



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
740/593-8701

3.118 Acres

Situated in Farm Lot 13, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the southwest corner of Farm Lot 13 and the southwest corner of an 8.453 acre tract described in Volume 283 page 1035 of the Athens County Official Deed Records;

Thence along the west line of Farm Lot 13 and the and the west line of the said 8.453 acre tract North 04 Degrees 54 Minutes 24 Seconds East for a distance of 666.18 feet to an iron pin* on the westerly line of the said 8.453 acre tract;

Thence North 83 Degrees 29 Minutes 26 Seconds East for a distance of 139.73 feet to an iron pin* on the easterly line of the said 8.453 acre tract at the southwest corner of an 8.09 acre (Deed) remainder tract described in Volume 283 Page 1048 of the Athens County Official Deed Records;

Thence with the easterly line of the said 8.453 acre tract and the west line of the said 8.09 acre tract for the following two courses and distances;

North 23 Degrees 15 Minutes 27 Seconds East for a distance of 90.14 feet a an iron pin*;

Thence North 31 Degrees 45 Minutes 14 Seconds East for a distance of 209.18 feet to an iron pin*, THE TRUE POINT OF BEGINNING;

Thence along the easterly line of the said 8.453 acre tract and the west line of the said 8.09 acre tract for the following three courses and distances;

North 26 Degrees 09 Minutes 42 Seconds East for a distance of 112.96 feet to a found iron iron pin;

Thence North 11 Degrees 53 Minutes 01 Seconds East for a distance of 356.45 feet to a found iron pin;

Thence North 24 Degrees 37 Minutes 00 Seconds East (passing an iron pin* at 88.00 feet) for a total distance of 114.78 feet to a point in the center of Athens County Road 98 at the northeast corner of the said 8.453 acre tract and the northwest corner of the said 8.09 acre tract;

Thence on a new line along the center of Athens County Road 98 and the north line of the said 8.09 acre tract for the following four courses and distances;

South 82 Degrees 11 Minutes 58 Seconds East for a distance of 70.39 feet to a point;

Thence South 87 Degrees 26 Minutes 48 Seconds East for a distance of 66.89 feet to a point;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-25-00

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Thence South 89 Degrees 24 Minutes 17 Seconds East for a distance of 120.76 feet to a point;

Thence South 81 Degrees 32 Minutes 28 Seconds East for a distance of 63.49 feet to a point;

Thence on a new line through the said 8.09 acre tract for the following three courses and distances;

South 05 Degrees 10 Minutes 03 Seconds West (passing a set iron pin at 27.56 feet) for a total distance of 120.77 feet to a set iron pin;

Thence South 35 Degrees 55 Minutes 34 Seconds West for a distance of 259.59 feet to a set iron pin;

Thence South 58 Degrees 30 Minutes 12 Seconds West for a distance of 384.61 feet to the point of beginning; having an area of 3.118 acres and being part of an 8.09 acre (Deed) remainder tract described in Volume 283 Page 1048 of the Athens County Official Deed Records.

The Grantor reserves the right of the adjoining 5.189 acre remainder tract to have a 15 foot wide anaerobic drainage easement for effluent from a properly operated aerator system permitted by the Athens City County Health Department. The centerline of the said 15 foot wide easement is described as follows:

Commencing at the northeast corner of the above described 3.118 acre tract;

Thence with the east line of the said 3.118 acre tract for the following two courses and distances;

South 05 Degrees 10 Minutes 03 Seconds West (passing a set iron pin at 27.56 feet) for total a distance of 120.77 feet to a set iron pin;

Thence South 35 Degrees 55 Minutes 34 Seconds West for a distance of 53.75 feet to a point on the east line of the said 3.118 acre tract, said point is THE TRUE POINT OF BEGINNING;

Thence leaving the east line of the said 3.118 acre tract for the following four courses and distances;

North 61 Degrees 35 Minutes 54 Seconds West for a distance of 5.66 feet to a point;

Thence South 76 Degrees 16 Minutes 18 Seconds West for a distance of 47.72 feet to a point;

Thence South 47 Degrees 41 Minutes 35 Seconds West for a distance of 55.20 feet to a point;

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Thence South 25 Degrees 17 Minutes 40 Seconds West for a distance of 160.92 feet to a point on the east line of the said 3.118 acre tract, said point is the point of terminus, (witness an iron pin* located at the southwest corner of the said 3.118 acre tract which bears South 58 Degrees 30 minutes 12 seconds West a distance of 337.54 feet);

Note:

The results of a more accurate survey of the center of Athens County Road determined that the correct acreage is 8.307 acres and not the deed remainder of 8.09 acres.

