



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lots 525 and 526 of the Village of Buchtel in the northeast quarter of the northeast quarter of Section 6, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at an iron pin\* at the southwest corner of Lot 525 of the Village of Buchtel, THE TRUE POINT OF BEGINNING; thence along the west line of said Lot 525 and the west line of Lot 526 and along the east right of way of the Chesapeake and Ohio Railroad along a non-tangential curve to the right a distance of 70.00 feet, passing the northwest corner of said Lot 525 at a distance of 60.00 feet, said curve has a radius of 1884.86 feet, a central angle of 2 degrees 07 minutes 40 seconds, and a chord which bears North 27 degrees 35 minutes 39 seconds East a distance of 70.00 feet to a point on the west line of Lot 526; thence along an arbitrary line the following three bearings and distances: 1) South 65 degrees 39 minutes 38 seconds East, a distance of 81.03 feet to a point; thence 2) South 24 degrees 20 minutes 22 seconds West, a distance of 39.88 feet to a point; thence 3) South 65 degrees 39 minutes 38 seconds East, a distance of 25.60 feet to a point on the east line of Lot 525 and on the west right of way line of Spring Street (vacated street pending); thence along the east line of said Lot 525 and the west line of said Spring Street South 24 degrees 20 minutes 17 seconds West, a distance of 30.00 feet to an iron pin\* at the southeast corner of said Lot 525; thence along the south line of said Lot 525 North 65 degrees 39 minutes 38 seconds West, a distance of 110.60 feet to the POINT OF BEGINNING and containing 0.151 acre, and being a part of a Lot 525 and Lot 526 of the Village of Buchtel as described in Volume 146 Page 814 of the Athens County Official Deed Records. There is 0.018 acre in Lot 526 and 0.133 acre in Lot 525.

\*denotes calculated location of an iron pin based on a previous survey. No iron pins were set in this survey.

Grantor reserves a utility easement for maintenance and drainage of effluent accross the easternmost ten feet of the above described property.

The above description is based on a previous survey performed by Triplett Engineering Services dated December 12, 1991 and was not based on an actual field survey.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: L. Blaise  
DATE: 2-20-97

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NR # 6

PROPERTY

CONSTRUCTION

SUBDIVISIONS



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## INGRESS-EGRESS EASEMENT

The grantor conveys to the grantee a ten foot wide ingress-egress easement described as follows. Situated in Lot 526 of the Village of Buchtel in the northeast quarter of the northeast quarter of Section 6, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a point at the southwest corner of said Lot 526 on the west line of a proposed 0.151 acre tract; thence along the west line of said Lot 526, the west line of said 0.151 acre tract and the east right of way of the Chesapeake and Ohio Railroad along a non-tangential curve to the right a distance of 10.00 feet, said curve has a radius of 1884.86 feet, a central angle of 0 degrees 18 minutes 14 seconds, and a chord which bears North 28 degrees 30 minutes 22 seconds East a distance of 10.00 feet to a point at the northwest corner of said 0.151 acre tract, THE TRUE POINT OF BEGINNING; thence continuing along the west line of said Lot 526 and the east right of way of the Chesapeake and Ohio Railroad along said curve to the right a distance of 10.03 feet, said curve has a radius of 1884.86 feet, a central angle of 0 degrees 18 minutes 18 seconds, and a chord which bears North 28 degrees 48 minutes 39 seconds East a distance of 10.03 feet, to a point; thence leaving the west line of said Lot 526 and the east right of way of the Chesapeake and Ohio Railroad and along an arbitrary line the following two bearings and distances: 1) South 65 degrees 39 minutes 38 seconds East, a distance of 80.24 feet to a point; thence 2) South 24 degrees 20 minutes 22 seconds West, a distance of 10.00 feet to a point on the north line of a proposed 0.151 acre tract; thence along the north line of said 0.151 acre tract North 65 degrees 39 minutes 38 seconds West, a distance of 81.03 feet to the POINT OF BEGINNING and containing 0.019 acre, and being a part of Lot 526 of the Village of Buchtel as described in Volume 146 Page 814 of the Athens County Official Deed Records.

No iron pins were set in this survey. The above description is based on a previous survey performed by Triplett Engineering Services dated December 12, 1991 and was not based on an actual field survey.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 January 30, 1997.

Subject to all easements and right of ways of record.

