



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the Southwest quarter of Section 19, Troy Township, Town 5, Range 11, Athens County, Ohio and described as follows:

Commencing at the approximate northwest corner of the southwest quarter of said Section 19; thence on an assumed bearing South 23 Degrees 22 Minutes 48 Seconds East a distance of 854.59 feet to a found iron pin at the northwest corner of a 6.62 acre tract described in Volume 206 Page 188 of the Athens County Official Deed Records on the south line of a 12.20 acre tract described in Volume 289 Page 1328 of the Athens County Official Deed Records at the southernmost northeast corner of the grantor, and said found iron pin is THE TRUE POINT OF BEGINNING; thence along the grantor's east line and the west line of said 6.62 acre tract South 42 Degrees 06 Minutes 09 Seconds East, passing a found iron pin at 813.43 feet, for a total distance of 831.24 feet to a point in Troy Township Road 159; thence along the grantor's south line and along said road the following five bearings and distances: 1) South 49 Degrees 44 Minutes 02 Seconds West a distance of 86.13 feet to a point; thence 2) South 65 Degrees 54 Minutes 50 Seconds West a distance of 209.00 feet to a point; thence 3) South 63 Degrees 21 Minutes 50 Seconds West a distance of 258.52 feet to a point; thence 4) South 61 Degrees 15 Minutes 50 Seconds West a distance of 300.74 feet to a point; thence 5) South 75 Degrees 12 Minutes 50 Seconds West a distance of 194.38 feet to a point; thence leaving said road and ALONG A BOUNDARY AGREEMENT LINE** BETWEEN VICKY L. MILLER, OWNER BY DEED OF A 75.946 ACRE TRACT (TRACT 1) DESCRIBED IN VOLUME 334 PAGE 1209 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS AND ROBIN SPURLOCK, OWNER BY DEED OF A 10.10 ACRE TRACT DESCRIBED IN VOLUME 97 PAGE 734 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS NORTH 00 DEGREES 40 MINUTES 37 SECONDS EAST, PASSING A SET IRON PIN AT 15.87 FEET AND A FOUND 18 INCH STUMP AT 430.04 FEET, FOR A TOTAL DISTANCE OF 474.88 FEET TO A SET IRON PIN, SAID SET IRON PIN IS WITNESSED BY AN 18 INCH ELM TREE WHICH BEARS SOUTH 49 DEGREES 28 MINUTES 25 SECONDS EAST A DISTANCE OF 1.89 FEET; thence along a new line North 00 Degrees 40 Minutes 34 Seconds East a distance of 590.54 feet to a set iron pin on the grantor's north line on the south line of aforesaid 12.20 acre tract; thence along the grantor's north line and along the south line of said 12.20 acre tract North 89 Degrees 37 Minutes 14 Seconds East a distance of 369.37 feet to the POINT OF BEGINNING and containing 14.548 acres and being a part of a 75.946 acre tract (by deed) described in Tract 1 of Volume 334 Page 1209 of the Athens County Official Deed Records.

**THIS SURVEY SHALL ONLY BECOME VALID WHEN PARTIES TO AFORESAID BOUNDARY AGREEMENT LINE SUBSCRIBE TO SAID LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN 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 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 November 4, 2003.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 11-5-03

