



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the Northeast quarter of Section 26, Rome Township, Town 6, Range 12, Athens County, Ohio and described as follows:

Commencing at the estimated Southwest corner of the Northeast quarter of section 26; thence on an assumed bearing North 40 Degrees 19 Minutes 05 Seconds East for a distance of 1280.87 feet to an iron pin\*; thence North 58 Degrees 10 Minutes 36 Seconds West for a distance of 476.285 feet to an iron pin\*, THE TRUE POINT OF BEGINNING; thence along the east line of a 17.92 Acre tract described in Volume 310 Page 1312 of the Athens County Official Deed Records North 23 Degrees 11 Minutes 10 Seconds West for a distance of 532.80 feet to an iron pin\*; thence North 27 Degrees 05 Minutes 46 Seconds West for a distance of 429.71 feet to an iron pin\* at the Northeast corner of said 17.92 acre tract, at the Southeast corner of a 24.6423 acre tract described in Volume 216 Page 382 of Athens County Official Deed Records and the Southwest corner of a 5.063 acre tract described in Volume 205 Page 439 of the Athens County Official Deed Records; thence along the South line of said 5.063 acre tract North 75 Degrees 44 Minutes 37 Seconds East (passing an iron pin\* at 339.86 feet) for a total distance of 354.859 feet to a point in the center of Athens County Road 48; thence along said road and South line of said 60.817 Acre tract described in Volume 231 Page 57 of Athens County Official Deed Records the following eight bearings and distances:

- 1) thence South 30 Degrees 05 Minutes 52 Seconds East for a distance of 106.696 feet to a point;
- 2) thence South 39 Degrees 55 Minutes 35 Seconds East for a distance of 109.332 feet to a point;
- 3) thence South 44 Degrees 49 Minutes 39 Seconds East for a distance of 75.24 feet to a point;
- 4) thence South 52 Degrees 32 Minutes 43 Seconds East for a distance of 79.57 feet to a point;
- 5) thence South 51 Degrees 57 Minutes 41 Seconds East for a distance of 8.23 feet to a point;
- 6) thence South 59 Degrees 26 Minutes 29 Seconds East for a distance of 49.18 feet to a point;

PROPERTY

CONSTRUCTION

SUBDIVISIONS

- 7) thence South 63 Degrees 28 Minutes 33 Seconds East for a distance of 161.68 feet to a point;
- 8) thence South 64 Degrees 55 Minutes 19 Seconds East for a distance of 64.51 feet to a point;

thence leaving said road and along the West line of a 7.735 acre tract described in volume 321 page 1985 of Athens County Official Deed Records South 37 Degrees 55 Minutes 28 Seconds West (passing set iron pins\* at 14.78 feet and 162.414 feet) for a total distance of 700.00 feet to THE POINT OF BEGINNING and containing 8.214 Acres and being a part of a tract described in Volume 382 Page 429 of Athens County Deed Records.

- Denotes pins set by previous survey done by L.F. Swoyer dated 02-06-99, 02-07-99 and 03-24-99

Note: Unless otherwise noted all set iron pins are 5/8" in diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L. F. Swoyer P.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated 8-07-03, 2002.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
*S. Blause*  
DATE: 8-20-03

