



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## LOT A

Situated in the northwest quarter of Section 16, Rome Township, Town 6, Range 12, Athens County, Ohio and described as follows:

Commencing at a stone\* at the northwest corner of Old Survey Lot 4 on the north line of Section 16; thence on an assumed bearing along the north line of said Section 16 North 89 Degrees 35 Minutes 00 Seconds West a distance of 2571.12 feet to a point in State Route 329 at the southwest corner of a 55 acre tract described in Volume 25 Page 631 of the Athens County Deed Records at the southeast corner of a 22.39 acre tract described in Volume 87 Page 401 of the Athens County Deed Records and said point is THE TRUE POINT OF BEGINNING; thence along said State Route 329 the following thirteen bearings and distances: 1) South 55 Degrees 36 Minutes 58 Seconds West a distance of 16.42 feet to a point; thence 2) South 52 Degrees 51 Minutes 01 Seconds West a distance of 90.22 feet to a point; thence 3) South 48 Degrees 34 Minutes 32 Seconds West a distance of 29.47 feet to a point; thence 4) South 44 Degrees 04 Minutes 18 Seconds West a distance of 79.70 feet to a point; thence 5) South 39 Degrees 17 Minutes 44 Seconds West a distance of 82.03 feet to a point; thence 6) South 35 Degrees 28 Minutes 02 Seconds West a distance of 80.12 feet; thence 7) South 29 Degrees 25 Minutes 42 Seconds West a distance of 39.97 feet to a point; thence 8) South 21 Degrees 28 Minutes 18 Seconds West a distance of 40.79 feet to a point; thence 9) South 08 Degrees 39 Minutes 12 Seconds West a distance of 41.26 feet to a point; thence 10) South 05 Degrees 17 Minutes 32 Seconds East a distance of 39.47 feet to a point; thence 11) South 19 Degrees 42 Minutes 18 Seconds East a distance of 42.41 feet to a point; thence 12) South 32 Degrees 41 Minutes 50 Seconds East a distance of 41.65 feet to a point; thence 13) South 43 Degrees 23 Minutes 55 Seconds East a distance of 30.72 feet to a point; thence leaving said road along a new line South 36 Degrees 01 Minutes 24 Seconds West, passing set iron pins at 15.99 feet, and 190.11 feet for a total distance of 726.01 feet to a point in Federal Creek on the north line of a 40 acre tract described in Volume 295 Page 963 of the Athens County Official Deed Records; thence along said creek and the north line of said 40 acre tract the following five bearings and distances: 1) North 49 Degrees 17 Minutes 51 Seconds West a distance of 122.67 feet to a point; thence 2) North 12 Degrees 16 Minutes 44 Seconds West a distance of 173.98 feet to a point; thence 3) North 21 Degrees 22 Minutes 14 Seconds East a distance of 246.98 feet to a point; thence 4) North 41 Degrees 45 Minutes 37 Seconds East a distance of 375.37 feet to a point; thence 5) North 48 Degrees 36 Minutes 27 Seconds East a distance of 524.89 feet to a point on the north line of aforesaid Section 16 on the south line of aforesaid 22.39 acre tract; thence along the north line of Section 16 and south line of said 22.39 acre tract South 89 Degrees 35 Minutes 00 Seconds East, passing a set iron pin at 43.70 feet, for a total distance of 63.88 feet to the POINT OF BEGINNING and containing 5.475 acres and being a part of a 21.4404 acre tract described in Volume 188 Page 982 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 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 July 18, 2003.

Subject to all easements and right of ways of record

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *K. Amberly*  
DATE: *7/21/03*

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Rome #16 A+B



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## LOT B

Situated in the northwest quarter of Section 16, Rome Township, Town 6, Range 12, Athens County, Ohio and described as follows:

