

# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## PARCEL A

Situated in Fraction 31, Section 21, Town 5, Range 11, Village of Coolville, Troy Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Fraction 31 at the northwest corner of a 1.0 acre tract described in Volume 295 Page 479 of the Athens County Deed Records; thence on an assumed bearing along the north line of said 1.0 acre tract South 88 degrees 48 minutes 47 seconds East, passing an iron pin\* at 137.82 feet, for a total distance of 295.02 feet to an iron pin\* at the northeast corner of said 1.0 acre tract and the southwest corner of a 9.0 acre tract described in Volume 245 Page 625 of the Athens County Deed Records at the grantor's northwest corner, said iron pin\* is witnessed by a spike nail on a square oak fence post which bears North 63 degrees 56 minutes 29 seconds East a distance of 5.14 feet and said iron pin\* is THE TRUE POINT OF BEGINNING; thence along the south line of said 9.0 acre tract and the north line of the grantor South 87 degrees 41 minutes 11 seconds East, a distance of 280.46 feet to a point; thence along a new property line South 17 degrees 09 minutes 12 seconds East, passing a set iron pin at 10.46 feet, for a total distance of 268.56 feet to a set iron pin (1/2" rebar) in an existing fence line on a boundary agreement line; thence along said fenceline and boundary agreement line the following four bearings and distances: 1) South 81 degrees 32 minutes 03 seconds West, a distance of 84.43 feet to a set iron pin (1/2" rebar); thence 2) North 74 degrees 29 minutes 21 seconds West, a distance of 64.59 feet to a set iron pin (1/2" rebar); thence 3) North 59 degrees 26 minutes 01 second West, a distance of 101.71 feet to a set iron pin (1/2" rebar); thence 4) North 65 degrees 15 minutes 57 seconds West, a distance of 68.49 feet to a set iron pin (1/2" rebar); thence leaving the fenceline and along the boundary agreement line North 69 degrees 33 minutes 16 seconds West, a distance of 60.07 feet to a railroad spike\* in the southerly extension of Campbell Road at the southwest corner of a 0.09 acre tract described in Volume 154 Page 596 of the Athens County Official Deed Records; thence along said road and along the east line of said 0.09 acre tract North 5 degrees 16 minutes 26 seconds West, a distance of 129.31 feet to a railroad spike\* at the northeast corner of said 0.09 acre tract; thence along the east line of aforesaid 1.0 acre tract the following two bearings and distances: 1) South 89 degrees 35 minutes 51 seconds East, a distance of 3.94 feet to a point; thence 2) North 0 degrees 32 minutes 41 seconds East, a distance of 33.00 feet to the POINT OF BEGINNING and containing 1.628 acres, and being a part of the sixth tract described in Volume 235 Page 147 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 1/8 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 April 13, 1998. Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: Dorinda McLean CONSTRUCTION  
DATE: 4-16-98

PROPERTY

SUBDIVISIONS

70  
TRY #21



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## PARCEL B

Situated in Fraction 31, Section 21, Town 5, Range 11, Village of Coolville, Troy Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Fraction 31 at the northwest corner of a 1.0 acre tract described in Volume 295 Page 479 of the Athens County Deed Records; thence along the north line of said 1.0 acre tract South 88 degrees 48 minutes 47 seconds East, a distance of 295.02 feet to an iron pin\* at the northeast corner of said 1.0 acre tract at the southwest corner of a 9.0 acre tract described in Volume 245 Page 625 of the Athens County Deed Records; thence along the south line of said 9.0 acre tract South 87 degrees 41 minutes 11 seconds East, a distance of 434.80 feet to a found iron pin at the southeast corner of said 9.0 acre tract and southwest corner of a 1.06 acre tract described in Volume 174 Page 925 of the Athens County Official Deed Records; thence along the south line of said 1.06 acre tract South 88 degrees 43 minutes 37 seconds East, a distance of 52.71 feet to a point, THE TRUE POINT OF BEGINNING; thence along the south line of said 1.06 acre tract South 88 degrees 43 minutes 37 seconds East, passing the southeast corner of said 1.06 acre tract at 211.16 feet, for a total distance of 265.98 feet to a point in Troy Township Road 426; thence along said road the following three bearings and distances: 1) South 8 degrees 11 minutes 44 seconds East, a distance of 74.49 feet to a point; thence 2) South 13 degrees 02 minutes 39 seconds East, a distance of 84.74 feet to a point; thence 3) South 18 degrees 25 minutes 38 seconds East, a distance of 35.61 feet to a point; thence leaving the road and along a new property line the following two bearings and distances: 1) South 83 degrees 25 minutes 59 seconds West, passing a set iron pin at 29.73 feet, for a total distance of 234.37 feet to a set iron pin; thence 2) North 18 degrees 23 minutes 40 seconds West, passing a set iron pin at 178.34 feet, for a total distance of 234.77 feet to the POINT OF BEGINNING and containing 1.181 acres, and being a part of third tract (A) and the sixth tract of the tracts described in Volume 235 Page 147 of the Athens County Official Deed Records. There are 0.652 acres in the third tract (A) and 0.529 acres in the sixth tract of the tracts described in Volume 235 Page 147 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 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 April 13, 1997.

Subject to all easements and right of ways of record.