PROPERTY

CONSTRUCTION

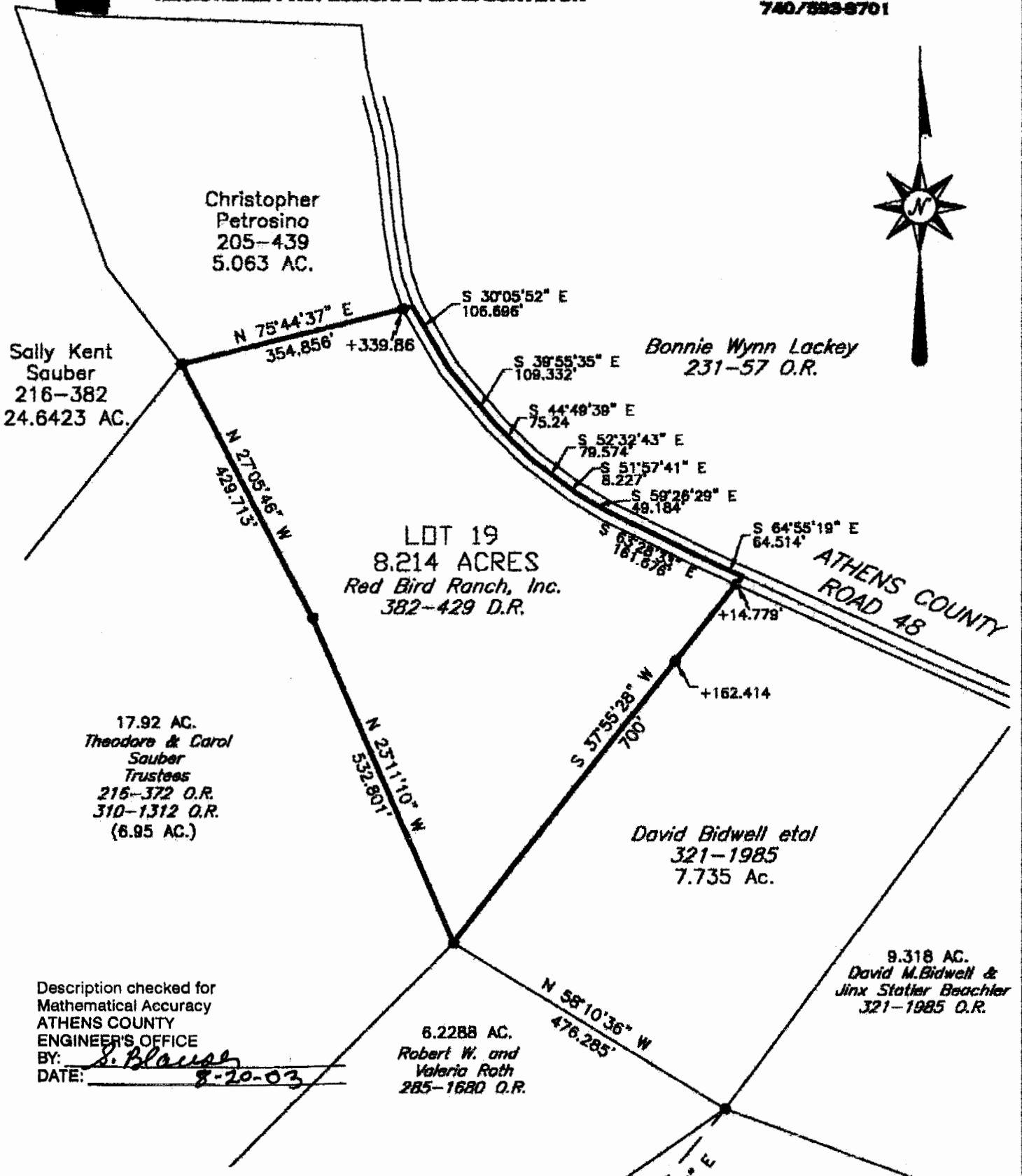
SUBDIVISIONS



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REGISTERED PROFESSIONAL LAND SURVEYOR

3438 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/893-6701



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 8-20-03

BEARINGS ARE ON ASSUMED MERIDIAN BASED  
ON PREVIOUS SURVEYS BY L.F. SWOYER  
DATED 02-06-99, 02-07-99 AND 03-24-99.

REFERENCES  
DEEDS AS SHOWN.  
TAX PLATS  
PREVIOUS SURVEYS BY L.F. SWOYER.



POINT OF COMMENCEMENT:  
ESTIMATED SOUTHWEST CORNER  
OF NORTHEAST QUARTER OF  
SECTION 26, ROME TWP.

**Plat of** Survey of an 8.214 Acre Tract **Scale:** 1" = 200'

**Surveyed for:** Red Bird Ranch **Date:** 8-07-03

**Subdivision:** Northeast Quarter

**Township:** Rome **Section:** 26 **Town:** 6 **Range:** 12

**Corporation:** Athens **County:** Athens **Ohio**

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



2011-#26