



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT A

Situated in Inlot 140 and Outlot 2 of the Village of Albany, in the southeast quarter of the northwest quarter of Section 2, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at an iron pin\* at the southeast corner of said Inlot 140, THE TRUE POINT OF BEGINNING; thence along a new property line the following three bearings and distances: 1) South 37 degrees 45 minutes 46 seconds West, a distance of 28.19 feet to a set iron pin; thence 2) North 51 degrees 25 minutes 18 seconds West, a distance of 96.15 feet to a set iron pin; thence 3) North 48 degrees 16 minutes 19 seconds East, passing a set iron pin at 22.07 feet, for a total distance of 26.33 feet to a point on the south line of a 0.52 acre tract described in Volume 293 Page 125 of the Athens County Deed Records; thence along the south line of said 0.52 acre tract South 52 degrees 53 minutes 44 seconds East, a distance of 27.72 feet to a found iron pin at the southeast corner of said 0.52 acre tract; thence along the east line of said 0.52 acre tract North 37 degrees 14 minutes 18 seconds East, a distance of 338.39 feet to an iron pin\* at the northeast corner of said 0.52 acre tract on the south right of way of Railroad Street, the north line of aforesaid Inlot 140; thence along said south line of Railroad Street and the north line of said Inlot 140 South 53 degrees 31 minutes 20 seconds East, passing an iron pin\* at 1.43 feet, for a total distance of 63.71 feet to a found iron pin at the northeast corner of Inlot 140; thence along the east line of Inlot 140 South 37 degrees 15 minutes 04 seconds West, a distance of 339.20 feet to the POINT OF BEGINNING and containing 0.553 acre, and being a part of the tracts described in Volume 41 Page 412 of the Athens County Official Deed Records. The above described 0.553 acre tract consists of all 0.493 acre of the First Tract in Inlot 140 of the Village of Albany and 0.06 Acre of the Second Tract in Outlot 2 of the tracts described in Volume 41 Page 412 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 December 2, 1998. Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausey  
DATE: 12-14-98

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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## TRACT B - A CONTINUOUS & CONTIGUOUS TRANSFER BETWEEN ADJOINING OWNERS

Situated in Outlot 2 of the Village of Albany in the southeast quarter of the northwest quarter of Section 2, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows: Commencing at an iron pin\* at the southeast corner of Inlot 140 of the Village of Albany, THE TRUE POINT OF BEGINNING; thence along the south line of Inlot 139 South 52 degrees 52 minutes 14 seconds East, a distance of 132.00 feet to an iron pin\* at the northwest corner of a 0.60 acre tract described in Volume 177 Page 65 of the Athens County Official Deed Records; thence along the west line of said 0.60 acre tract and the west line of a 0.54 acre tract described in Volume 250 Page 657 of the Athens County Deed Records South 3 degrees 07 minutes 26 seconds West, passing a found iron pin which is 1.90 feet left at 145.97 feet, for a total distance of 232.95 feet to a found iron pin on the north line of a 12.73 acre tract described in Volume 224 Page 134 of the Athens County Official Deed Records at the southwest corner of said 0.54 acre tract; thence along the north line of said 12.73 acre tract North 86 degrees 30 minutes 27 seconds West, a distance of 520.19 feet to a found iron pin at the southeast corner of a 0.64 acre tract described in Volume 302 Page 595 of the Athens County Deed Records; thence along the east line of said 0.64 acre tract North 19 degrees 59 minutes 24 seconds East, a distance of 185.00 feet to an iron pin\* at the southwest corner of a 0.73 acre tract described in Volume 306 Page 584 of the Athens County Deed Records; thence along the east line of said 0.73 acre tract the following two bearings and distances: 1) North 64 degrees 44 minutes 52 seconds East, a distance of 119.96 feet to a found iron pin; thence 2) North 48 degrees 07 minutes 45 seconds East, a distance of 201.95 feet to a found iron pin at the southwest corner of a 0.52 acre tract described in Volume 293 Page 125 of the Athens County Deed Records; thence along the south line of said 0.52 acre tract South 52 degrees 53 minutes 45 seconds East, a distance of 39.84 feet to a point; thence along a new property line the following three bearings and distances: 1) South 48 degrees 16 minutes 19 seconds West, passing a set iron pin at 4.26 feet, for a total distance of 26.33 feet to a set iron pin; thence 2) South 51 degrees 25 minutes 18 seconds East, a distance of 96.15 feet to a set iron pin; thence 3) North 37 degrees 45 minutes 46 seconds East, a distance of 28.19 feet to the POINT OF BEGINNING and containing 3.089 acres, and being a part of the Second Tract of the tracts described in Volume 41 Page 412 of the Athens County Official Deed Records. THE ABOVE DESCRIBED 3.089 ACRE TRACT IS TO BE CONTINUOUS & CONTIGUOUS WITH AN ADJOINING 0.60 ACRE TRACT DESCRIBED IN VOLUME 177 PAGE 65 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS. \*Denotes calculated location of monument based on 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 December 2, 1998. Subject to all easements and right of ways of record.

