



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the Southwest quarter of the Northeast quarter of Section 11, Bern Township, Town 7, Range 12, Athens County, Ohio and described as follows:

Commencing at a 1/2" iron pin found at a point previously described in Volume 284, Page 299, Athens County Deed Records as being 29 rods (478.5 feet) East and 4.05 rods (66.83 feet) South of the center of the west line of the Northeast quarter of Section 11; thence along the north line of a 41.8834 acre tract described in Volume 325, Page 615, Athens County Official Records, North 89 Degrees 40 Minutes 19 Seconds East for a distance of 118.10 feet to an iron pin set for THE TRUE POINT OF BEGINNING and the northwest corner of this tract; thence continuing along the north line of said 41.8834 acre tract, North 89 Degrees 40 Minutes 19 Seconds East for a distance of 345.31 feet to an iron pin set for the northeast corner of this tract; thence leaving the north line of said 41.8834 acre tract on a new line, South 21 Degrees 33 Minutes 16 Seconds West (passing an iron pin found at the southeast corner of a 5.0100 acre tract described in Volume 378, Page 177, Athens County Deed Records at 701.65 feet, 2.32 feet left, and passing set iron pins at 718.23 feet and 909.26 feet) for a total distance of 951.66 feet to a point in the center line of State Route 550 for the southeast corner of this tract; thence along said center line, North 58 Degrees 27 Minutes 39 Seconds West for a distance of 173.52 feet to a point for the southwest corner of this tract; thence leaving said center line on a new line, North 10 Degrees 52 Minutes 24 Seconds East (passing set iron pins at 36.36 feet and 185.33 feet) for a total distance of 806.86 feet to THE POINT OF BEGINNING containing 5.0039 acres, of which 1.3471 acres are a part of a 5.0100 acre tract described in Volume 378, Page 177, Athens County Deed Records and 3.6568 acres are a part of a 36.8734 acre tract described in Volume 325, Page 615, Athens County Official Records.

Note: 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.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated May 1, 2002.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 5-3-02



