

# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## LOT 1

Situated in Section 5, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of the northeast quarter of Section 5; thence on an assumed bearing South 00 degrees 00 minutes 00 seconds East, a distance of 1396.22 feet to a found mine spike in Lee Township Road 17 at the grantor's northwest corner, the northeast corner of a 5.21 acre tract described in Volume 93 Page 5 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along the grantor's north line and along said Lee Township Road 17 South 83 degrees 54 minutes 06 seconds East, a distance of 266.99 feet to a point; thence leaving said road and along an arbitrary line South 00 degrees 00 minutes 00 seconds West, passing a set iron pin at 12.93 feet, for a total distance of 734.36 feet to a set iron pin on the grantor's south line, the north line of a 6.39 acre tract described in Volume 366 Page 847 of the Athens County Deed Records; thence along the grantor's south line and north line of said 6.39 acre tract the following two bearings and distances: 1) South 44 degrees 38 minutes 57 seconds West, a distance of 98.47 feet to a found iron pin; thence 2) North 85 degrees 20 minutes 53 seconds West, a distance of 196.93 feet to a found iron pin at the grantor's southwest corner on the east line of a 5.52 acre tract described in Volume 53 Page 540 of the Athens County Official Deed Records; thence along the west line of the grantor and the east line of said 5.52 acre tract and aforesaid 5.21 acre tract North 00 degrees 00 minutes 00 seconds East, a distance of 816.80 feet to the POINT OF BEGINNING and containing 4.897 acres, and being a part of a 15.00 acre tract (by deed) described in Volume 55 Page 49 of the Athens County Official Deed Records.

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 September 2, 1997.

Subject to all easements and right of ways of record.



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## LOT 2

Situated in Section 5, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

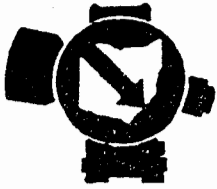
Commencing at the northwest corner of the northeast quarter of Section 5; thence on an assumed bearing South 00 degrees 00 minutes 00 seconds East, a distance of 1396.22 feet to a found mine spike in Lee Township Road 17 at the northwest corner of the grantor; thence along said road and the north line of the grantor South 83 degrees 54 minutes 06 seconds East, a distance of 266.99 feet to a point, THE TRUE POINT OF BEGINNING; thence along said road and the north line of the grantor the following two bearings and distances: 1) South 85 degrees 38 minutes 21 seconds East, a distance of 211.09 feet to a point; thence 2) South 83 degrees 02 minutes 41 seconds East, a distance of 250.41 feet to a point; thence leaving said road and along an arbitrary line South 21 degrees 28 minutes 31 seconds West, passing a set iron pin at 14.34 feet, for a total distance of 643.77 feet to a set iron pin on the south line of the grantor and north line of a 6.39 acre tract described in Volume 366 Page 847 of the Athens County Deed Records; thence along the south line of the grantor and the north line of said 6.39 acre tract the following two bearings and distances: 1) North 71 degrees 05 minutes 55 seconds West, a distance of 107.05 feet to a found iron pin; thence 2) South 44 degrees 38 minutes 57 seconds West, a distance of 173.71 feet to a set iron pin; thence along an arbitrary line North 00 degrees 00 minutes 00 seconds East, passing a set iron pin at 721.43 feet, for a total distance of 734.36 feet to the POINT OF BEGINNING and containing 5.000 acres, and being a part of a 15.00 acre (by deed) tract described in Volume 55 Page 49 of the Athens County Official Deed Records.

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 September 2, 1997.