Unless otherwise noted all set iron pins are 5/8" in diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer P.L.S. 6765.

* Denotes the calculated location of an iron pin based on a previous survey by Southeastern Land Surveys.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys May 25, 2000.

Subject to all easements and right of ways of record.

PROPERTY

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SOUTHEASTERN LAND SURVEYS

3428 PLEASANT HILL ROAD ATHENS, OHIO 45701 1-(740) 593-8701

DONALD E. & MARLENE J. SCHECK
8.01 ACRES & 1.40 ACRES
282-223
62-617
292-881 O.R.

LEO SHERIDAN ETAL
25.78 ACRES
51-849
268-1025 O.R.

CHARLES M. & RUTH A. OVERBY
5.29 ACRES
289-271

3.118 ACRES
SURVEYED FROM
THE 8.307 ACRES

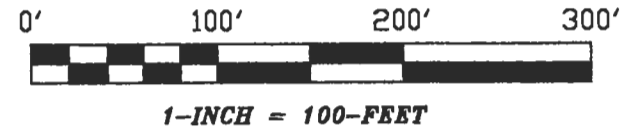
5.189 ACRES
SURVEYED FROM
THE 8.307 ACRES

BERNARD & CAROL CRUESER
238-1048
8.09 ACRES
DEED REMAINDER
8.307 ACRES
SURVEYED REMAINDER

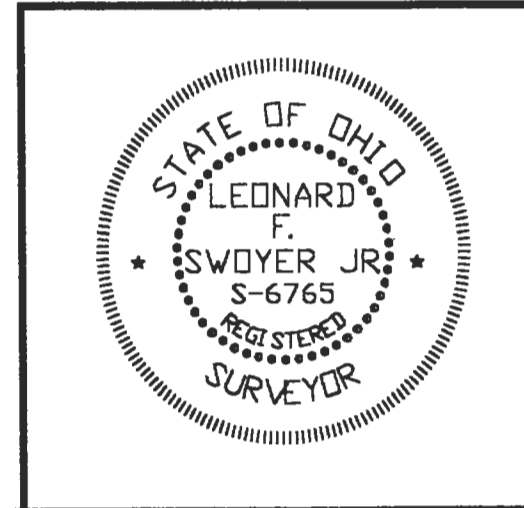
THOMAS I. BAKER ETAL
3.633 ACRES
289-2217 O.R.

CHARLES M. & RUTH A. OVERBY
8.453 ACRES
283-1035 O.R.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blausa*
DATE: 7-25-00

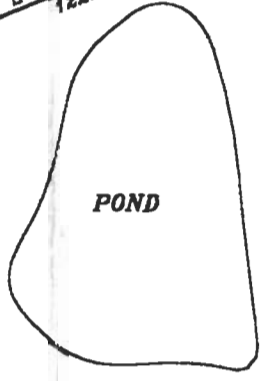


● DENOTES THE CALCULATED LOCATION OF AN IRON PIN
○ BASED ON A PREVIOUS SURVEY BY SOUTHEASTERN LAND SURVEYS



ATHENS COUNTY
ROAD 98

● IRON PIN SET
○ IRON PIN FOUND



PLAT OF 5.189 ACRES AND 3.118 ACRES		SCALE	1" = 100'
SURVEYED FOR BERNARD & CAROL CRUESER		DATE	05-25-2000
SUBDIVISION FARM LOT 13			
TOWNSHIP	ATHENS	SECTION	2 TOWN 9 RANGE 14
CORPORATION	N/A	COUNTY	ATHENS STATE OHIO
LEONARD F. SWOYER JR. REG. PROF. LAND SURVEYOR NO. 6765		000074	

NW CORNER OF FARM LOT 13

TO THE SOUTHWEST CORNER OF FARM LOT 13 AND THE SOUTHWEST CORNER OF THE 8.453 ACRES