



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Section 3, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a point for the northwest corner of a 0.69 acre tract described as Parcel 2 in Volume 164, Page 854, Athens County Official Records which bears West a distance of 56.5 feet and North 25 Degrees 02 Minutes 44 Seconds East a distance of 626.32 feet from the estimated location of a steel pin set in a rock cliff on the south line of a 40.5 acre farm described in Volume 263, Page 193, Athens County Deed Records, said line also being the north line of a 50 acre farm described in Volume 249, Page 32, Athens County Deed Records; thence along the north line of said Parcel 2 in Volume 164, Page 854, South 68 Degrees 42 Minutes 16 Seconds East for a distance of 221.27 feet to a point in the center of State Route 124 for THE TRUE POINT OF BEGINNING and the northwest corner of this tract; thence continuing along the north line of said Parcel 2, South 68 Degrees 42 Minutes 16 Seconds East (passing a found concrete monument with cross at 17.39 feet, 1.23 feet right, and passing a set iron pin at 70.10 feet) for a total distance of 78.73 feet to a point at the Ohio River for the northeast corner of said Parcel 2 and the northeast corner of this tract; thence along the Ohio River and the east line of said Parcel 2, South 25 Degrees 02 Minutes 44 Seconds West (passing the southeast corner of said Parcel 2 and the northeast corner of a 0.69 acre tract described as Parcel 1 in Volume 164, Page 854, Athens County Official Records at 98.44 feet) for a total distance of 120.29 feet to a point for the southeast corner of this tract; thence along the center of a concrete boat ramp, North 66 Degrees 49 Minutes 16 Seconds West (passing a set iron pin at 42.69 feet) for a total distance of 57.91 feet to a point in the center of State Route 124 for the southwest corner of this tract; thence along the center of State Route 124 for the following two bearings and distances: 1) North 15 Degrees 34 Minutes 12 Seconds East for a distance of 46.26 feet to a point; 2)

PROPERTY

CONSTRUCTION

SUBDIVISIONS

36

thence North 14 Degrees 40 Minutes 19 Seconds East for a distance of 72.58 feet to THE POINT OF BEGINNING containing 0.186 acres, and being a portion of two 0.69 acre tracts of land described in Volume 164, Page 854, Athens County Official Records.

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 February 27, 2002.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 3-7-02

