



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the southeast quarter of Section 25 and the southwest quarter of Section 19, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 25; thence along the north line of said southeast quarter on an assumed bearing of South 89 degrees 39 minutes 24 seconds West, a distance of 341.86 feet to a four foot diameter Oak tree at the northwest corner of a 10 acre tract described in Volume 193 Page 463 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along the west line of said 10 acre tract and the west line of a 12.20 acre tract described in Volume 289 Page 1328 of the Athens County Official Deed Records South 0 degrees 20 minutes 36 seconds East (passing an iron pin at 6.00 feet and 378.19 feet) for a total distance of 786.44 feet to an iron pin at the southwest corner of said 12.20 acre tract; thence along the south line of said 12.20 acre tract North 89 degrees 39 minutes 24 seconds East (passing an iron pin at 235.35 feet) for a total distance of 676.28 feet to an iron pin at the northwest corner of a 6.615 acre tract described in Volume 206 Page 188 of the Athens County Official Deed Records; thence along the west line of said 6.615 acre tract South 42 degrees 06 minutes 09 seconds East (passing an iron pin at 813.31 feet) for a total distance of 831.24 feet to a railroad spike in the center of Troy Township Road 159; thence along the center of said road the following five courses and distances 1. South 49 degrees 18 minutes 25 seconds West 81.92 feet to a point; thence 2. South 68 degrees 31 minutes 36 seconds West 320.35 feet to a point; thence 3. South 61 degrees 10 minutes 18 seconds West 184.20 feet to a point; thence 4. South 66 degrees 46 minutes 52 seconds West 198.92 feet to a point; thence 5. South 81 degrees 07 minutes 45 seconds West 197.79 feet to a point at the southeast corner of a 10.10 acre tract described in Volume 97 Page 734 of the Athens County Official Deed Records; thence leaving the said Troy Township Road 159 and along the east line of said 10.10 acre tract North 0 degrees 28 minutes and 18 seconds East 412.50 feet to the northeast corner of said 10.10 acre tract; thence along the north line of said 10.10 acre tract

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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South 90 degrees 0 minutes 0 seconds West, a distance of 1369.50 feet to a point on the east line of an 81.51 acre tract described in Volume 211 Page 09 of the Athens County Deed Records and on the north line of a 100.66 acre tract described in Volume 263 Page 962 of the Athens County Official Deed Records; thence along the easterly line of said 81.51 acre tract the following four courses and distances 1. North 47 degrees 00 minutes 00 seconds West, a distance of 511.50 feet to a point; thence 2. North 63 degrees 00 minutes 00 seconds West, a distance of 726.00 feet to a point; thence 3. North 75 degrees 00 minutes 00 seconds West, a distance of 263.51 feet to a point ; thence 4. North 0 degrees 28 minutes 18 seconds East, a distance of 606.38 feet to a point, the northeast corner of said 81.51 acre tract and the northwest corner of the southeast quarter of said Section 25; thence leaving the east line of said 81.51 acre tract and along the south line of a 137.41 acre tract described in Volume 272 Page 1937 of the Athens County Official Deed Records North 89 degrees 56 minutes 56 seconds East, a distance of 2298.15 feet to the point of beginning and containing 75.946 acres, and being 62.595 acres of the remainder of a 68 acre tract described as Schedule A third tract in Volume 67 Page 84 of the Athens County Official Deed Records and 13.351 acres from the second tract described in Volume 67 Page 83 of the Athens County Official Deed Records.

Note:

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

The above description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and was not based on an actual field survey but on previous deeds and tax plats . Dimensions, courses and acreage are an approximation.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

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JULIA & CHARLES R. WOODALL
272-1937
THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SEC. 25

THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25
137.41 ACRES

HELEN R. HEINEY
67-82
75.946 ACRES
(62.595 Ac.)

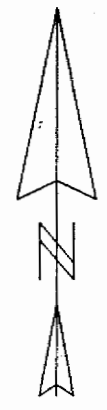
H.C. PARRISH
211-09
81.51 AC.

JAMES A. & DEBBIE K. DUVALL
263-962
100.66 AC.

LAWRENCE V. SALISBURY
93-481
19 AC.

JAMES ROBERT & CHARLOTTE JEAN SMITH
193-463
10 AC.
378.19'

ROBERT O. MILLER
289-1328
12.20 AC.



BEARINGS ARE TO AN ASSUMED MERIDIAN AND DENOTE ANGLE ONLY

LARRY & MARILYN OSBORNE
206-188 OR
6.615 AC.

ROBIN SPURLOCK
97-734
10.10 AC.

LINE	BEARING	DISTANCE
L 1	N 75°00'00"W	263.51'
L 2	S 49°18'25"W	81.92'
L 3	S 61°10'18"W	184.20'
L 4	S 66°46'52"W	198.92'
L 5	S 81°07'45"W	197.79'

- = iron pin
- ▲ = railroad spike

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Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
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DATE: _____

NOTE: THE ABOVE PLAT IS NOT BASED ON AN ACTUAL FIELD SURVEY BUT ON PREVIOUSLY RECORDED DEEDS AND TAX PLATS

Plot of 75.946 ACRES
Scale 1" = 400'

Surveyed for ROBERT MILLER
Date Nov. 12, 1999

Subdivision SOUTHEAST QUARTER & SOUTHWEST QUARTER

Township TROY
Section 25 & 19
Town 5
Range 11

County ATHENS
State OHIO

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

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TRV # 25