Commencing at a stone\* at the northwest corner of Old Survey Lot 4 on the north line of Section 16; thence on an assumed bearing South 75 Degrees 31 Minutes 29 Seconds West a distance of 2633.05 feet to a point in State Route 329 on the grantor's east line on the west line of a 28.6678 acre tract described in Volume 189 Page 65 of the Athens County Official Deed Records THE TRUE POINT OF BEGINNING; thence leaving said road and along the grantor's east line and the west line of said 28.6678 acre tract the following two bearings and distances: 1) South 59 Degrees 29 Minutes 03 Seconds West a distance of 28.74 feet to a found iron pin; thence 2) South 27 Degrees 35 Minutes 26 Seconds West, passing a found iron pin at 183.77 feet, for a total distance of 631.97 feet to a point at the grantor's southeast corner in Federal Creek at the southwest corner of said 28.668 acre tract on the north line of a 40 acre tract described in Volume 295 Page 963 of the Athens County Official Deed Records; thence along the grantor's south line and Federal Creek and the north line of said 40 acre tract the following two bearings and distances: 1) North 78 Degrees 46 Minutes 39 Seconds West a distance of 256.69 feet to a point; thence 2) North 51 Degrees 37 Minutes 57 Seconds West a distance of 153.05 feet to a point; thence leaving said creek along a new line North 36 Degrees 01 Minutes 24 Seconds East, passing set iron pins at 535.90 feet, and 710.02 feet for a total distance of 726.01 feet to a point in aforesaid State Route 329; thence along said road the following five bearings and distances: 1) South 43 Degrees 23 Minutes 55 Seconds East a distance of 10.01 feet to a point; thence 2) South 51 Degrees 16 Minutes 20 Seconds East a distance of 51.05 feet to a point; thence 3) South 56 Degrees 49 Minutes 49 Seconds East a distance of 69.41 feet to a point; thence 4) South 61 Degrees 23 Minutes 13 Seconds East a distance of 82.61 feet to a point; thence 5) South 64 Degrees 23 Minutes 58 Seconds East a distance of 94.17 feet to the POINT OF BEGINNING and containing 5.561 acres and being a part of a 21.4404 acre tract described in Volume 188 Page 982 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 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 July 18, 2003.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: K. Canty  
DATE: 7/11/03

PROPERTY

CONSTRUCTION

SUBDIVISIONS



# SOUTHEASTERN LAND SURVEYS

**LEONARD F. SWOYER**  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-6701

PHILLIP H. BERRY ETAL.  
87-401 22.39 AC.

SHERRY L. & SIDNEY D. WALKER  
25-631  
55.00 AC.

L1	S 55°36'58" V	16.42'
L2	S 52°51'01" V	90.22'
L3	S 48°34'32" V	29.47'
L4	S 44°04'18" V	79.70'
L5	S 39°17'44" V	82.03'
L6	S 35°28'02" V	80.12'
L7	S 29°25'42" V	39.97'
L8	S 21°28'18" V	40.79'
L9	S 08°39'12" V	41.26'
L10	S 05°17'32" E	39.47'
L11	S 19°42'18" E	42.41'
L12	S 32°41'50" E	41.65'
L13	S 43°23'55" E	30.72'

EDWARD & BEVERLY DRAZEN  
295-963 □. R.

SHERRY L. & SIDNEY D. WALKER  
188-982 □. R.  
21.4404 AC.

Description checked for 40 AC.  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
DATE: 7/21/03

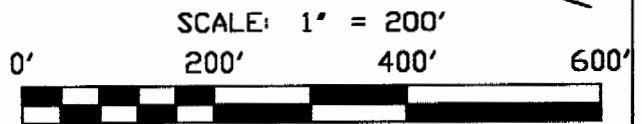
L14	S 43°23'55" E	10.01'
L15	S 51°16'20" E	51.05'
L16	S 56°49'49" E	69.41'
L17	S 61°23'13" E	82.61'
L18	S 64°23'58" E	94.17'

**LOT A**  
5.475 AC.

**LOT B**  
5.561 AC.

CHARLES F. & JUDITH A. BROWN  
189-65 □. R.  
28.6678 AC.

EDWARD & BEVERLY DRAZEN  
295-963 □. R.  
40 AC.



- = IRON PIN FOUND
- = IRON PIN SET
- = A POINT
- ⊠ = STONE (CALC. LOCATION)

Plat of LOTS A AND B Scale: 1" = 200'  
 Surveyed for: SHERRY WALKER Date: 7/18/03  
 Subdivision N.W. 1/4  
 Township ROME Section 16 Town 6 Range 12  
 Corporation ... County ATHENS Ohio  
 Job No. 07047403  
 Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765

