



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Box 208A
Route Five
Athens, Ohio 45701
614/593-8701

Situated in Fraction 30, Section 14 and Section 15, Town 5 North Range 11 West, Troy Township, Athens County, Ohio and described as follows:

TRACT 1: Commencing at a found cross notched stone at the southwest corner of said Fraction 30; thence on an assumed bearing along the south line of said Fraction 30 South $83^{\circ}15'16''$ East (passing a set iron pin at 2,814.69 feet) for a total distance of 2,839.69 feet to a point in the center of Troy Township Road 171, said point is THE TRUE POINT OF BEGINNING; thence along said Troy Township Road 171 North $03^{\circ}45'21''$ West 59.20 feet to a point; thence North $23^{\circ}55'51''$ West 102.87 feet to a point; thence North $25^{\circ}48'38''$ West 67.71 feet to a point; thence North $17^{\circ}13'01''$ West 99.52 feet to a point at the southwest corner of a 28.51 acre tract described in Volume 371 Page 455 of the Athens County Deed Records; thence leaving the said Troy Township Road 171 and along the south property line of said 28.51 acre tract North $80^{\circ}29'44''$ East (passing a set iron pin at 25.00 feet) for a total distance of 271.92 feet to a found iron pin at the southeast corner of aforesaid 28.51 acre tract; thence along the east property line of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records South $07^{\circ}17'15''$ West 370.81 feet to a set iron pin; thence along the south property line of aforesaid 122.00 acre tract North $83^{\circ}15'16''$ West (passing a set iron pin at 92.42 feet) for a total distance of 117.42 feet to the point of beginning containing 1.4708 acres and being a part of a 122 acre tract described in Volume 354 Page 935 of the Athens County Deed Records. It is the intention of the above description to convey all that portion of land which lies east of the existing Troy Township Road 171 as is presently owned by the grantor and described in Volume 354 Page 935 of the Athens County Deed Records. The above described tract is to be continuous and contiguous with a 22.63 acre tract described in Volume 170-177 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

TRACT 2: Commencing at a found cross notched stone at the southwest corner of Fraction 30, said found cross notched stone is also THE TRUE POINT OF BEGINNING; thence on an assumed bearing along the west property line of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records North $06^{\circ}58'18''$ East 243.36 feet to a set iron pin; thence leaving the aforesaid west pro-



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perty line South 83°15'16" East (passing a set iron pin at 2,696.42 feet) for a total distance of 2,721.42 feet to a point in the center of Troy Township Road 171; thence along said Troy Township Road 171 South 17°13'01" East 43.33 feet to a point; thence South 25°48'38" East 67.71 feet to a point; thence South 23°55'51" East 102.87 feet to a point; thence South 03°45'21" East 59.20 feet to a point; thence leaving said Troy Township Road 171 and along the south line of aforesaid Fraction 30 North 83°15'16" West 2,839.69 feet to the point of beginning containing 15.5739 acres and being part of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

TRACT 3: Commencing at a found cross notched stone at the southwest corner of said Fraction 30; thence along the west property line of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records on an assumed bearing North 06°58'16" East 243.36 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing along the said west property line North 06°58'16" East 246.19 feet to a set iron pin; thence leaving the aforesaid west property line South 83°15'16" East (passing a set iron pin at 2,555.31 feet) for a total distance of 2,580.31 feet to a point in the center of Troy Township Road 171; thence along said Troy Township Road 171 South 24°18' 33" East 227.44 feet to a point; thence South 17°13'01" East 56.19 feet to a point; thence North 83°15' 16" West off the road (passing a set iron pin at 25.00 feet) for a total distance of 2,721.42 feet to the point of beginning containing 15.00 acres and being part of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

TRACT 4: Commencing at a found cross notched stone at the southwest corner of said Fraction 30; thence along the west property line of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records on an assumed bearing North 06°58'16" East (passing a set iron at 243.66 feet) for a total dis-



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tance of 489.55 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing along said west property line North $06^{\circ}58'16''$ East 261.24 feet to a set iron pin; thence leaving the aforesaid west property line South $83^{\circ}15'16''$ East (passing a set iron pin at 2,397.18 feet) for a total distance of 2,422.18 feet to a point in Troy Township Road 171; thence along said Troy Township Road South $24^{\circ}09'14''$ East 66.32 feet to a point; thence South $24^{\circ}18'33''$ East 238.52 feet to a point; thence leaving the said Troy Township Road 171 North $83^{\circ}15'16''$ West (passing a set iron pin at 25.00 feet) for a total distance of 2,580.31 feet to the point of beginning containing 15.00 acres and being a part of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