PROPERTY

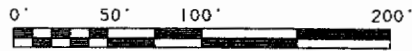
CONSTRUCTION

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Donna McLean*  
DATE: *4-16-98* SUBDIVISIONS

72

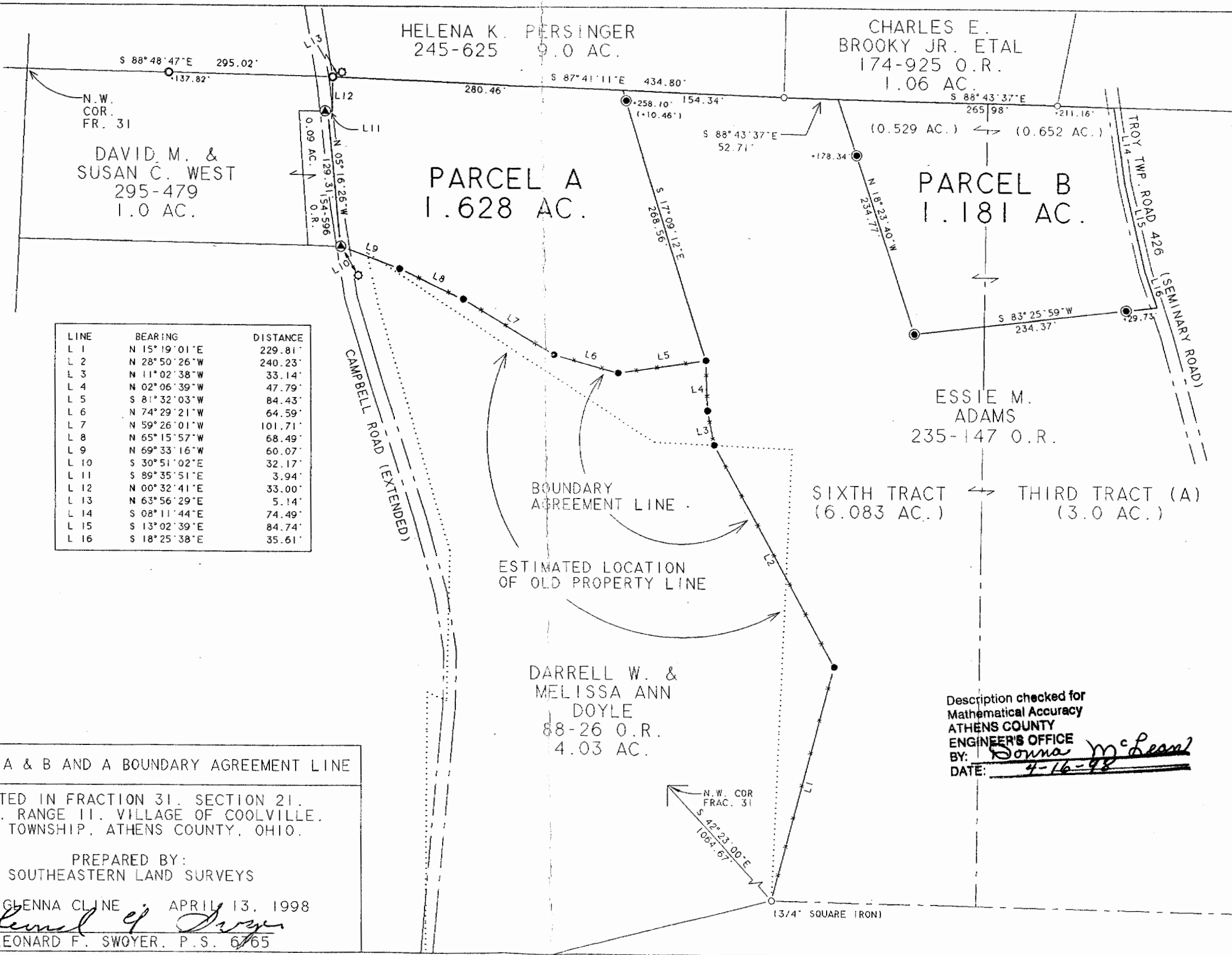


SCALE: 1" = 100'



- - I.P. (CALC. LOCATION)
- ⊙ - RAILROAD SPIKE (CALC. LOCATION)
- - I.P. SET (1/2" REBAR, NO CAP)
- ⊙ - I.P. SET (5/8" REBAR, W/CAP)
- ⊙ - SPIKE ON OAK POST
- - I.P. FOUND

LINE	BEARING	DISTANCE
L 1	N 15° 19' 01" E	229.81'
L 2	N 28° 50' 26" W	240.23'
L 3	N 11° 02' 38" W	33.14'
L 4	N 02° 06' 39" W	47.79'
L 5	S 81° 32' 03" W	84.43'
L 6	N 74° 29' 21" W	64.59'
L 7	N 59° 26' 01" W	101.71'
L 8	N 65° 15' 57" W	68.49'
L 9	N 69° 33' 16" W	60.07'
L 10	S 30° 51' 02" E	32.17'
L 11	S 89° 35' 51" E	3.94'
L 12	N 00° 32' 41" E	33.00'
L 13	N 63° 56' 29" E	5.14'
L 14	S 08° 11' 44" E	74.49'
L 15	S 13° 02' 39" E	84.74'
L 16	S 18° 25' 38" E	35.61'



PLAT OF SURVEY OF PARCELS A & B AND A BOUNDARY AGREEMENT LINE



SITUATED IN FRACTION 31, SECTION 21,  
TOWN 5, RANGE 11, VILLAGE OF COOLVILLE,  
TROY TOWNSHIP, ATHENS COUNTY, OHIO.

PREPARED BY:  
SOUTHEASTERN LAND SURVEYS

FOR: GLENNA CLINE APRIL 13, 1998

*Leonard F. Swoyer*  
LEONARD F. SWOYER, P.S. 6765

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Donna McLean*  
DATE: *4-16-98*

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