



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LOT 1

Situated in the southwest quarter of Section 3, Outlot 13 and 20, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at the southeast corner of the southwest quarter of said Section 3; thence on an assumed bearing of North 51 degrees 53 minutes 56 seconds East, a distance of 598.55 feet (calculated from deed 242-546) to a found iron pin at the southeast corner of a 4.854 acre tract (by survey) described in Volume 216 Page 961 of the Athens County Official Deed Records and the northeast corner of a 11.02 acre tract described in Volume 242 Page 546 of the Athens County Official Deed Records; thence along the north line of said 11.02 acre tract and the south line of said 4.854 acre tract North 87 degrees 45 minutes 09 seconds West, a distance of 243.50 feet to a point in a creek, THE TRUE POINT OF BEGINNING; thence continuing along aforesaid property line North 87 degrees 45 minutes 09 seconds West (passing a set iron pin at 20.00 feet), a distance of 181.57 feet to a 48 inch oak tree; thence leaving the aforesaid property line North 2 degrees 14 minutes 51 seconds East, a distance of 150.00 feet to a set iron pin; thence South 87 degrees 45 minutes 09 seconds East (passing a set iron pin at 152.32 feet) for a total distance of 172.33 feet to a point in a creek; thence along the center of said creek South 15 degrees 06 minutes 07 seconds East, a distance of 31.35 feet to a point; thence South 14 degrees 52 minutes 03 seconds West, a distance of 56.75 feet to a point; thence South 5 degrees 06 minutes 16 seconds East, a distance of 12.61 feet to a point; thence South 43 degrees 36 minutes 00 seconds East, a distance of 28.28 feet to a point; thence South 18 degrees 43 minutes 02 seconds West, a distance of 33.88 feet to the point of beginning and containing 0.6144 acre, and being a part of a 4.854 acre tract described in Volume 216 Page 961 of the Athens County Official Deed Records. There being 0.4774 acres in Outlot 20 and 0.137 acres in Outlot 13

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blause  
DATE: 3-23-99

42

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Note: Unless otherwise noted all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.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 field survey performed by Southeastern Land Surveys dated March 12, 1999.

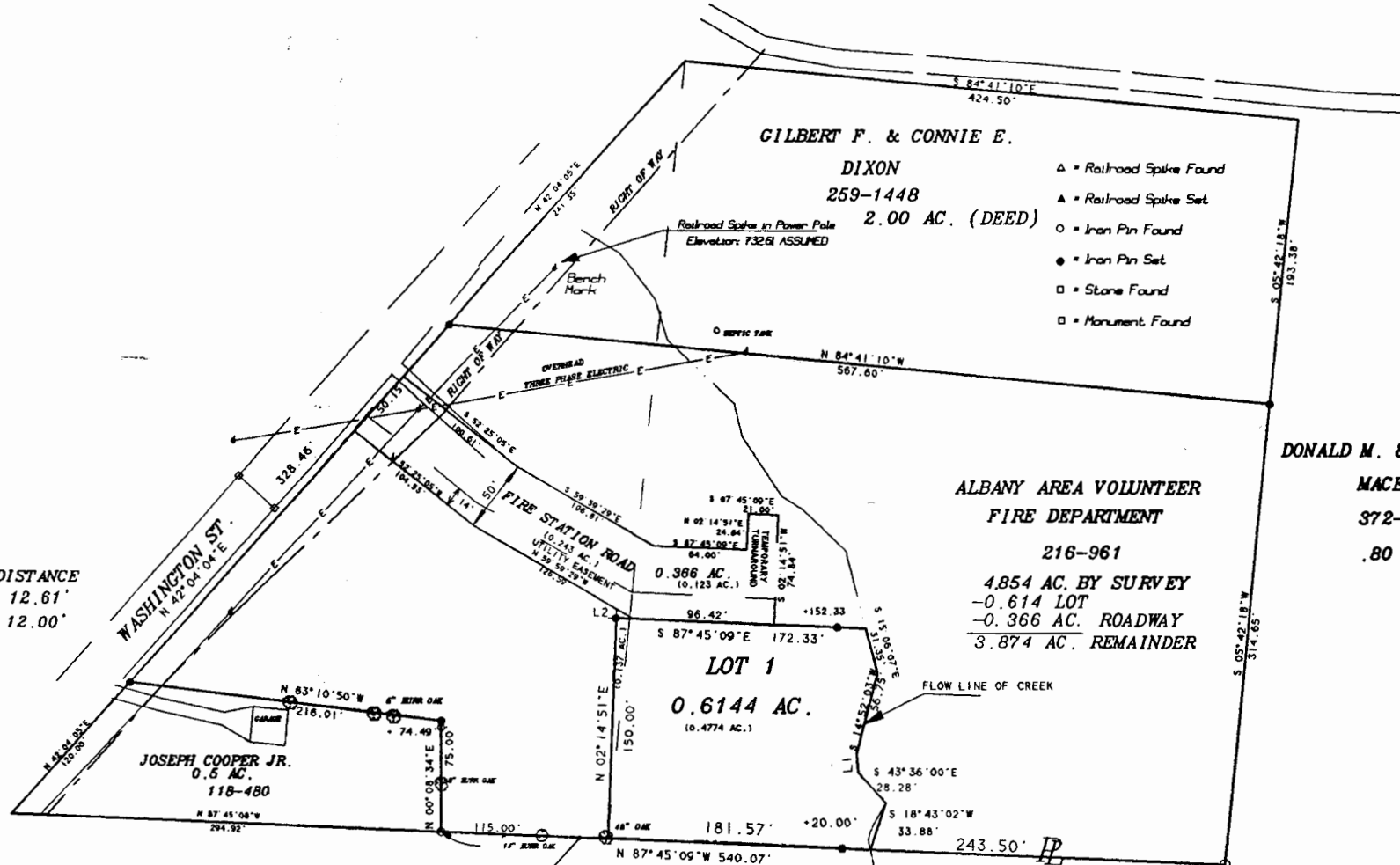
Subject to all easements and right of way of records.

