8 degrees 41 minutes 32 seconds West, a distance of 125.35 feet to a point; thence 6) South 14 degrees 40 minutes 06 seconds West, a distance of 55.38 feet to the POINT OF BEGINNING and containing 3.339 acres, and consisting of 0.126 acres out of a 2.604 acre tract described in Volume 287 Page 1094 of the Athens County Official Deed Records and 3.213 acres out of an 8 acre (by deed) tract described in Volume 265 Page 904 of the Athens County Official Deed Records.  
\*Denotes calculated location of monument based on a previous survey.

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: L. Lantieri  
DATE: 6/28/99 SUBDIVISIONS

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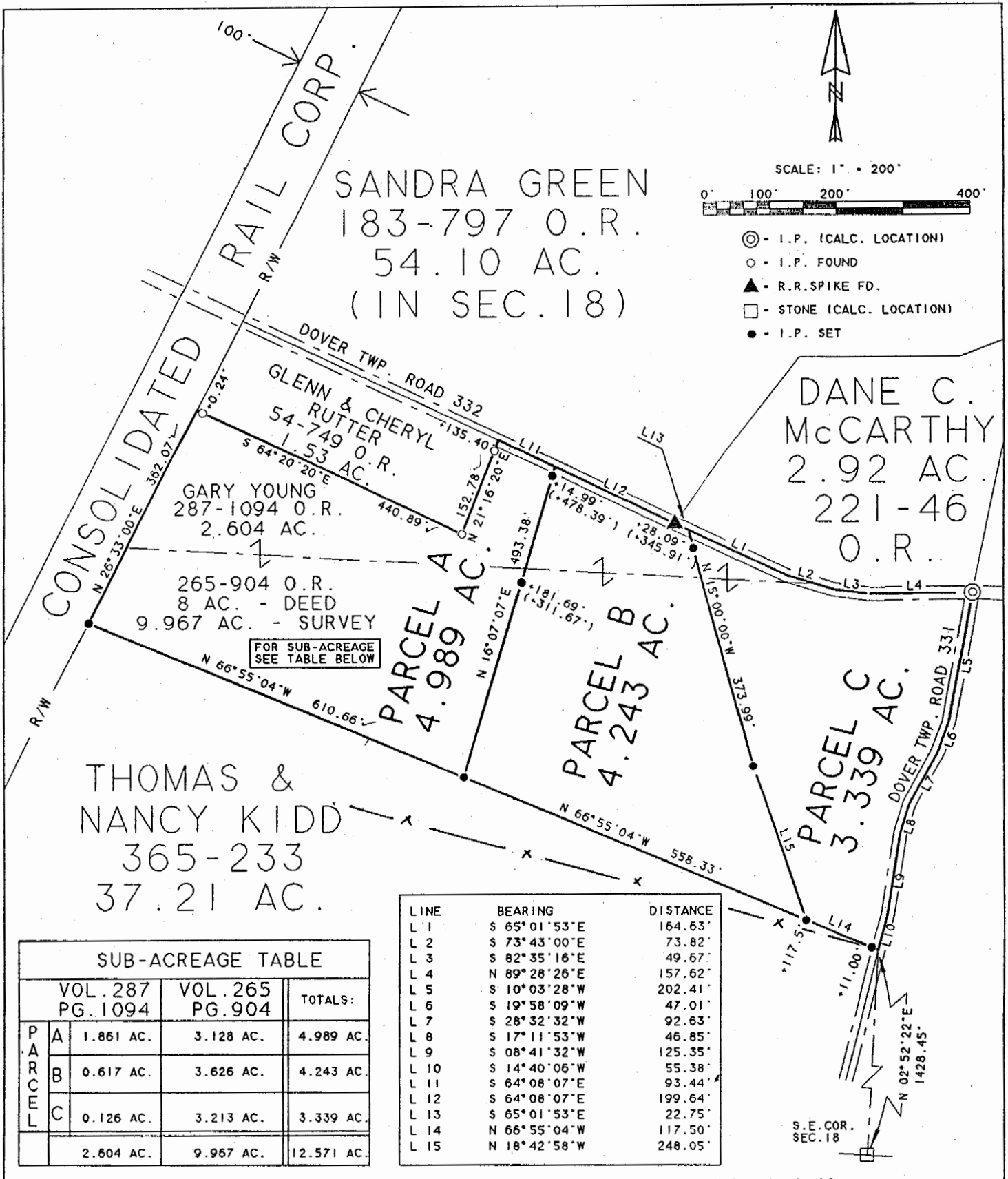
PROPERTY \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_



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REGISTERED PROFESSIONAL LAND SURVEYOR

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614/593-8701



Description checked for  
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ATHENS COUNTY  
ENGINEER'S OFFICE

Plat of Parcels A, B and C Scale 1" = 200'  
 Surveyed for Mr. Gary Young Date 6/24/99  
 Subdivision ---  
 Township Dover Section 18 Town 10 Range 14  
 Corporation --- County Athens State Ohio

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

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