



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausew
DATE: 7-11-94

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

Situated in River Lots 610 to 612, inclusive, in Section 3, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Section 3; thence on an assumed bearing along a random line South 8 degrees 28 minutes 33 seconds East, a distance of 3741.44 feet to a point on the existing westerly right of way of State Route 33 121.95 feet right of Station 380+93.75 of the centerline survey made in 1963 by the Ohio Department of Highways for the relocation of State Route 33, THE TRUE POINT OF BEGINNING; thence along said westerly right of way the following seven bearings and distances: 1) South 19 degrees 03 minutes 06 seconds East, a distance of 306.53 feet to a point 135 feet right of Station 384+00; thence 2) South 21 degrees 54 minutes 50 seconds East, a distance of 350.01 feet to a point 132.42 feet right of Station 387+50; thence 3) South 28 degrees 06 minutes 57 seconds East, a distance of 151.01 feet to a point 115 feet right of Station 389+00; thence 4) South 16 degrees 40 minutes 56 seconds East, a distance of 178.91 feet to a point 130 feet right of Station 390+78.28; thence 5) South 20 degrees 37 minutes 35 seconds East, a distance of 209.04 feet to a point 140 feet right of Station 392+78.28; thence 6) South 26 degrees 15 minutes 54 seconds East, a distance of 86.89 feet to a point 140 feet right of Station 393+60.17; thence 7) along a non-tangential curve to the left a distance of 5.92 feet, said curve has a radius of 2431.83 feet, a central angle of 0 degrees 08 minutes 22 seconds, and a chord which bears South 27 degrees 21 minutes 32 seconds East a distance of 5.92 feet to a point 140 feet right of Station 393+65.75 on the south line of River Lot 610, said point is witnessed by a found iron pin on the south line of said River Lot 610 which bears South 84 degrees 14 minutes 53 seconds East 3.56 feet; thence leaving said westerly right of way line and along the south line of said River Lot 610 North 84 degrees 14 minutes 53 seconds West, a distance of 643.14 feet to a set iron pin witnessed by a found iron pin on the south line of River Lot 610 which bears North 84 degrees 14 minutes 53 seconds West a distance of 6.57 feet; thence along a random line the following three bearings and distances: 1) North 6 degrees 52 minutes 12 seconds West, passing an existing utility pole at 339.57 feet, for a total distance of 774.88 feet to a set iron pin; thence 2) North 60 degrees 47 minutes 10 seconds East, passing a set iron pin at 186.67 feet, for a total distance of 313.85 feet to a point; thence 3) North 20 degrees 36 minutes 46 seconds West, a distance of 33.42 feet to a point at the southwest corner of a 0.28 acre easement for road purposes granted to the State of Ohio (entitled Parcel 16-A) and described in Volume 261 Page 625 of the Athens County Deed Records, said point being 190 feet right of Station 382+60; thence along said easement the following two bearings and distances: 1) North 21 degrees 29 minutes 30 seconds West, a distance of 207.64 feet to a point 190 feet right of Station 380+52.36 at the northwest corner of said easement and on the grantor's north property line; thence 2) along the north line of said easement and the grantor's north property line South 80 degrees 10 minutes 57 seconds East, a distance of 79.65 feet to the POINT OF BEGINNING and containing 10.523 acres, and being a part of a 38.66 acre tract described in Volume 215 Page 122 of the Athens County Deed Records.

YRK #3

... of the Athens County Deed Records.
There are 5.767 acres in River Lot 610, 4.128 acres in River Lot 611
and 0.538 acres in River Lot 612.

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 installed L.F. Swyer K.L.S. 6765.

The above information is subject to all easements and right of ways of record.

PROPERTY

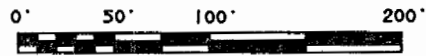
CONSTRUCTION

SUBDIVISIONS

8

COLUMBUS &
SO. OHIO ELECTRIC CO.
202-376 93.60 AC.

THE N.W. COR.
OF SEC. 3



SCALE: 1" = 100'

- = I.P. FD.
- = I.P. SET
- ⊙ = P. POLE



JAMES F. & HATTIE C.
EDWARDS
215-136
38.66 ACRES

PLAT OF SURVEY OF:
A 10.523 AC. TRACT
SITUATED IN RIVER LOTS 610-612, INCLUSIVE
OF SECTION 3, TOWN 12, RANGE 15, YORK TWP.,
ATHENS COUNTY, OHIO

PREPARED BY:
SOUTHEASTERN LAND SURVEYS
FOR: EUGENE EDWARDS JULY 10, 1994

612

10.523 AC.

611
(4.128 AC.)

610
(5.767 AC.)

LINE	BEARING	DISTANCE				
L 1	S 26° 15' 54" E	86.89'				
L 2	S 84° 14' 53" E	3.56'				
L 3	N 84° 14' 53" W	6.57'				
L 4	N 20° 36' 46" W	33.42'				
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00° 08' 22"	2431.83'	5.92'	2.96'	5.92'	S 27° 21' 32" E

N 06° 52' 12" W 774.88'

L3 REF. I.P. FD.

N 84° 14' 53" W 643.14'

HUNTINGTON NATIONAL BANK, TRUSTEE
162-608 99.26 AC.

LEONARD F. SWOYER, JR. P.S. #6765



Leonard F. Swoyer, Jr.

L2 REF. I.P. FD.



STATE OF OHIO
261-610



DRAINAGE
EASEMENT
PARCEL 1978
261-625

N 60° 47' 10" E 313.85'
+186.67'

(0.538 AC.)

S 21° 54' 50" E 350.01'

S 28° 06' 57" E
151.01'

S 10° 00' 56" E
178.91'

S 20° 37' 35" E 209.04'

S 08° 28' 33" E 374.44'
S 80° 10' 57" E 79.65'
N 21° 29' 50" W 207.64'
S 19° 03' 06" E 306.53'
S 19° 03' 06" E 193.40'