45  
CH



SCALE 1" = 115'

LINE	BEARING	DISTANCE
L 1	S 05°06'16"E	12.61'
L 2	S 87°45'09"E	12.00'



- △ = Railroad Spike Found
- ▲ = Railroad Spike Set
- = Iron Pin Found
- = Iron Pin Set
- = Stone Found
- ◻ = Monument Found

GILBERT F. & CONNIE E.  
DIXON  
259-1448  
2.00 AC. (DEED)

DONALD M. & DORIS H.  
MACE  
372-581  
.80 AC.

ALBANY AREA VOLUNTEER  
FIRE DEPARTMENT  
216-961  
4.854 AC. BY SURVEY  
-0.614 LOT  
-0.366 AC. ROADWAY  
3.874 AC. REMAINDER

LOT 1  
0.6144 AC.  
(0.4774 AC.)

JOSEPH COOPER JR.  
0.5 AC.  
118-480

FREDRICK C. & RUTH CHANEY  
1.0 AC.  
49-965

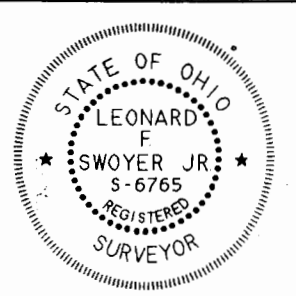
PRO MOVING SYSTEMS LTD.  
242-546 OR.  
11.02 AC.

PLAT OF BOUNDARY SURVEY OF 4.854 ACRES SUBDIVIDED INTO A 0.6144 ACRE TRACT AND 0.366 AC. ROADWAY OWNED BY ALBANY AREA FIRE DEPT.

FOR ATHENS COUNTY COMMISSIONERS AT THE REQUEST OF RICHARD SHULTZ

LOCATED IN OUT LOT 13 AND 20 OF SEC. 3, TOWN 10, RANGE 15, LEE TOWNSHIP, ATHENS COUNTY, OHIO

PREPARED BY  
SOUTHEASTERN LAND SURVEYS  
MARCH 16, 1999  
*Leonard F. Swoyer Jr.*  
LEONARD F. SWOYER JR. PS. 6765



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