Computation checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: S. Blausen  
DATE: 2-20-97

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PROPERTY

CONSTRUCTION

SUBDIVISIONS

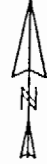


# SOUTHEASTERN LAND SURVEYS

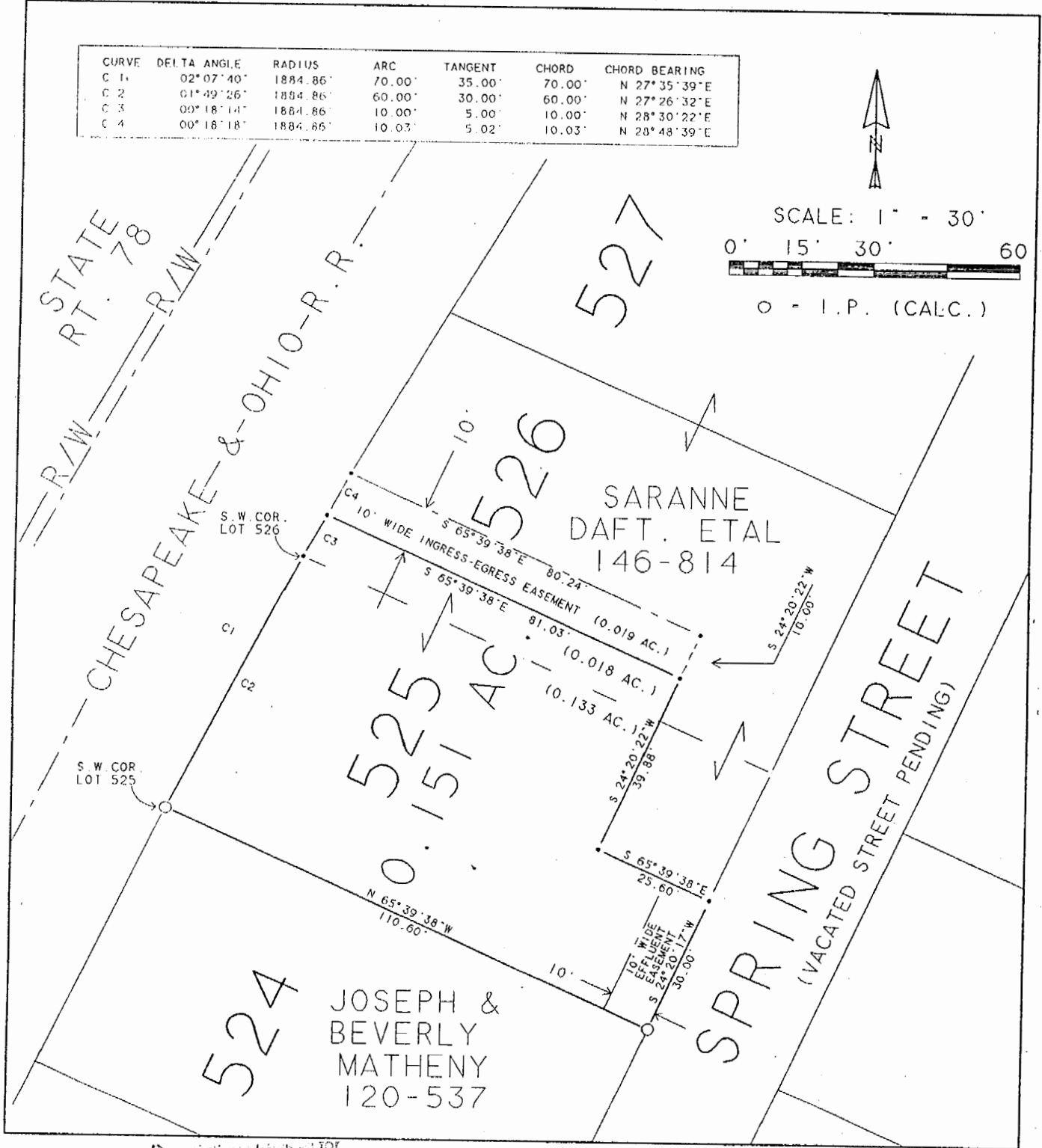
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CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	02° 07' 40"	1884.86'	70.00'	35.00'	70.00'	N 27° 35' 39" E
C 2	01° 49' 26"	1884.86'	60.00'	30.00'	60.00'	N 27° 26' 32" E
C 3	00° 18' 14"	1884.86'	10.00'	5.00'	10.00'	N 28° 30' 22" E
C 4	00° 18' 18"	1884.86'	10.03'	5.02'	10.03'	N 28° 48' 39" E



SCALE: 1" = 30'  
0' 15' 30' 60'  
O - I.P. (CALC.)



Plat prepared subject to  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERING OFFICE  
BY: S. Klausner  
DATE: 2-20-97

Plat of Survey of 0.155 Ac. Scale 1" = 30'  
Surveyed for Jack Oakley Date 1/30/97  
Subdivision Lots 525 and 526 of Village of Buchtel, N.E. 1/4 OF N.E. 1/4  
Township York Section 6 Town 12 Range 15  
Corporation Village of Buchtel County Athens State Ohio

Leonard F. Swayer Jr.  
Leonard F. Swayer Jr. Reg. Prof. Land Surveyor No. 6765

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