PROPERTY

CONSTRUCTION

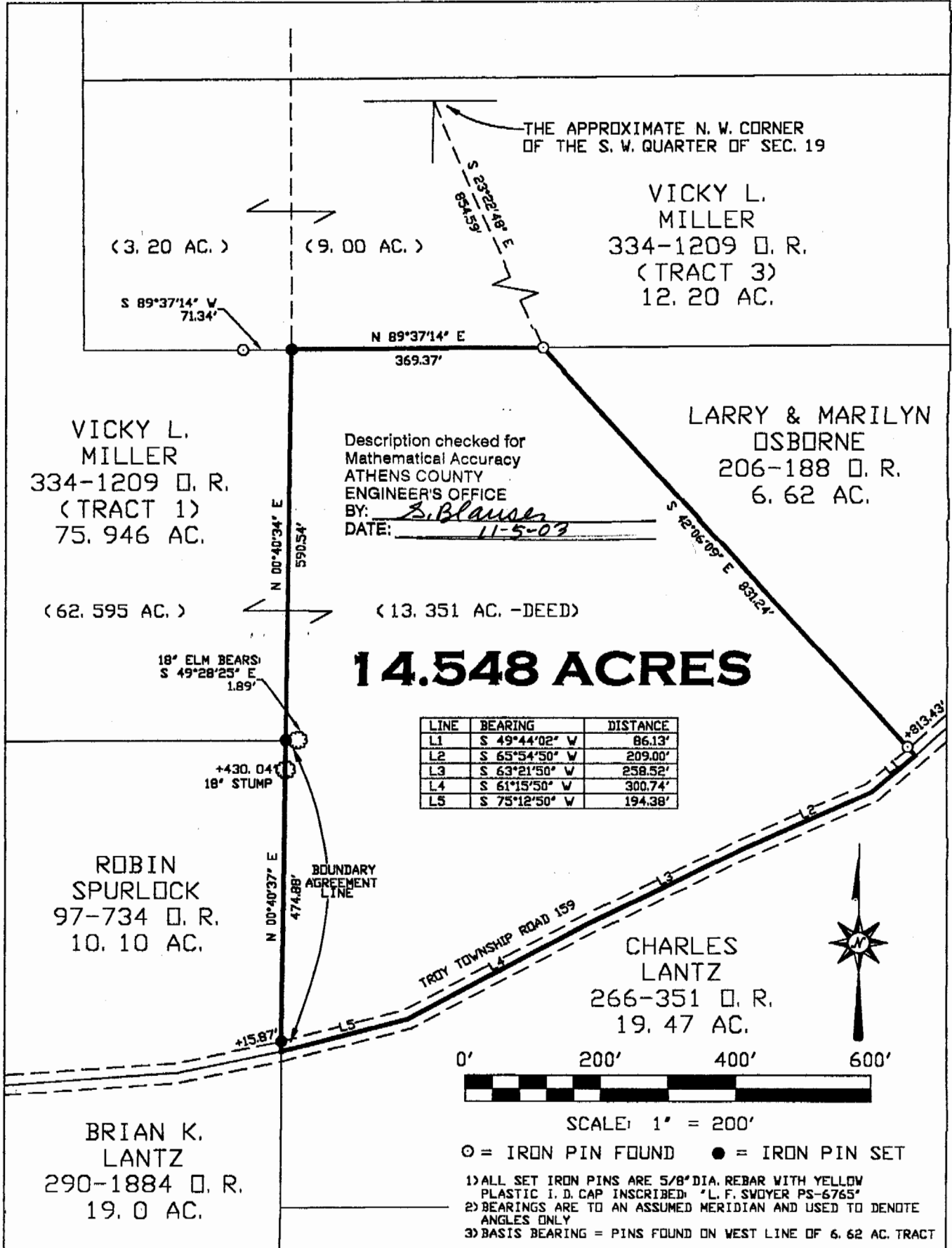
SUBDIVISIONS



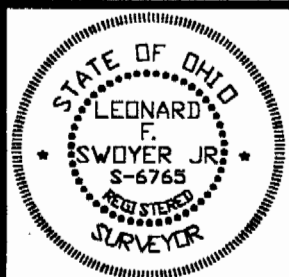
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Plat of 14.548 ACRE TRACT Scale: 1" = 200'
 Surveyed for: MR. EDWARD VIRES Date: 11-04-03
 Subdivision S.W. 1/4
 Township TROY Section 19 Town 5 Range 11
 Corporation --- County ATHENS Ohio
 Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765 Job No. 10079903



Troy #19