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## LOT 3

Situated in Section 5, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of the northeast quarter of Section 5; thence on an assumed bearing South 00 degrees 00 minutes 00 seconds East, a distance of 1396.22 feet to a found mine spike in Lee Township Road 17 at the grantor's northwest corner; thence along said road and the north line of the grantor the following three bearings and distances: 1) South 83 degrees 54 minutes 06 seconds East, a distance of 266.99 feet to a point; thence 2) South 85 degrees 38 minutes 21 seconds East, a distance of 211.09 feet to a point; thence 3) South 83 degrees 02 minutes 41 seconds East, a distance of 250.41 feet to a point, THE TRUE POINT OF BEGINNING; thence continuing along Lee Township Road 17 and the north line of the grantor South 83 degrees 02 minutes 41 seconds East a distance of 64.13 feet to a point at the intersection of Lee Township Road 17 with Athens County Road 80, said point being the northeast corner of the grantor; thence along said Athens County Road 80 and the east line of the grantor South 29 degrees 58 minutes 30 seconds East, a distance of 650.53 feet to a point at the southeast corner of the grantor on the north line of a 104.49 acre tract described in Volume 327 Page 206 of the Athens County Deed Records; thence leaving said road and along the south line of the grantor and north line of said 104.49 acre tract the following six bearings and distances: 1) South 84 degrees 56 minutes 33 seconds West, passing a found iron pin at 24.26 feet, for a total distance of 284.35 feet to an iron pin\*; thence 2) South 1 degrees 12 minutes 00 seconds East, a distance of 126.75 feet to an iron pin\* at an existing fence corner; thence 3) South 71 degrees 30 minutes 20 seconds West, a distance of 64.34 feet to an iron pin\* at an existing fence corner; thence 4) North 0 degrees 02 minutes 00 seconds East, a distance of 140.05 feet to an iron pin\*; thence 5) South 82 degrees 17 minutes 50 seconds West, a distance of 129.30 feet to a set magnetic P.K. nail; thence 6) South 74 degrees 07 minutes 59 seconds West, a distance of 51.90 feet to a found iron pin at the northeast corner of a 6.39 acre tract described in Volume 366 Page 847 of the Athens County Deed Records; thence along the south line of the grantor and north line of said 6.39 acre tract North 71 degrees 05 minutes 55 seconds West, a distance of 110.75 feet to a set iron pin; thence along an arbitrary line North 21 degrees 28 minutes 31 seconds East, passing a set iron pin at 629.44 feet, for a total distance of 643.77 feet to the POINT OF BEGINNING and containing 5.000 acres, and being a part of a 15.00 acre tract (by deed) described in Volume 55 Page 49 of the Athens County Official Deed Records. \*denotes calculated location of monument based on a previous survey performed by John Branner, P.S. number 6805. 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 September 2, 1997.

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PROPERTY

CONSTRUCTION

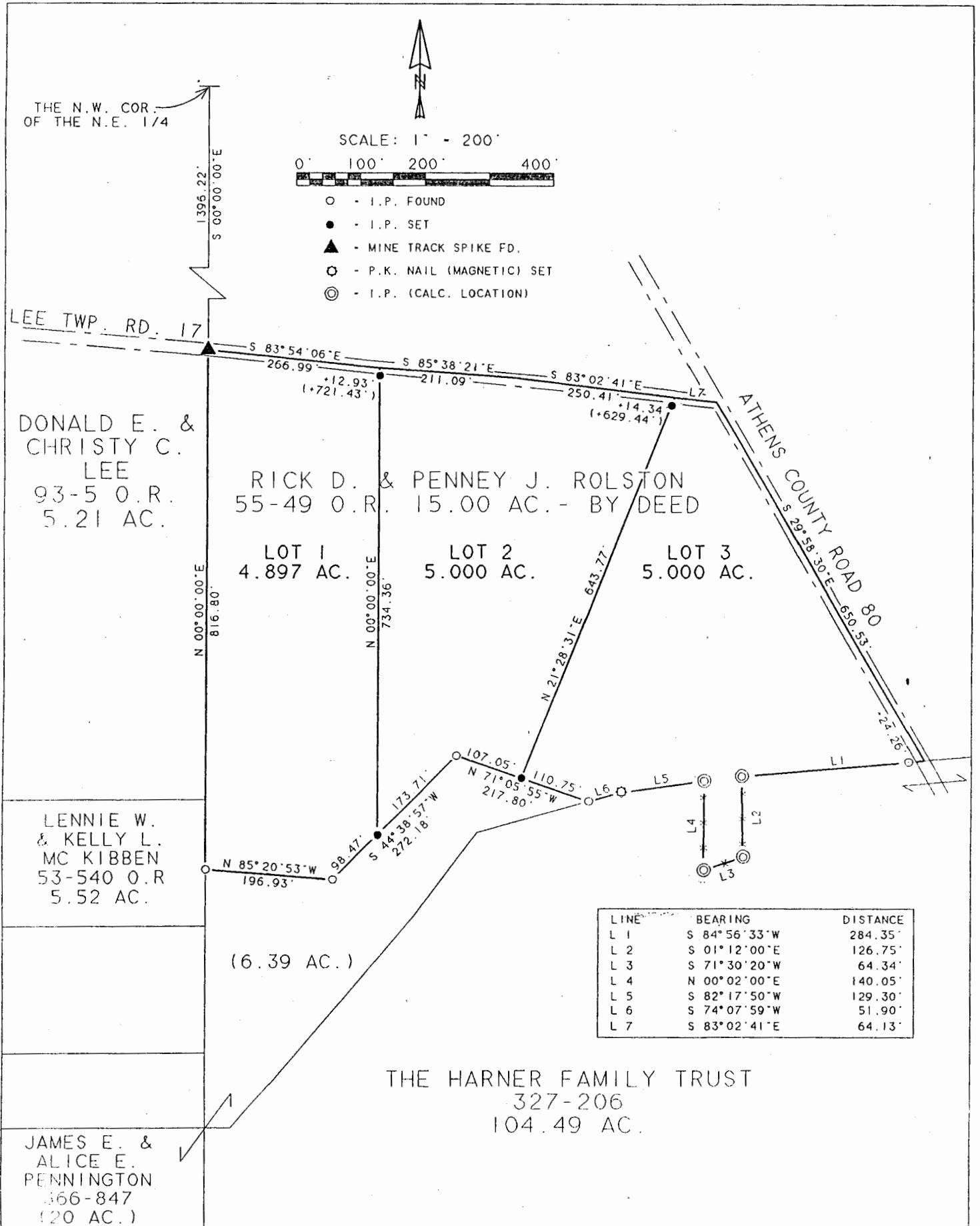
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SUBDIVISIONS