TRACT 5: Commencing at a found cross notched stone at the southwest corner of Said Fraction 30; thence along the west property line of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records on an assumed bearing North $06^{\circ}58'16''$ East (passing set iron pins at 243.36 feet and 489.55 feet) for a total distance of 750.79 feet to a set iron pin, THE P.O.B.; thence along the aforesaid west property line North $06^{\circ}58'16''$ East 279.36 feet to a 42 inch twin Oak Tree; thence leaving the aforesaid west property line South $83^{\circ}15'16''$ East (passing a set iron pin at 2,238.23 feet) for a total distance of 2,264.55 feet to a point in Troy Township Road 171; thence along said Troy Township Road 171 South $14^{\circ}56'25''$ East 57.15 feet to a point; thence South $24^{\circ}09'14''$ East 263.68 feet to a point; thence leaving said Troy Township Road 171 North $83^{\circ}15'16''$ West (passing a set iron pin at 25.00 feet) for a total distance of 2,422.18 feet to the point of beginning containing 15.00 acres and being part of a 122.00 acre tract described in Volume 354 Page 935 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

TRACT 6: Commencing at a found cross notched stone at the southwest corner of said Fraction 30; thence along the west property line of a 122.00 acre tract



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described in Volume 354 Page 935 of the Athens County Deed Records on an assumed bearing North $06^{\circ}58'16''$ East (passing set iron pins at 243.36 feet, 489.55 feet, 750.79 feet) for a total distance of 1,030.15 feet to a 42 inch twin Oak Tree, THE TRUE POINT OF BEGINNING; thence leaving the aforesaid west property line North $89^{\circ}01'31''$ East (passing a set iron pin at 2,151.54 feet) for a total distance of 2,176.66 feet to a point in Troy Township Road 171; thence along said Troy Township Road 171 South $05^{\circ}02'16''$ West 23.55 feet to a point; thence South $14^{\circ}56'25''$ East 289.35 feet to a point; thence North $83^{\circ}15'16''$ West (passing a set iron pin at 26.32 feet) for a total distance of 2,264.55 feet to the point of beginning containing 7.57 acres and being part of a 122 acre tract described in Volume 354 Page 935 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

TRACT 7: Commencing at a found cross notched stone at the southwest corner of Fraction 30; thence along the west property line of a 122 acre tract described in Volume 354 Page 935 of the Athens County Deed Records North $06^{\circ}58'16''$ East (passing set iron pins at 243.36 feet, 489.55 feet, and 750.79 feet) for a total distance of 1,030.15 feet to a 42" Twin Oak Tree, said Twin Oak Tree is THE TRUE POINT OF BEGINNING; thence continuing along the west property line of aforesaid 122 acre tract North $06^{\circ}58'16''$ East (passing a set iron pin at 713.65 feet) for a total distance of 903.65 feet to a point in Hocking River (the center of the old channel); thence following the said Hocking River upstream North $49^{\circ}06'23''$ East 375.14 feet to a point on the north line of aforesaid Fraction 30; thence along said north line of Fraction 30 South $83^{\circ}15'16''$ East (passing a set iron pin at 238.32 feet and 1,862.64 feet) for a total distance of 1,892.64 feet to a point in Troy Township Road 171; thence along said Troy Township Road 171 and the west property line of a 28.51 acre tract described in Volume 371 Page 455 of the Athens County Deed records South $16^{\circ}44'43''$ East 209.88 feet to a point; thence South $09^{\circ}16'03''$ East 297.00 feet to a point; thence South $28^{\circ}09'52''$ West 107.58 feet to a point; thence South $42^{\circ}35'50''$ West 209.22 feet to a point; thence South $05^{\circ}02'16''$ West 140.80 feet to a point; thence leaving the said Troy Township Road 171 and the west property line of aforesaid 28.51 acre tract South 89°



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01'31" West (passing a set iron pin at 25.12 feet) for a total distance of 2,176.66 feet to the point of beginning containing 51.8145 acres and being part of a 122 acre tract described in Volume 354 Page 935 of the Athens County Deed Records.

Subject to all easements and right of ways of record.

