



## 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 a 1 inch iron pipe found at the northeast corner of Section 23; thence along the east line of said Section 23 on an assumed bearing South 2 degrees 55 minutes 09 seconds West, a distance of 416.61 feet to a found stone at the northwest corner of the second tract described in Volume 332 Page 679 of the Athens County Deed Records and said (by deed) to contain 31.99 acres and at the northwest corner of a tract described in Volume 360 Page 605 of the Athens County Deed Records and said (by deed) to contain 0.96 acres, said stone is THE TRUE POINT OF BEGINNING; thence along the north line of said 0.96 acre tract South 47 degrees 13 minutes 45 seconds East, passing a set iron pin at the northeast corner of said 0.96 acre tract at 192.06 feet, for a total distance of 235.76 feet to a point in Athens County Road 3; thence along said road the following three bearings and distances: 1) South 44 degrees 05 minutes 47 seconds West, a distance of 48.19 feet to a point; thence 2) South 28 degrees 21 minutes 17 seconds West, a distance of 51.73 feet to a point; thence 3) South 16 degrees 51 minutes 55 seconds West, a distance of 64.64 feet to a point on the south line of the first tract described in Volume 332 Page 679 of the Athens County Deed Records containing 21.59 acres; thence leaving said road and along the south line of said first tract North 87 degrees 04 minutes 51 seconds West, a distance of 4.15 feet to a point on the east line of aforesaid 0.96 acre tract; thence along said east line South 15 degrees 55 minutes 36 seconds West, a distance of 90.62 feet to an iron pin set at the southeast corner of said 0.96 acre tract; thence along the south line of said 0.96 acre tract South 86 degrees 50 minutes 06 seconds West, a distance of 87.41 feet to an iron pin set on the east line of Section 23 at the southwest corner of said 0.96 acre tract and at the northeast corner of a 0.40 acre tract described in Volume 356 Page 156 of the Athens County Deed Records; thence along the north line of said 0.40 acre tract South 77 degrees 30 minutes 43 seconds West, a distance of 61.57 feet to an iron pin set; thence along the west line of said 0.40 acre tract South 7 degrees 29 minutes 10 seconds West, a distance of 171.00 feet to an iron pin set; thence along the south line of said 0.40 acre tract South 87 degrees 13 minutes 45 seconds East, a distance of 72.97 feet to an iron pin set on the east line of Section 23 and on the east line of aforesaid second tract described in Volume 332 Page 679 of the Athens County Deed Records and at the southeast corner of said 0.40 acre tract; thence along the east line of Section 23 and the east line of said second tract South 2 degrees 55 minutes 09 seconds West, a distance of 198.00 feet to an iron pin set at the northeast corner of a 3.06 acre tract which is the remainder of a 3.48 acre tract described in Volume 314 Page 961 of the Athens County Deed Records; thence along the north line of the remainder of said 3.48 acre tract, North 88 degrees 05 minutes 04 seconds West a total distance of 290.46 feet to an iron pin set on the boundary agreement line between Almon and Eula Jean Breeding and the following three adjoining property owners: 1) Basil D. & Anita R. Carsay 2) Danny R. and Vonda L. Cottrell 3) Christopher S. and Diane J. Nataly as described in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Miscellaneous Records of the Athens County Recorder's Office; thence along said boundary agreement line South 14 degrees 08 minutes 24 seconds West, passing a found iron pin at 369.01 feet, for a total distance of 794.82 feet to an iron pin set on the south line of said second tract; thence along the south line of said second tract North 87 degrees 50 minutes 32 seconds West, a distance of 683.02 feet to an iron pin found at the southwest corner of said second tract; thence along the west line of said second tract North 3 degrees 42 minutes 22 seconds East, a distance of 1609.58 feet to an iron pin found at the northwest corner of said second tract; thence along the north line of said second tract South 85 degrees 10 minutes 59 seconds East, a distance of 1106.53 feet to the POINT OF BEGINNING and containing 34.75 acres, and consisting of all of the second tract described in Volume 332 Page 679 of the Athens County Deed Records said to contain 31.99 acres (by

PROPERTY

CONSTRUCTION

SUBDIVISIONS

WAT# 17

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deed) and found to contain 33.78 acres (by survey) and 0.05 acres of the first tract described in Volume 332 Page 679 of the Athens County Deed Record and all of a tract described in Volume 360 Page 605 of the Athens County Deed Records said to contain 0.96 acres and found to actually contain 0.92 acres. The above described 34.75 acre tract may further be described as consisting of 33.78 acres in Section 23 and 0.97 acres in Section 17.

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 June 1, 1994.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blausen

DATE: 6-3-94

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THE NORTHEAST CORNER OF SECTION 23

THOMAS R. & NORMA J. DISHONG  
367-37  
36.02 AC.  
(10.26 AC.)

ALMON & EULA JEAN BREEDING  
332-679  
21.59 AC.  
(FIRST TRACT)

DELMAR R. TAYLOR JR.  
383-587  
13.40 AC.

34.75 ACRES

ALMON & EULA JEAN BREEDING  
332-679  
(31.99 AC. - SECOND TRACT DEED)

LINE	BEARING	DISTANCE
L 1	S 44° 05' 47" W	48.10'
L 2	S 28° 21' 17" W	51.73'
L 3	S 18° 51' 55" W	64.64'
L 4	N 87° 04' 51" W	4.15'
L 5	S 77° 30' 43" W	61.57'
L 6	S 87° 04' 51" E	21.80'
L 7	S 86° 50' 06" W	17.29'
L 8	S 87° 04' 51" E	21.80'
L 9	S 80° 30' 00" W	17.29'
L 10	S 35° 09' 55" W	19.13'
L 11	S 50° 36' 03" E	12.72'

JOSEPH & KAREN G. MARTIN  
279-397 30.36 AC.

N 03° 42' 22" E 1609.58'



0' 50' 100' 200'

SCALE: 1" = 100'

- - I.P. FOUND
- - I.P. SET
- - STONE FD.
- ▲ - RAILROAD SPIKE FD.
- ⊙ - I.P. CALC. LOCATION
- x - x - FENCE LINE

BOUNDARY AGREEMENT LINE

BASIL D. & ANITA R. CARSEY  
(3.06 AC. REMAINDER)  
314-961  
3.48 AC.

CHRISTOPHER & DIANE NATALY  
173-679  
1.25 AC.

DANNY R. VONDA L. COTTRELL  
133-252  
0.42 AC.

DALE LINCOS  
156-184  
29.91 AC.

WATERLOO FARMS INC.  
102-821  
8.44 AC.

360-605  
(.96 AC. - DEED)  
(0.92 AC.)  
(33.78 AC.)

EVERETT & JUDITH HEWLETT  
357-303  
0.40 AC.

CARL H. & CHARLOTTE MC KEE  
147-787  
2.18 AC.

PLAT OF SURVEY OF A 34.75 ACRE TRACT SITUATED IN SECTIONS 17 & 23, TOWN 11, RANGE 15, WATERLOO TOWNSHIP, ATHENS COUNTY, OHIO.

PREPARED BY:  
SOUTHEASTERN LAND SURVEYS  
FOR: ALMON BREEDING

JUNE 1, 1994  
LEONARD F. SWOYER JR. P.L.S. #6765