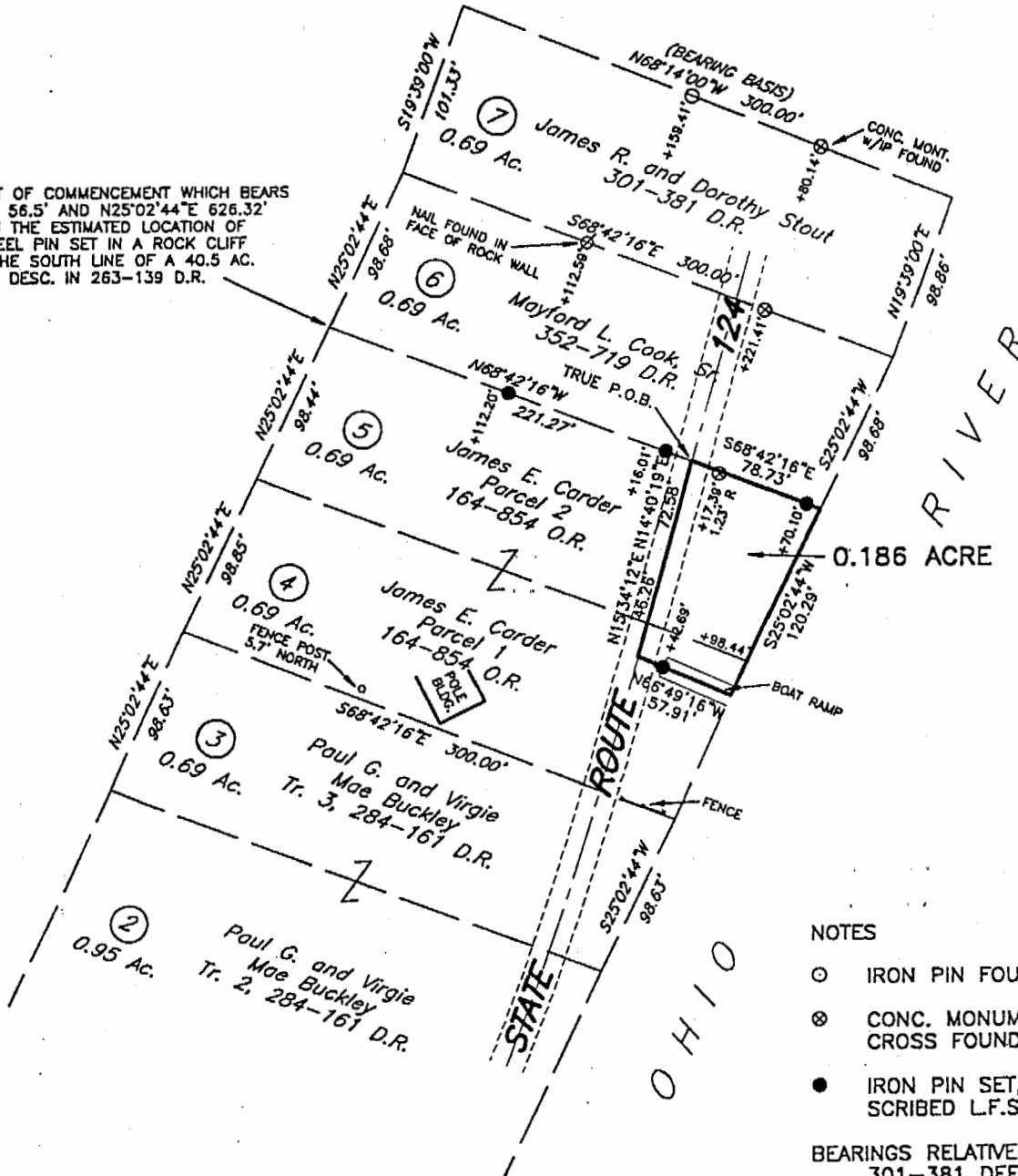


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POINT OF COMMENCEMENT WHICH BEARS WEST 56.5' AND N25°02'44"E 626.32' FROM THE ESTIMATED LOCATION OF A STEEL PIN SET IN A ROCK CLIFF ON THE SOUTH LINE OF A 40.5 AC. FARM DESC. IN 263-139 D.R.



### NOTES

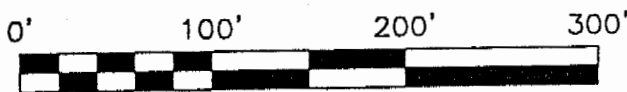
- IRON PIN FOUND
- ⊗ CONC. MONUMENT WITH CROSS FOUND
- IRON PIN SET, 5/8" REBAR CAPPED SCRIBED L.F.S. PS 6765

BEARINGS RELATIVE TO NORTH LINE OF 301-381 DEED BEARING

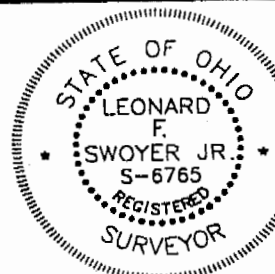
### REFERENCES

DEEDS AS SHOWN  
TAX PLATS  
SURVEYS BY HAROLD D. WHALEY,  
SEPT. 1970.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blaus*  
DATE: *3-7-02*



Plat of Survey of 0.186 Acre Tract Scale: 1" = 100'  
 Surveyed for: Diana Roach/Jim Carder Date: 02-27-02  
 Subdivision \_\_\_\_\_  
 Township Troy Section 3 Town 5 Range 11  
 Corporation \_\_\_\_\_ County Athens Ohio  
*Leonard F. Swoyer Jr.*  
 Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765



TBY #3