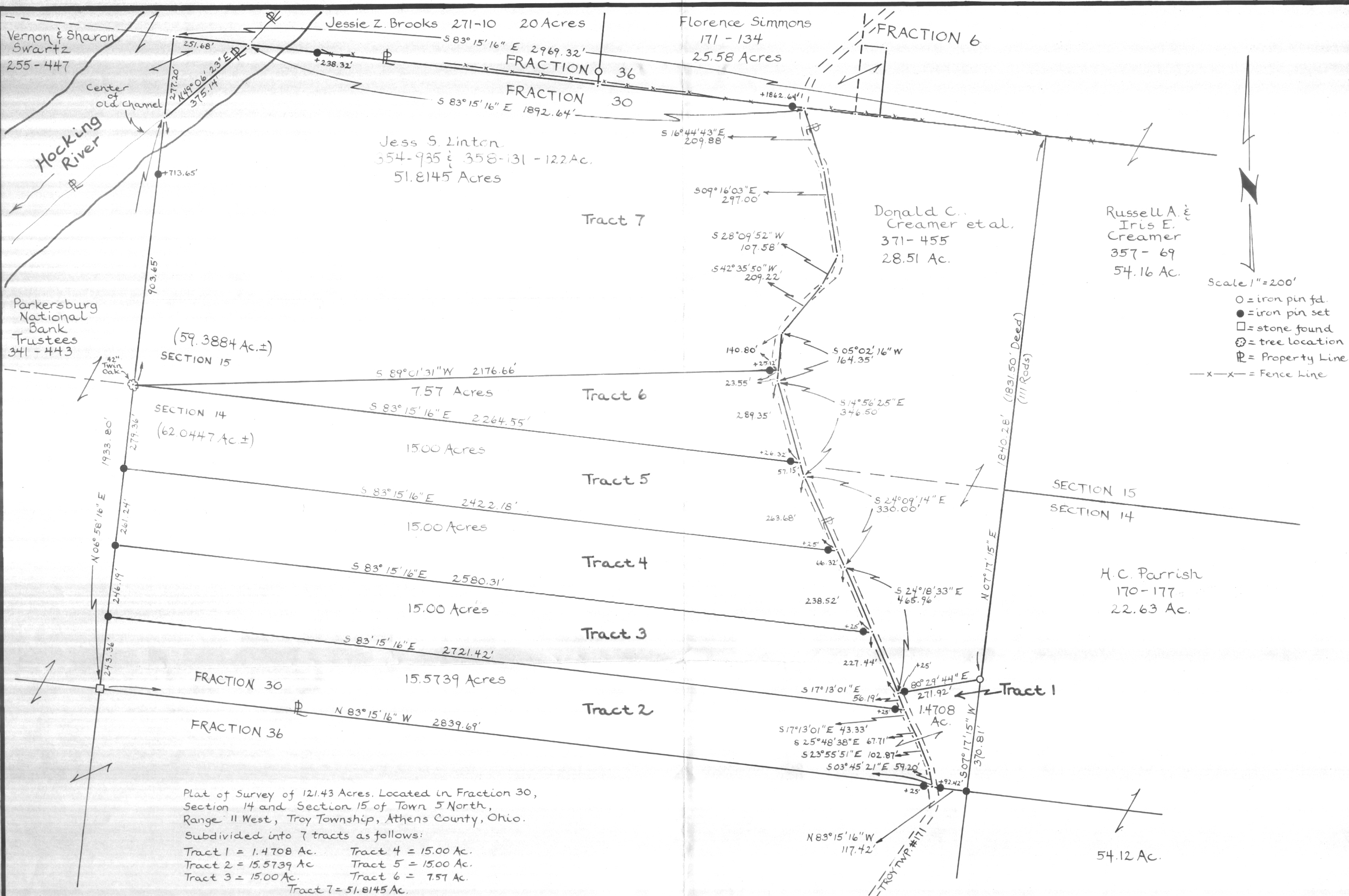
Note: All set iron pins are capped 5/8 inch diameter rebar 30 inches in length.

The above description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys of Athens, Ohio dated December 10, 1985.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Bob Lichtenberg
DATE: 12/30/85

for
tracts
1-7



Scale 1" = 200'

- = iron pin fd.
- = iron pin set
- = stone found
- ⊙ = tree location
- ℙ = Property Line
- x-x- = Fence Line

Plat of Survey of 121.43 Acres. Located in Fraction 30, Section 14 and Section 15 of Town 5 North, Range 11 West, Troy Township, Athens County, Ohio. Subdivided into 7 tracts as follows:

Tract 1 = 1.4708 Ac.	Tract 4 = 15.00 Ac.
Tract 2 = 15.5739 Ac.	Tract 5 = 15.00 Ac.
Tract 3 = 15.00 Ac.	Tract 6 = 7.57 Ac.
Tract 7 = 51.8145 Ac.	

Prepared By
SOUTHEASTERN LAND SURVEYS
 For: Jesse Linton December 10, 1985

Leonard F. Swayer II
 Leonard F. Swayer II Reg. Prof. Land Surveyor No. 6765

