



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

A CONTINUOUS AND CONTIGUOUS TRANSFER BETWEEN ADJOINERS

Situated in Section 7, Troy Township, Town 5, Range 11, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the southeast corner of Lot 1 of the GRANDVIEW HEIGHTS SUBDIVISION, THE TRUE POINT OF BEGINNING; thence on an assumed bearing along the easterly line of said Lot 1 the following three bearings and distances: 1) North 42 Degrees 11 Minutes 06 Seconds East, passing an iron pin* at 7.37 feet, for a total distance of 25.58 feet to a point in the centerline of a 50 foot wide private easement; thence 2) along said centerline North 35 Degrees 35 Minutes 00 Seconds West a distance of 226.42 feet to a point; thence 3) continuing along said centerline North 21 Degrees 08 Minutes 32 Seconds West a distance of 107.05 feet to a point at the intersection of said centerline with the westward prolongation of the south line of Lot 4 of aforesaid GRANDVIEW HEIGHTS SUBDIVISION; thence leaving said easement and along said line North 85 Degrees 31 Minutes 41 Seconds East, passing iron pins* at 30.53 and 135.06 feet, for a total distance of 139.64 feet to an iron pin* at the southeast corner of said Lot 4; thence along the easterly line of Lot 4 the following four bearings and distances: 1) North 10 Degrees 50 Minutes 13 Seconds East a distance of 61.53 feet to an iron pin*; thence 2) North 48 Degrees 24 Minutes 47 Seconds East a distance of 69.75 feet to an iron pin*; thence 3) North 13 Degrees 32 Minutes 20 Seconds East a distance of 35.41 feet to an iron pin*; thence 4) North 44 Degrees 34 Minutes 03 Seconds East, passing an iron pin* at 20.14 feet, for a total distance of 49.60 feet to a point in the centerline of another 50 foot wide private easement; thence along the centerline of said 50 foot wide private easement the following two bearings and distances: 1) South 76 Degrees 24 Minutes 00 Seconds East a distance of 112.90 feet to a point; thence 2) South 59 Degrees 36 Minutes 00 Seconds East a distance of 254.22 feet to a point in State Route 124; thence along said State Route 124 the following two bearings and distances: 1) South 21 Degrees 01 Minutes 38 Seconds West a distance of 310.77 feet to a point; thence 2) South 21 Degrees 01 Minutes 38 Seconds West a distance of 30.79 feet to a point at the northeast corner of a 3.20 acre tract described in Volume 297 Page 769 of the Athens County Official Deed Records; thence along the north line of said 3.20 acre tract the following four bearings and distances: 1) South 75 Degrees 18 Minutes 21 Seconds West, passing a found iron pin* at 14.81 feet, for a total a distance of 165.12 feet to a found iron pin*; thence 2) South 85 Degrees 48 Minutes 14 Seconds West a distance of 56.23 feet to a found iron pin*; thence 3) North 79 Degrees 59 Minutes 00 Seconds West a distance of 46.84 feet to a found iron pin*; thence 4) North 60 Degrees 02 Minutes 49 Seconds West a distance of 43.16 feet to the POINT OF BEGINNING and containing 4.265 acres and being a part of a 13.326 acre tract (by deed) described in Volume 306 Page 2680 of the Athens County Official Deed Records. NOTE: THE ABOVE DESCRIBED 4.265 ACRE TRACT IS TO BE CONTINUOUS AND CONTIGUOUS WITH ADJOINING LOT 1 OF THE GRANDVIEW HEIGHTS SUBDIVISION AS DESCRIBED IN VOLUME 328 PAGE 2594 OF THE ATHENS COUNTY DEED RECORDS.

The above described 4.265 acre tract is subject to the two aforesaid 50 foot wide private easements and to two ingress-egress easements described in Volume 306 Pages 2681 and 2682 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 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 February 6, 2003.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blaus
DATE: 2-1-03

PROPERTY

CONSTRUCTION

SUBDIVISIONS



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/593-8701

GEORGE & BARBARA REEDY
328-11 O. R.

LOT 3
3.006 AC.

0' 100' 200' 300'



- = THE CALCULATED LOCATION OF AN IP SET BY S. E. LAND SURVEYS - 5/8" RBR W/YELLOW I. D. CAP *LF SWOYER PS 6765*
- = IRON PIN FOUND (CALC. LOCATION)



ROGER A. & RONDA KETCHUM

306-2680 O.R.
13.326 AC.-DEED
11.852 AC.-SURVEY

LOT 4

1.520 AC.

MICHAEL D. CONWAY
320-23 O. R.

4.265 AC.

RANDY L. COPELAND
328-2594 O. R.

LOT 1
3.655 AC.

THE TRUE PT. OF BEGINNING
(S. E. COR. LOT 1)

LINE	BEARING	DISTANCE
L1	N 10°50'13" E	61.53'
L2	N 48°24'47" E	69.75'
L3	N 13°32'20" E	35.41'
L4	N 44°34'03" E	49.60'
L5	S 85°48'14" W	56.23'
L6	N 79°59'00" W	46.84'
L7	N 60°02'49" W	43.16'

JAMES C. MODIE
297-769 O. R.
3.200 AC.

ELIZABETH K. MODIE
82-957 O. R. 2.19 AC.

Plat of SURVEY OF A 4.265 AC. TRACT Scale: 1" = 100'
 Surveyed for: ROGER KETCHUM Date: 2-06-03
 Subdivision: ---
 Township TROY Section 7 Town 5 Range 11
 Corportation: --- County ATHENS Ohio
 Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765



TR 1 # 17