



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

PARCEL A

Situated in Fraction 31, Section 21, Town 5, Range 11, Village of Coolville, Troy Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Fraction 31 at the northwest corner of a 1.0 acre tract described in Volume 295 Page 479 of the Athens County Deed Records; thence on an assumed bearing along the north line of said 1.0 acre tract South 88 degrees 48 minutes 47 seconds East, passing an iron pin* at 137.82 feet, for a total distance of 295.02 feet to an iron pin* at the northeast corner of said 1.0 acre tract and the southwest corner of a 9.0 acre tract described in Volume 245 Page 625 of the Athens County Deed Records at the grantor's northwest corner, said iron pin* is witnessed by a spike nail on a square oak fence post which bears North 63 degrees 56 minutes 29 seconds East a distance of 5.14 feet and said iron pin* is THE TRUE POINT OF BEGINNING; thence along the south line of said 9.0 acre tract and the north line of the grantor South 87 degrees 41 minutes 11 seconds East, a distance of 345.83 feet to a set iron pin; thence along a new property line the following two bearings and distances: 1) South 17 degrees 09 minutes 12 seconds East, a distance of 257.30 feet to a set iron; thence 2) South 82 degrees 32 minutes 04 seconds West, a distance of 62.52 feet to a set iron pin (1/2" rebar) in an existing fence line on a boundary agreement line; thence along said fenceline and boundary agreement line the following four bearings and distances: 1) South 81 degrees 32 minutes 03 seconds West, a distance of 84.43 feet to a set iron pin (1/2" rebar); thence 2) North 74 degrees 29 minutes 21 seconds West, a distance of 64.59 feet to a set iron pin (1/2" rebar); thence 3) North 59 degrees 26 minutes 01 second West, a distance of 101.71 feet to a set iron pin (1/2" rebar); thence 4) North 65 degrees 15 minutes 57 seconds West, a distance of 68.49 feet to a set iron pin (1/2" rebar); thence leaving the fenceline and along the boundary agreement line North 69 degrees 33 minutes 16 seconds West, a distance of 60.07 feet to a railroad spike* in the southerly extension of Campbell Road at the southeast corner of a 0.09 acre tract described in Volume 154 Page 596 of the Athens County Official Deed Records; thence along said road and along the east line of said 0.09 acre tract North 5 degrees 16 minutes 26 seconds West, a distance of 129.31 feet to a railroad spike* at the northeast corner of said 0.09 acre tract; thence along the east line of aforesaid 1.0 acre tract the following two bearings and distances: 1) South 89 degrees 35 minutes 51 seconds East, a distance of 3.94 feet to a point; thence 2) North 0 degrees 32 minutes 41 seconds East, a distance of 33.00 feet to the POINT OF BEGINNING and containing 2.000 acres, and being a part of the sixth tract described in Volume 235 Page 147 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 May 13, 1998. Subject to all easements and right of ways of record.

Troy # 21
Parcel A, B, C

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Swoyler
DATE: 5-20-98

58
Troy # 21

PROPERTY

CONSTRUCTION

SUBDIVISIONS



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

PARCEL B

Situated in Fraction 31, Section 21, Town 5, Range 11, Village of Coolville, Troy Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Fraction 31 at the northwest corner of a 1.0 acre tract described in Volume 295 Page 479 of the Athens County Deed Records; thence along the north line of said 1.0 acre tract South 88 degrees 48 minutes 47 seconds East, a distance of 295.02 feet to an iron pin* at the northeast corner of said 1.0 acre tract at the southwest corner of a 9.0 acre tract described in Volume 245 Page 625 of the Athens County Deed Records; thence along the south line of said 9.0 acre tract South 87 degrees 41 minutes 11 seconds East, a distance of 345.83 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence along said line South 87 degrees 41 minutes 11 seconds East, a distance of 88.97 feet to a found iron pin at the southeast corner of said 9.0 acre tract and southwest corner of a 1.06 acre tract described in Volume 174 Page 925 of the Athens County Official Deed Records; thence along the south line of said 1.06 acre tract South 88 degrees 43 minutes 37 seconds East, passing the southeast corner of said 1.06 acre tract at 263.88 feet, for a total distance of 318.69 feet to a point in Troy Township Road 426; thence along said road the following three bearings and distances: 1) South 8 degrees 11 minutes 44 seconds East, a distance of 74.49 feet to a point; thence 2) South 13 degrees 02 minutes 39 seconds East, a distance of 84.74 feet to a point; thence 3) South 18 degrees 25 minutes 38 seconds East, a distance of 35.61 feet to a point; thence leaving the road and along a new property line the following three bearings and distances: 1) South 83 degrees 25 minutes 59 seconds West, passing a set iron pin at 29.73 feet, for a total distance of 234.37 feet to a set iron pin; thence 2) South 82 degrees 32 minutes 04 seconds West, a distance of 140.99 feet to a set iron pin; thence 3) North 17 degrees 09 minutes 12 seconds West, a distance of 257.30 feet to the POINT OF BEGINNING and containing 1.949 acres, and being a part of third tract (A) and the sixth tract of the tracts described in Volume 235 Page 147 of the Athens County Official Deed Records. There are 0.652 acres in the third tract (A) and 1.297 acres in the sixth tract of the tracts described in Volume 235 Page 147 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 May 13, 1998.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *[Signature]*
DATE: 5-20-98

PROPERTY

CONSTRUCTION

SUBDIVISIONS

61



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

PARCEL C

Situated in Fraction 31, Section 21, Town 5, Range 11,
Village of Coolville, Troy Township, Athens County, Ohio and described
as
follows:

