



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Nelsonville Corporation, Section 12, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at the Northeast corner of Section 12; thence on an assumed bearing along an arbitrary line South 57 degrees 15 minutes 42 seconds West, a distance of 3491.49 feet to a point at the intersection of the north edge of pavement of State Route 78 with the grantor's east property line, THE TRUE POINT OF BEGINNING; thence leaving the grantor's east property line and along the north edge of pavement the following six bearings and distances: 1) North 84 degrees 09 minutes 18 seconds West, a distance of 125.68 feet to a point; thence 2) South 88 degrees 23 minutes 43 seconds West, a distance of 204.54 feet to a point; thence 3) South 79 degrees 32 minutes 05 seconds West, a distance of 148.30 feet to a point; thence 4) South 71 degrees 15 minutes 08 seconds West, a distance of 187.54 feet to a point; thence 5) South 63 degrees 15 minutes 48 seconds West, a distance of 141.43 feet to a point; thence 6) South 55 degrees 29 minutes 06 seconds West, a distance of 49.48 feet to a point on the grantor's south property line; thence along a non-tangential curve to the left, passing a found iron pin at the intersection of the grantor's south property line with the southerly right of way line of State Route 78 at 95.71 feet, for a total distance of 460.15 feet, said curve has a radius of 691.20 feet, a central angle of 38 degrees 08 minutes 35 seconds, and a chord which bears North 86 degrees 21 minutes 13 seconds East a distance of 451.70 feet to the point of curvature of a reverse curve, concave to the South, having a radius of 1171.28 feet, a central angle of 18 degrees 29 minutes 55 seconds, and a chord of 376.52 feet bearing North 76 degrees 31 minutes 53 seconds East; thence East along said curve, passing the intersection of the grantor's south line with the southerly right of way of State Route 78 at 268.20 feet, for a total distance of 378.16 feet to a set iron pin at the grantor's southeast property corner; thence along the grantor's east property line North 3 degrees 08 minutes 48 seconds East, a distance of 55.47 feet to the POINT OF BEGINNING and containing 2.009 acres, and being a part of a 5 acre tract described in Volume 92 Page 425 of the Athens County Official Deed Records.

\*denotes calculated location 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 16, 1996. Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blaine  
DATE: 4-17-96

109

TRK # 12

PROPERTY

CONSTRUCTION

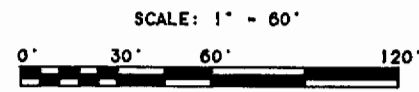
SUBDIVISIONS

CHARLES E. & OPAL L.  
TOWNSEND  
361-785 7.02 AC.

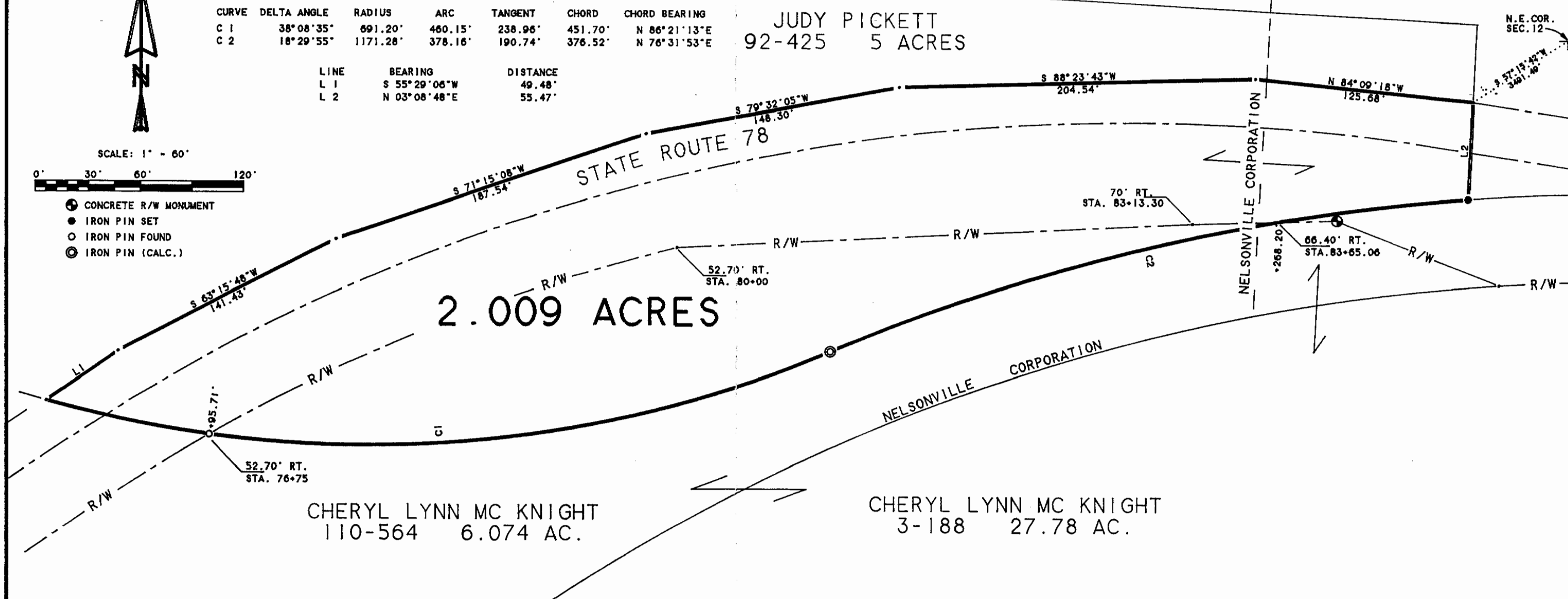
JUDY PICKETT  
92-425 5 ACRES

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	38°08'35"	691.20'	460.15'	238.96'	451.70'	N 86°21'13"E
C 2	18°29'55"	1171.28'	378.16'	190.74'	376.52'	N 76°31'53"E

LINE	BEARING	DISTANCE
L 1	S 55°29'06"W	49.48'
L 2	N 03°08'48"E	55.47'



- ⊕ CONCRETE R/W MONUMENT
- IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIN (CALC.)



PLAT OF SURVEY OF A 2.009 ACRE TRACT  
SITUATED IN NELSONVILLE CORPORATION, SECTION 12, TOWN 12,  
RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO.  
PREPARED BY: SOUTHEASTERN LAND SURVEYS  
FOR: BUCK PICKETT \* APRIL 16, 1996

*Leonard F. Swoyer*  
LEONARD F. SWOYER R.L.S. 6765



112

111