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *L. Swoyer*  
 DATE: 12-14-98

PROPERTY

CONSTRUCTION

SUBDIVISIONS

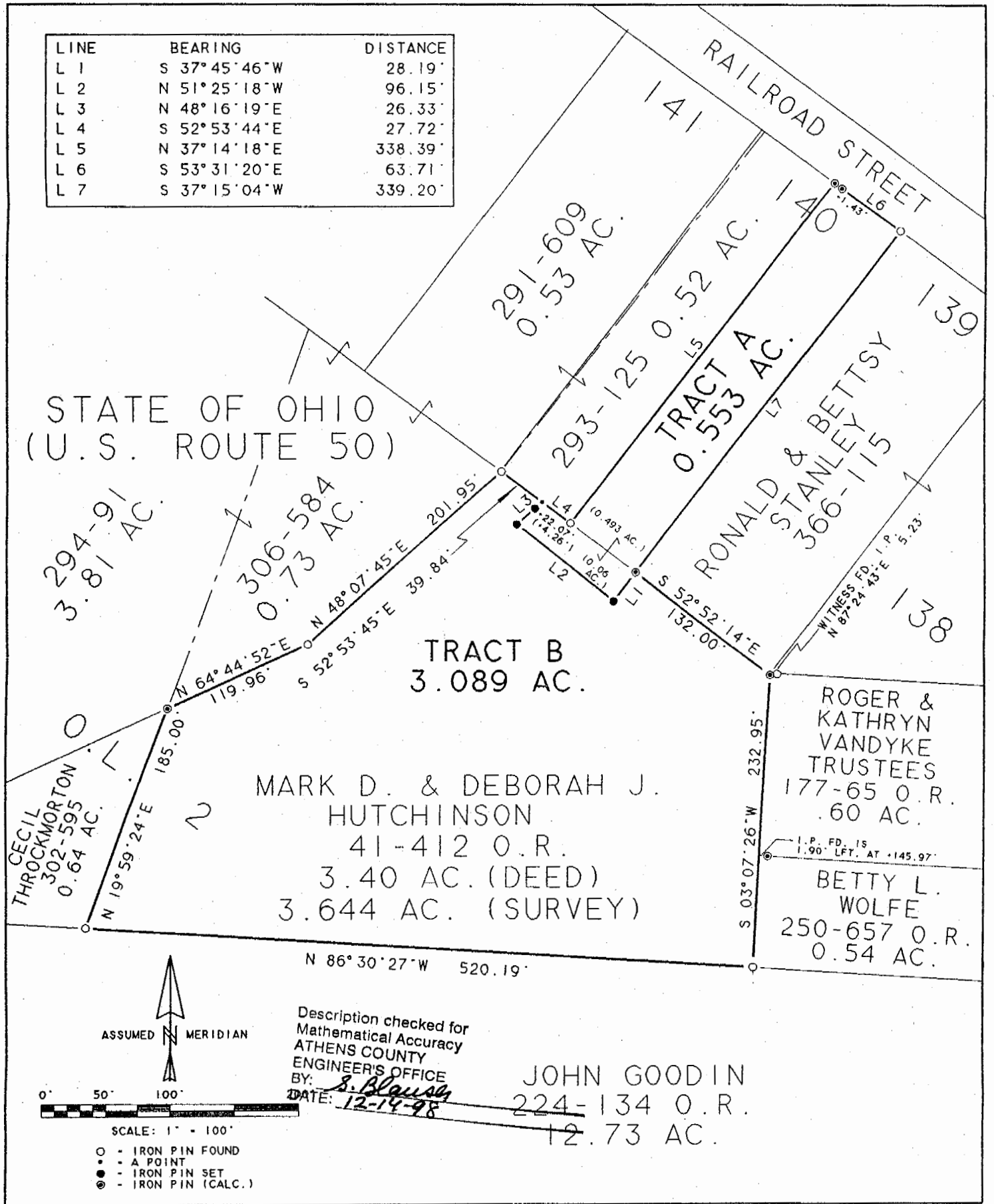


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LINE	BEARING	DISTANCE
L 1	S 37° 45' 46" W	28.19'
L 2	N 51° 25' 18" W	96.15'
L 3	N 48° 16' 19" E	26.33'
L 4	S 52° 53' 44" E	27.72'
L 5	N 37° 14' 18" E	338.39'
L 6	S 53° 31' 20" E	63.71'
L 7	S 37° 15' 04" W	339.20'



Plat of Survey of Tracts A & B Scale 1" = 100'

Surveyed for Mr. Mark Hutchinson Date 12/02/98

Subdivision THE S.E. 1/4 OF N.W. 1/4 OF SEC. 2

Township Lee Section 2 Town 10 Range 15

Corporation --- County Athens State Oh.

*Leonard F. Swayer Jr.*

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

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LEB 2