



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT A

Situated in the southwest quarter of Section 12, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin on the grantor's west line and east line of an 11.95 acre tract described in Volume 261 Page 532 of the Athens County Official Deed Records, said set iron pin bears North 8 degrees 23 minutes 08 seconds East (assumed bearing) 1383.22 feet, South 81 degrees 37 minutes 27 seconds East 1127.28 feet, North 8 degrees 23 minutes 07 seconds East 925.30 feet, North 8 degrees 24 minutes 11 seconds East 112.70 feet from a stone\* at the southwest corner of Section 12 and said set iron pin is THE TRUE POINT OF BEGINNING; thence along the grantor's west line and east line of said 11.95 acre tract North 8 degrees 24 minutes 11 seconds East, a distance of 350.00 feet to a found iron pin at the grantor's northwest corner the northeast corner of said 11.95 acre tract and the southwest corner of a 6.53 acre tract described in Volume 262 Page 1499 of the Athens County Official Deed Records; thence along the grantor's north line and south line of said 6.53 acre tract South 82 degrees 12 minutes 58 seconds East, passing a set iron pin at 563.34 feet, for a total distance of 583.27 feet to a point in Troy Township Road 180 at the grantor's northeast corner and southwest corner of said 6.53 acre tract; thence along said road the following three bearings and distances: 1) South 4 degrees 26 minutes 09 seconds East, a distance of 172.91 feet to a point; thence 2) South 9 degrees 54 minutes 14 seconds East, a distance of 79.72 feet to a point; thence 3) South 21 degrees 15 minutes 39 seconds East, a distance of 132.25 feet to a point; thence along a new line the following two bearings and distances: 1) South 65 degrees 10 minutes 51 seconds West, passing a set iron pin at 10.94 feet, for a total distance of 195.07 feet to a set iron pin; thence 2) North 70 degrees 17 minutes 24 seconds West, a distance of 559.82 feet to the POINT OF BEGINNING and containing 6.039 acres, and being a part of a 20 acre (deed) tract described in Volume 259 Page 1881 of the Athens County Official Deed Records.

\*Denotes calculated location of monument based on 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 15, 1998. Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 5-5-98

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## TRACT B

Situated in the southwest quarter of Section 12, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin on the grantor's west line and east line of a 23.905 acre tract described in Volume 205 Page 260 of the Athens County Official Deed Records, said set iron pin bears North 8 degrees 23 minutes 08 seconds East (assumed bearing) 1383.22 feet, South 81 degrees 37 minutes 27 seconds East 1127.28 feet and North 8 degrees 23 minutes 07 seconds East 642.54 feet from a stone\* at the southwest corner of Section 12 and said set iron pin is THE TRUE POINT OF BEGINNING; thence along the west line of the grantor and the east line of said 23.905 acre tract North 8 degrees 23 minutes 07 seconds East, a distance of 282.76 feet to a found iron pin at the northeast corner of said 23.905 acre tract, the southeast corner of an 11.95 acre tract described in Volume 261 Page 532 of the Athens County Official Deed Records; thence along the grantor's west line and east line of said 11.95 acre tract North 8 degrees 24 minutes 11 seconds East, a distance of 112.70 feet to a set iron pin; thence along a new line the following two bearings and distances: 1) South 70 degrees 17 minutes 24 seconds East, a distance of 559.82 feet to a set iron pin; thence 2) North 65 degrees 10 minutes 51 seconds East, passing a set iron pin at 184.13 feet, for a total distance of 195.07 feet to a point in Troy Township Road 180; thence along said road the following six bearings and distances: 1) South 21 degrees 15 minutes 39 seconds East, a distance of 69.62 feet to a point; thence 2) South 10 degrees 45 minutes 15 seconds East, a distance of 122.87 feet to a point; thence 3) South 2 degrees 40 minutes 08 seconds East, a distance of 219.53 feet to a point; thence 4) South 4 degrees 18 minutes 30 seconds West, a distance of 77.22 feet to a point; thence 5) South 12 degrees 13 minutes 59 seconds West, a distance of 63.70 feet to a point; thence 6) South 24 degrees 13 minutes 38 seconds West, a distance of 68.62 feet to a point; thence leaving said road and along a new line North 67 degrees 21 minutes 07 seconds West, passing a set iron pin at 15.17 feet, for a total distance of 837.29 feet to the POINT OF BEGINNING and containing 8.207 acres, and being a part of a 20 acre (deed) tract described in Volume 259 Page 1881 of the Athens County Official Deed Records.

