



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Farm Lots 3 and 4 of Section 30, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at the southwest corner of Farm Lot 1 of said Section 30; thence on an assumed bearing South 05°36'42" West 383.87 feet to a point; thence South 12°23'18" East 132.00 feet to a point; thence South 74°02'36" East 33.34 feet to a found railroad spike in the intersection of Athens County Road 19 and Athens County Road 17A; thence along Athens County Road 19 South 33°14'40" West 442.72 feet to a P.K. nail (set in previous survey); thence South 33°14'01" West 158.20 feet to a set P.K. nail, THE TRUE POINT OF BEGINNING; thence continuing along the center of said Athens County Road 19 South 33°14'01" West 150.00 feet to a found P.K. nail, the northeast corner of a 6.00 acre tract described in Volume 66 Page 593 of the Athens County Official Deed Records; thence along the north line of said 6.00 acre tract the following five bearings and distances:

1. North 62°32'21" West 155.03 feet to a point; thence
2. North 71°42'26" West 48.10 feet to a point; thence
3. South 30°28'04" West 18.70 feet to a point; thence
4. North 56°36'25" West 52.74 feet to a point; thence
5. North 69°49'04" West 5.52 feet to a point; thence leaving the north line of said 6.00 acre tract North 33°14'01" East (passing a set iron pin at 98.79 feet) for a total distance of 197.59 feet to a set iron pin; thence South 56°48'23" East (passing a set iron pin at 227.93 feet) for a total distance of 257.93 feet to the point of beginning containing 1.000 acre there being 0.695 acres in Farm Lot 3 and 0.305 acres in Farm Lot 4. The above description is also divided as being 0.695 acres out of a 82.99 acre tract and 0.305 acres out of a 87.40 acre tract both of which are described in Volume 236 Page 545 of the Athens County Deed Records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 8/21/90

Note: Unless otherwise noted all set iron pins are 1/2 inch diameter reinforcing bar 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 Number 6765 and based on a survey prepared by Southeastern Land Surveys dated July 20, 1990.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Subject to all easements and right of ways of record.

3



Know all Men by these Presents

That Jack Claxton, and Sheila Claxton his wife

of the Township of Alexander, County of Athens
and State of Ohio Grantor^s in consideration of the sum of
One Dollar (\$1.00) and other good and valuable consideration
to them paid by

Lyle Lawrence

of the City of Athens, County of Athens
and State of Ohio Grantee the receipt whereof is hereby
acknowledged, do hereby **grant, bargain, sell and convey** to the said Grantee

Lyle Lawrence

following **Real Estate** and his heirs and assigns forever, the
in the State of Ohio situated in the County of Athens
Alexander, and in the Township of
and bounded and described as follows:

Situated in Farm Lots 3 and 4 of Section 30, Town 8, Range 14,
Alexander Township, Athens County, Ohio and described as follows:

Commencing at the southwest corner of Farm Lot 1 of said Section 30; thence on an assumed bearing South 05°36'42" West 383.87 feet to a point; thence South 12°23'18" East 132.00 feet to a point; thence South 74°02'36" East 33.34 feet to a found railroad spike in the intersection of Athens County Road 19 and Athens County Road 17A; thence along Athens County Road 19 South 33°14'40" West 442.72 feet to a P.K. nail (set in previous survey); thence South 33°14'01" West 158.20 feet to a set P.K., nail, THE TRUE POINT OF BEGINNING; thence continuing along the center of said Athens County Road 19 South 33°14'01" West 150.00 feet to a found P.K. nail, the northeast corner of a 6.00 acre tract described in Volume 66 Page 593 of the Athens County Official Deed Records; thence along the north line of said 6.00 acre tract the following five bearings and distances:

(See attached continuation)

Last Transfer: Deed Record Volume 236, Page 545

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

Lyle Lawrence

and his heirs and assigns forever.

And the said Grantor^s

Jack Claxton and Sheila Claxton

do hereby covenant with the said Grantee for themselves and their heirs,

Lyle Lawrence

and his heirs and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are **Free and Clear from all Incumbrances whatsoever**