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Plat of Lots 1, 2 and 3 Scale 1" = 200'

Surveyed for Mark Chapman Date 9/02/97

Subdivision ---

Township Lee Section 5 Town 10 Range 15

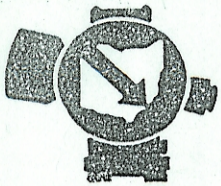
County Athens State Oh.

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

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122# 5

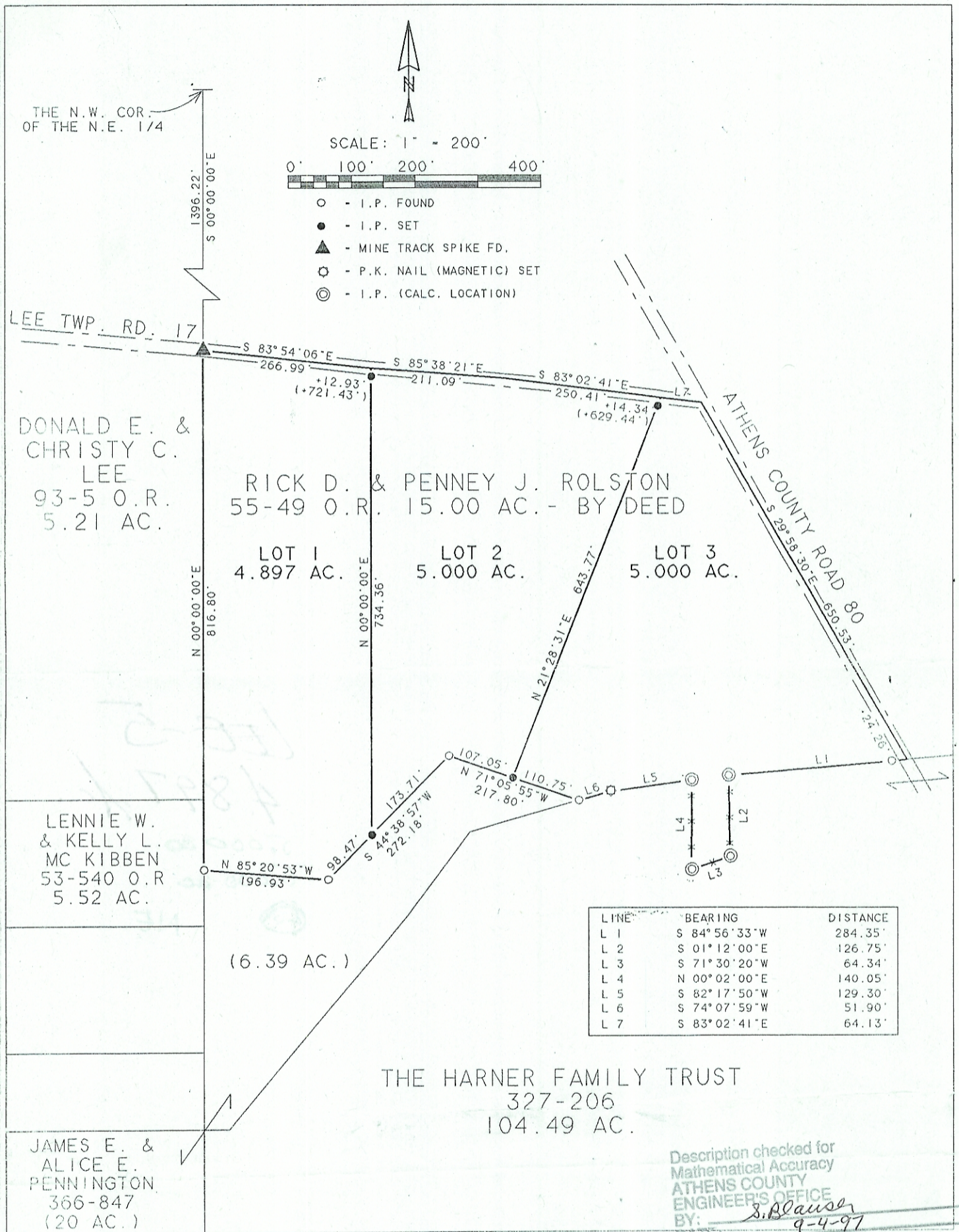




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Subdivision ---

Township Lee Section 5 Town 10 Range 15

County Athens State Oh.

Corporation ---

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