Commencing at the northwest corner of Fraction 31 at the
northwest corner of a 1.0 acre tract described in Volume 295 Page 479
of the Athens County Deed Records; thence on an assumed bearing along
an arbitrary line South 68 degrees 12 minutes 00 seconds East, a
distance of 1235.89 feet to a point in Troy Township Road 426, THE
TRUE POINT OF BEGINNING; thence along said road the following four
bearings and distances: 1) South 8 degrees 41 minutes 07 seconds East,
a distance of 112.43 feet to a point; thence 2) South 2 degrees 23
minutes 20 seconds East, a distance of 62.67 feet to a point; thence
3) South 7 degrees 16 minutes 26 seconds West, a distance of 60.17
feet to a point; thence 4) South 13 degrees 39 minutes 40 seconds
West, a distance of 116.36 feet to a point; thence leaving said road
and along a new property line the following four bearings and
distances: 1) North 87 degrees, 22 minutes 02 seconds West, passing set
iron pins at 20.88 feet and 216.75 feet, for a total distance of
256.82 feet to a set iron pin; thence 2) North 0 degrees 37 minutes 21
seconds West, a distance of 243.67 feet to a set iron pin; thence 3)
South 88 degrees 06 minutes 56 seconds East, passing a set iron pin at
40.04 feet, for a total distance of 228.36 feet to a set iron pin;
thence 4) North 25 degrees 14 minutes 34 seconds East, passing a set
iron pin at 64.75 feet, for a total distance of 108.96 feet to the
POINT OF BEGINNING and containing 1.658 acres, and being a part of the
third tract (A), and the fourth and sixth tract of the tracts
described in Volume 235 Page 147 of the Athens County Official Deed
Records. There are 1.381 acres in the third tract (A), 0.04 acres in
the fourth tract, and 0.237 acres in the sixth tract of the tracts
described in Volume 235 Page 147 of the Athens County Official Deed
Records.

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 May 13, 1998.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: f. [signature]
DATE: 5-20-98

PROPERTY

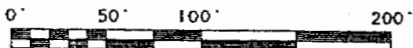
CONSTRUCTION

SUBDIVISIONS

63



SCALE: 1" = 100'

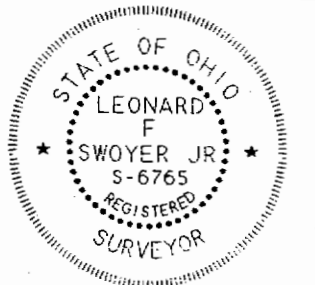


- - I.P. (CALC. LOCATION)
- ⊕ - RAILROAD SPIKE (CALC. LOCATION)
- - I.P. SET (1/2" REBAR, NO CAP)
- ⊙ - I.P. SET (5/8" REBAR, W/CAP)
- ⊗ - SPIKE ON OAK POST
- - I.P. FOUND

LINE	BEARING	DISTANCE
L 1	N 15° 19' 01" E	229.81'
L 2	N 28° 50' 26" W	240.23'
L 3	N 11° 02' 38" W	33.14'
L 4	N 02° 06' 39" W	47.79'
L 5	S 81° 32' 03" W	84.43'
L 6	N 74° 29' 21" W	64.59'
L 7	N 59° 26' 01" W	101.71'
L 8	N 65° 15' 57" W	68.49'
L 9	N 69° 33' 16" W	60.07'
L 10	S 30° 51' 02" E	32.17'
L 11	S 89° 35' 51" E	3.94'
L 12	N 00° 32' 41" E	33.00'
L 13	N 63° 56' 29" E	5.14'
L 14	S 08° 11' 44" E	74.49'
L 15	S 13° 02' 39" E	84.74'
L 16	S 18° 25' 38" E	35.61'
L 17	S 08° 41' 07" E	112.43'
L 18	S 02° 23' 20" E	62.67'
L 19	S 07° 16' 26" W	60.17'
L 20	S 13° 39' 40" W	116.36'

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *L. Swoyer*
DATE: 5-20-98

PLAT OF SURVEY OF PARCELS A, B & C AND A BOUNDARY AGREEMENT LINE



SITUATED IN FRACTION 31, SECTION 21,
TOWN 5, RANGE 11, VILLAGE OF COOLVILLE,
TROY TOWNSHIP, ATHENS COUNTY, OHIO.

PREPARED BY:
SOUTHEASTERN LAND SURVEYS
FOR: *Glenna Cline* MAY 13, 1998
LEONARD F. SWOYER, P. S. 6765

HELENA K. PERSINGER
245-625 9.0 AC.

CHARLES E. BROOKY JR. ETAL
174-925 O.R. 1.06 AC.

DAVID M. & SUSAN C. WEST
295-479 1.0 AC.

PARCEL A
2.000 AC.

PARCEL B
1.949 AC.

SIXTH TRACT
(6.083 AC.)

THIRD TRACT (A)
(3.0 AC.)

ESSIE M. ADAMS
235-147 O.R.

DARRELL W. & MELISSA ANN DOYLE
88-26 O.R. 4.03 AC.

PARCEL C
1.658 AC.

FOURTH TRACT
(18.85 AC.)

CAMPBELL ROAD (EXTENDED)

TROY TWP. ROAD 426 (SEMINARY ROAD)

BOUNDARY AGREEMENT LINE

ESTIMATED LOCATION OF OLD PROPERTY LINE

65

66