← corrected call from demand Summer 9/21 3:55pm

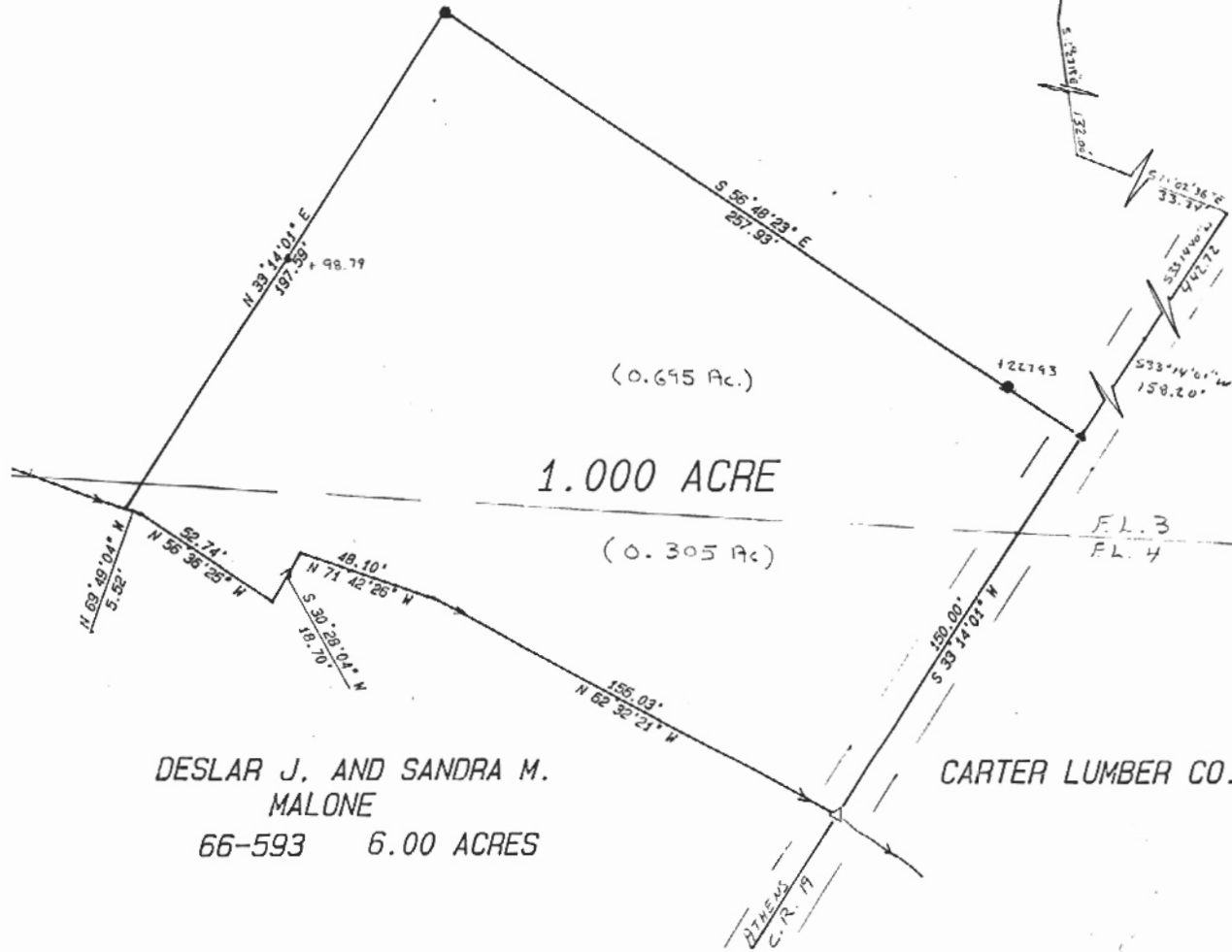
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Subject to all easements and right of ways of record.

Reserving a 25 foot right-of-way off the north side of the above-described tract for the purposes of ingress and egress of the current and future owners of the property located on the north side.

JACK CLAXTON 236-545

FL2 FL.1
FARM LOT 3



1.000 ACRE

(0.695 Ac.)

(0.305 Ac.)

DESLAR J. AND SANDRA M.
MALONE
66-593 6.00 ACRES

CARTER LUMBER CO. 29-923



SCALE 1=40

IRON PIN SET = ●
P.K. NAIL SET = ▲
P.K. NAIL FOUND = △

PLAT OF SURVEY OF 1.000 ACRES
LOCATED IN FARM LOT 3 AND FARM LOT 4, SECTION 30,
ALEXANDER TWP., TOWN 8, RANGE 14, ATHENS COUNTY
OHIO

PREPARED BY:
SOUTHEASTERN LAND SURVEYS
FOR: JACK CLAXTON-JULY 20, 1990

Leonard F. Swoyer Jr.
LEONARD F. SWOYER JR. R.L.S. 6765

*hyle hardware 594-4188
141 Columbus Rd*