



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Sections 17 and 23, Town 11, Range 15, Waterloo Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of said Section 17; thence on an assumed bearing South 0 degrees 00 minutes 00 seconds East, a distance of 669.90 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, a distance of 154.40 feet to a point in Athens County Road 3; thence along said road the following five bearings and distances: 1) South 11 degrees 31 minutes 40 seconds East, a distance of 131.40 feet to a point; thence 2) South 48 degrees 03 minutes 00 seconds East, a distance of 288.72 feet to a point; thence 3) South 8 degrees 05 minutes 42 seconds East, a distance of 105.96 feet to a point at the southwest corner of a 0.86 acre tract described in Volume 292 Page 191 of the Athens County Deed Records; thence 4) South 28 degrees 43 minutes 03 seconds West, a distance of 49.40 feet to a point; thence 5) South 43 degrees 48 minutes 07 seconds West, a distance of 41.63 feet to a point, THE TRUE POINT OF BEGINNING; thence leaving aforesaid road and along a random line the following three bearings and distances: 1) South 58 degrees 37 minutes 54 seconds East, passing a set iron pin at 15.00 feet, for a total distance of 411.00 feet to an iron pin set; thence 2) South 41 degrees 49 minutes 05 seconds West, a distance of 454.63 feet to an iron pin set; thence 3) North 76 degrees 04 minutes 06 seconds West, passing a set iron pin at 417.77 feet, for a total distance of 432.77 feet to a point in aforesaid Athens County Road 3; thence along said road the following five bearings and distances: 1) North 29 degrees 29 minutes 44 seconds East, a distance of 73.08 feet to a point; thence 2) North 33 degrees 18 minutes 07 seconds East, a distance of 160.24 feet to a point; thence 3) North 36 degrees 21 minutes 47 seconds East, a distance of 85.17 feet to a point; thence 4) North 43 degrees 11 minutes 25 seconds East, a distance of 82.38 feet to a point; thence 5) North 49 degrees 07 minutes 30 seconds East, a distance of 187.01 feet to the POINT OF BEGINNING and containing 5.00 acres, and being a part of the tracts of land described in Volume 70 Page 225 of the Athens County Official Deed Records. There are a total of 1.48 acres in Tract 1, and 3.52 acres in Tract 2 of said tracts described in Volume 70 Page 225 of the Athens County Official Deed Records. The above described 5.00 acre tract is further described as consisting of 4.96 acres in Section 17 and 0.04 acres in section 23.

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 March 24, 1994.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 3/28/94

90

Mar-17/93