\*Denotes calculated location of monument based on 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 15, 1998. Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauer  
DATE: 5-5-98

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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## TRACT C

Situated in the southwest quarter of Section 12, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin on the grantor's west line and the east line of a 23.905 acre tract described in Volume 205 Page 260 of the Athens County Official Deed Records, said set iron pin bears North 8 degrees 23 minutes 08 seconds East (assumed bearing) 1383.22 feet; South 81 degrees 37 minutes 27 seconds East 1127.28 feet and North 8 degrees 23 minutes 07 seconds East 350.00 feet from a stone\* at the southwest corner of Section 12 and said set iron pin is THE TRUE POINT OF BEGINNING; thence along the grantor's west line and the east line of said 23.905 acre tract North 8 degrees 23 minutes 07 seconds East, a distance of 292.54 feet to a set iron pin; thence along a new line South 67 degrees 21 minutes 07 seconds East, passing a set iron pin at 822.12 feet, for a total distance of 837.29 feet to a point in Troy Township Road 180; thence along said road the following three bearings and distances: 1) South 24 degrees 13 minutes 38 seconds West, a distance of 37.83 feet to a point; thence 2) South 15 degrees 47 minutes 25 seconds West, a distance of 99.92 feet to a point; thence 3) South 1 degrees 49 minutes 56 seconds West, a distance of 73.58 feet to a point; thence leaving said road and along a new line the following two bearings and distances: 1) South 78 degrees 16 minutes 45 seconds West, passing a set iron pin at 21.12 feet, for a total distance of 137.69 feet to a set iron pin; thence 2) North 67 degrees 21 minutes 07 seconds West, a distance of 688.59 feet to the POINT OF BEGINNING and containing 5.228 acres, and being a part of a 20 acre (deed) tract described in Volume 259 Page 1881 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 15, 1998.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 2-5-98



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road  
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614/593-8701

## TRACT D

Situated in the southwest quarter of Section 12, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the grantor's southwest corner, the southeast corner of a 23.905 acre tract described in Volume 205 Page 260 of the Athens County Official Deed Records on the north line of an 82.87 acre tract described in Volume 351 Page 835 of the Athens County Deed Records, said set iron pin bears North 8 degrees 23 minutes 08 seconds East 1383.22 feet and South 81 degrees 37 minutes 27 seconds East, a distance of 1127.28 feet from a stone\* at the southwest corner of Section 12 and said found iron pin is THE TRUE POINT OF BEGINNING; thence along the grantor's west line and the east line of said 23.905 acre tract North 8 degrees 23 minutes 07 seconds East, a distance of 350.00 feet to a set iron pin; thence along a new line the following two bearings and distances: 1) South 67 degrees 21 minutes 07 seconds East, a distance of 688.59 feet to a set iron pin; thence 2) North 78 degrees 16 minutes 45 seconds East, passing a set iron pin at 116.57 feet, for a total distance of 137.69 feet to a point in Troy Township Road 180; thence along said road the following four bearings and distances: 1) South 1 degrees 49 minutes 56 seconds West, a distance of 8.52 feet to a point; thence 2) South 20 degrees 45 minutes 43 seconds East, a distance of 80.18 feet to a point; thence 3) South 36 degrees 32 minutes 27 seconds East, a distance of 145.95 feet to a point; thence 4) South 44 degrees 49 minutes 18 seconds East, a distance of 76.29 feet to a point at the grantor's southeast corner on the north line of aforesaid 82.87 acre tract; thence along the grantor's south line and north line of said 82.87 acre tract North 81 degrees 37 minutes 27 seconds West, passing a set iron pin at 30.40 feet, for a total distance of 1000.86 feet to the POINT OF BEGINNING and containing 5.100 acres, and being a part of a 20 acre (deed) tract described in Volume 259 Page 1881 of the Athens County Official Deed Records.

\*Denotes calculated location of monument based on 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 15, 1998.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blauer  
DATE: 5-5-98