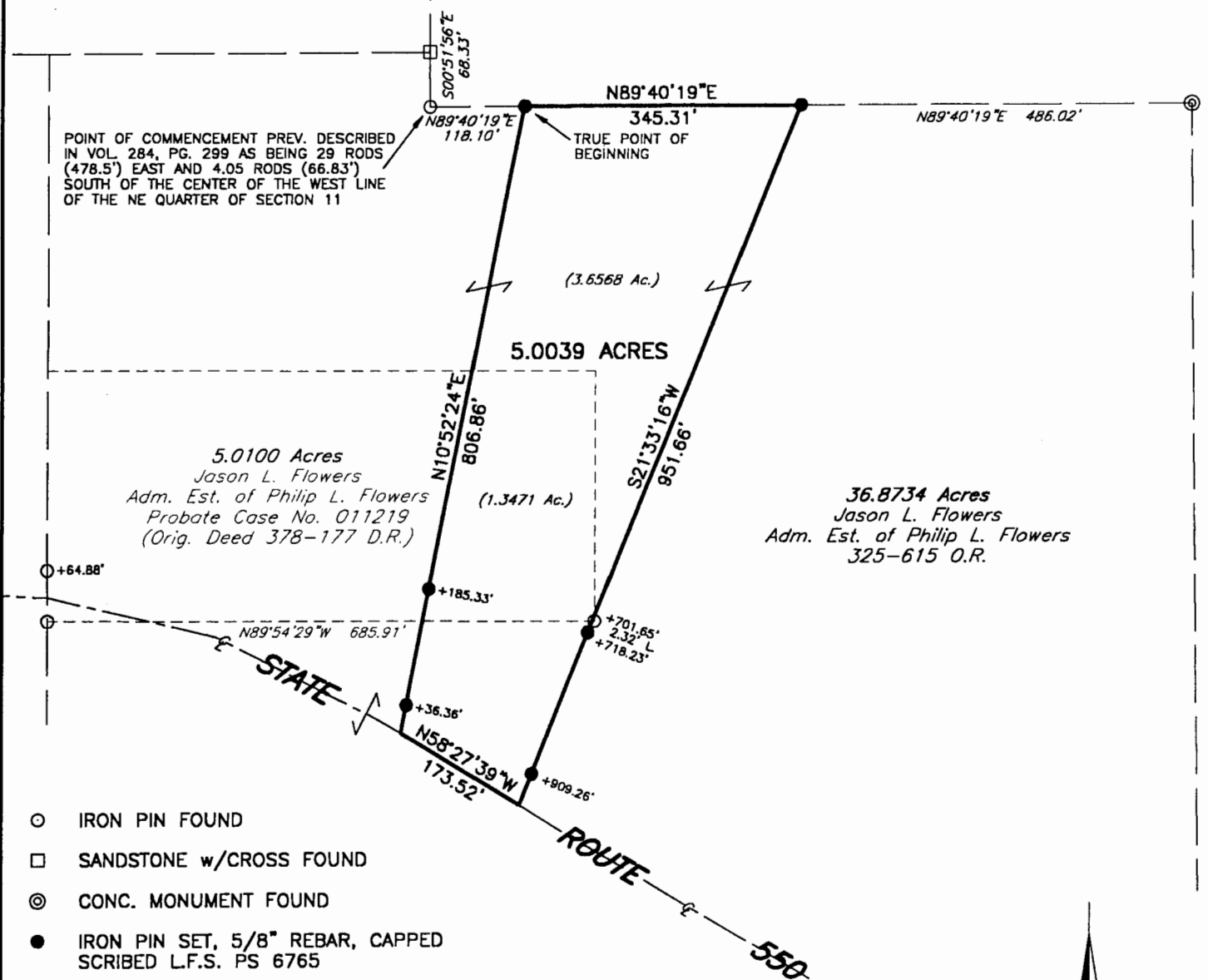
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3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/593-8701

56.85 Acres
Delbert F. Jr. and
Dolleta B. Bennett
302-635 D.R.

31.194 Acres
Dorothy Woolfram
73-961 O.R.



POINT OF COMMENCEMENT PREV. DESCRIBED
IN VOL. 284, PG. 299 AS BEING 29 RODS
(478.5') EAST AND 4.05 RODS (66.83')
SOUTH OF THE CENTER OF THE WEST LINE
OF THE NE QUARTER OF SECTION 11

TRUE POINT OF
BEGINNING

5.0100 Acres
Jason L. Flowers
Adm. Est. of Philip L. Flowers
Probate Case No. 011219
(Orig. Deed 378-177 D.R.)

(1.3471 Ac.)

36.8734 Acres
Jason L. Flowers
Adm. Est. of Philip L. Flowers
325-615 O.R.

- IRON PIN FOUND
- SANDSTONE w/CROSS FOUND
- ⊙ CONC. MONUMENT FOUND
- IRON PIN SET, 5/8" REBAR, CAPPED
SCRIBED L.F.S. PS 6765

BEARINGS RELATIVE TO NORTH LINE OF 41.8834
ACRE TRACT IN 325-615 O.R. (N89°40'19"E)

REFERENCES
DEEDS AS SHOWN
TAX PLAT
SURVEY OF 5.01 ACRE TRACT BY GREGORY K.
WRIGHT 05-05-84.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *5-3-02*



Plat of _____ **Survey of** 5.0039 Acre Tract **Scale:** 1" = 200'

Surveyed for: Jason L. Flowers **Date:** 05-01-02

Subdivision: Southwest Quarter of Northeast Quarter

Township: Bern **Section:** 11 **Town:** 7 **Range:** 12

Corporation: _____ **County:** Athens **Ohio**

Leonard F. Swoyer Jr.
Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765



BRN #11

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