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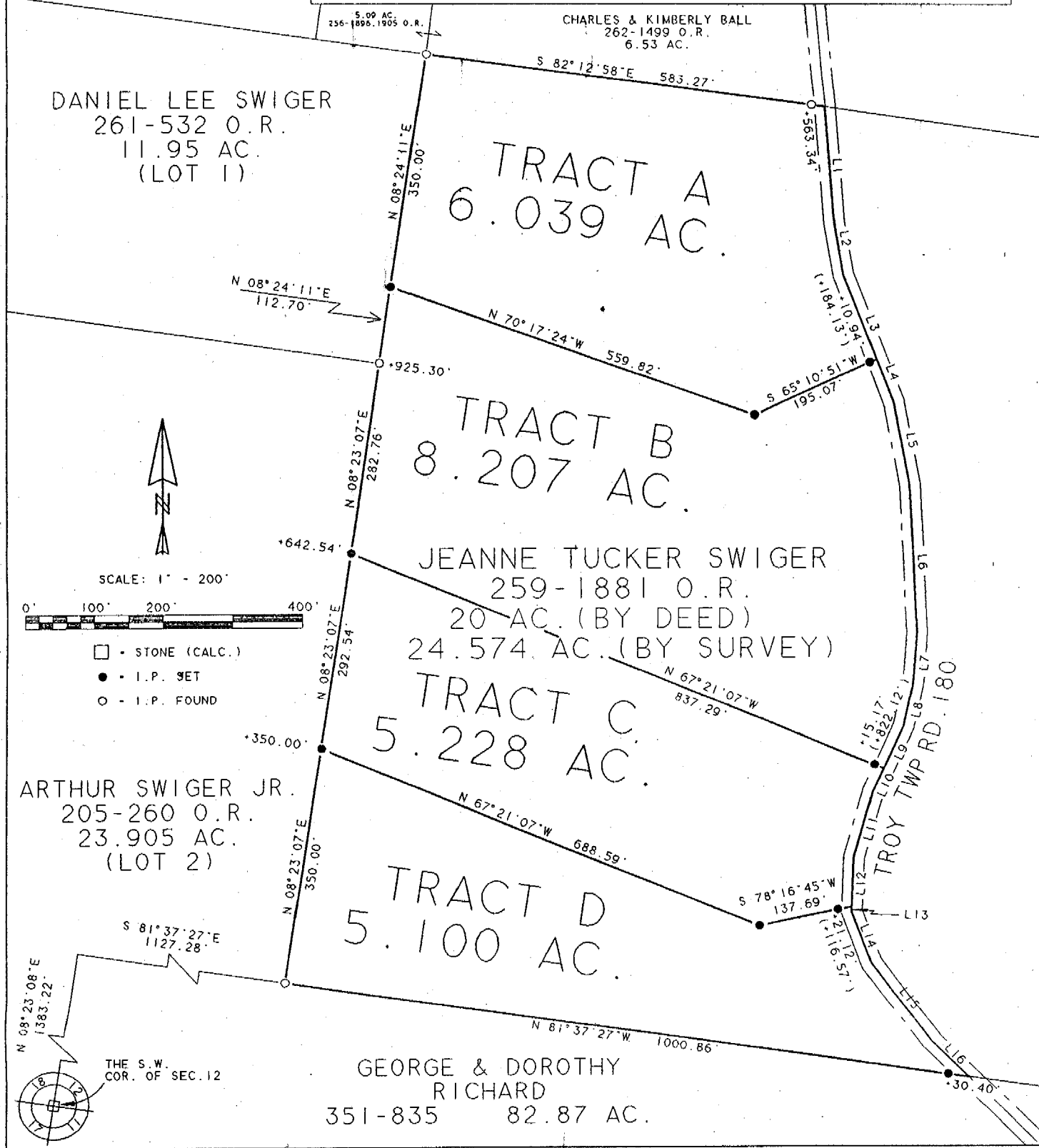


# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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Athens, Ohio 45701  
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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	S 04° 26' 09" E	172.91'	L 9	S 24° 13' 38" W	68.62'
L 2	S 09° 54' 14" E	79.72'	L 10	S 24° 13' 38" W	37.83'
L 3	S 21° 15' 39" E	132.25'	L 11	S 15° 47' 25" W	99.92'
L 4	S 21° 15' 39" E	69.62'	L 12	S 01° 49' 56" W	73.58'
L 5	S 10° 45' 15" E	122.87'	L 13	S 01° 49' 56" W	8.52'
L 6	S 02° 40' 08" E	219.53'	L 14	S 20° 45' 43" E	80.18'
L 7	S 04° 18' 30" W	77.22'	L 15	S 36° 32' 27" E	145.95'
L 8	S 12° 13' 59" W	63.70'	L 16	S 44° 49' 18" E	76.29'



Plat of Survey of Tracts A-D (inclusive) Scale 1" = 200'

Surveyed for Jeanne Swiger Date 4/15/98

Subdivision S.W.1/4

Township Troy Section 12 Town 5 Range 11

County Athens State Ohio

Corporation --

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
DATE: 8-19-98  
5-5-98

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