



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 3

Situated in the northwest quarter of Section 25, Bern Township, Town 7, Range 12, Athens County, Ohio and described as follows:

Commencing at an iron pin set next to a stone by John Branner, Reg. Surveyor No. 6805 (calculated location) at the southeast corner of the northeast quarter of Section 31; thence on an assumed bearing of North 48°04'24" East 1,200.87 feet to a set iron pin on the northerly line of a 5.88 acre tract described in Volume 365 Page 584 of the Athens County Deed Records; thence leaving said northerly line North 37°47'16" West 28.13 feet to a point on the east side of a driveway; thence along the east line of said driveway the following three bearings and distances:

- 1) North 59°01'31" West 111.02 feet to a set iron pin; thence
- 2) North 38°55'44" West 246.33 feet to a point; thence
- 3) North 17°00'47" West 13.28 feet to an iron pin set, said iron pin set is THE TRUE POINT OF BEGINNING; thence continuing along the east line of said driveway the following four bearings and distances:

- 1) North 17°00'31" West 124.51 feet to a point; thence
- 2) North 11°13'13" East 51.47 feet to a point; thence
- 3) North 32°21'23" East 138.09 feet to a point; thence
- 4) North 21°39'09" East 12.47 feet to a set iron pin; thence leaving the east line of said driveway on a random line the following three bearings and distances:

- 1) South 83°11'57" East 252.96 feet to a set iron pin; thence
- 2) North 01°06'41" East 174.48 feet to a set iron pin; thence
- 3) North 78°33'05" West 213.92 feet to a set iron pin on the east line of the aforesaid driveway; thence along the east line of said driveway the

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/6/90



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following four bearings and distances:

- 1) North 02°30'30" East 65.91 feet to a point; thence
- 2) North 33°22'31" East 149.02 feet to a point; thence
- 3) North 62°00'56" East 104.89 feet to a set iron pin; thence
- 4) North 63°11'08" East 136.02 feet to a set iron pin; thence leaving the east line of said driveway on a random line South 62°20'11" East (passing a set iron pin at 101.38 feet) for a total distance of 116.38 feet to a point in the centerline of Bern Township Road 216; thence along the center of said township road the following four bearings and distances:
 - 1) South 32°29'53" West 68.61 feet to a point; thence
 - 2) South 21°07'40" West 167.70 feet to set railroad spike; thence
 - 3) South 12°55'40" East 369.69 feet to a set railroad spike; thence
 - 4) South 24°28'44" East 43.22 feet to a point; thence leaving said township road on a random line South 76°49'08" West (passing a set iron pin at 15.0 feet) for a total distance of 515.86 feet to the point of beginning and containing 5.00 acres and being a part of a 107.83 acre tract described in Volume 313 Page 713 of the Athens County Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard 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 performed by Southeastern Land Surveys dated October 4, 1990.

Subject to all easements and right of ways of record.

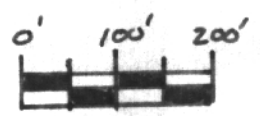
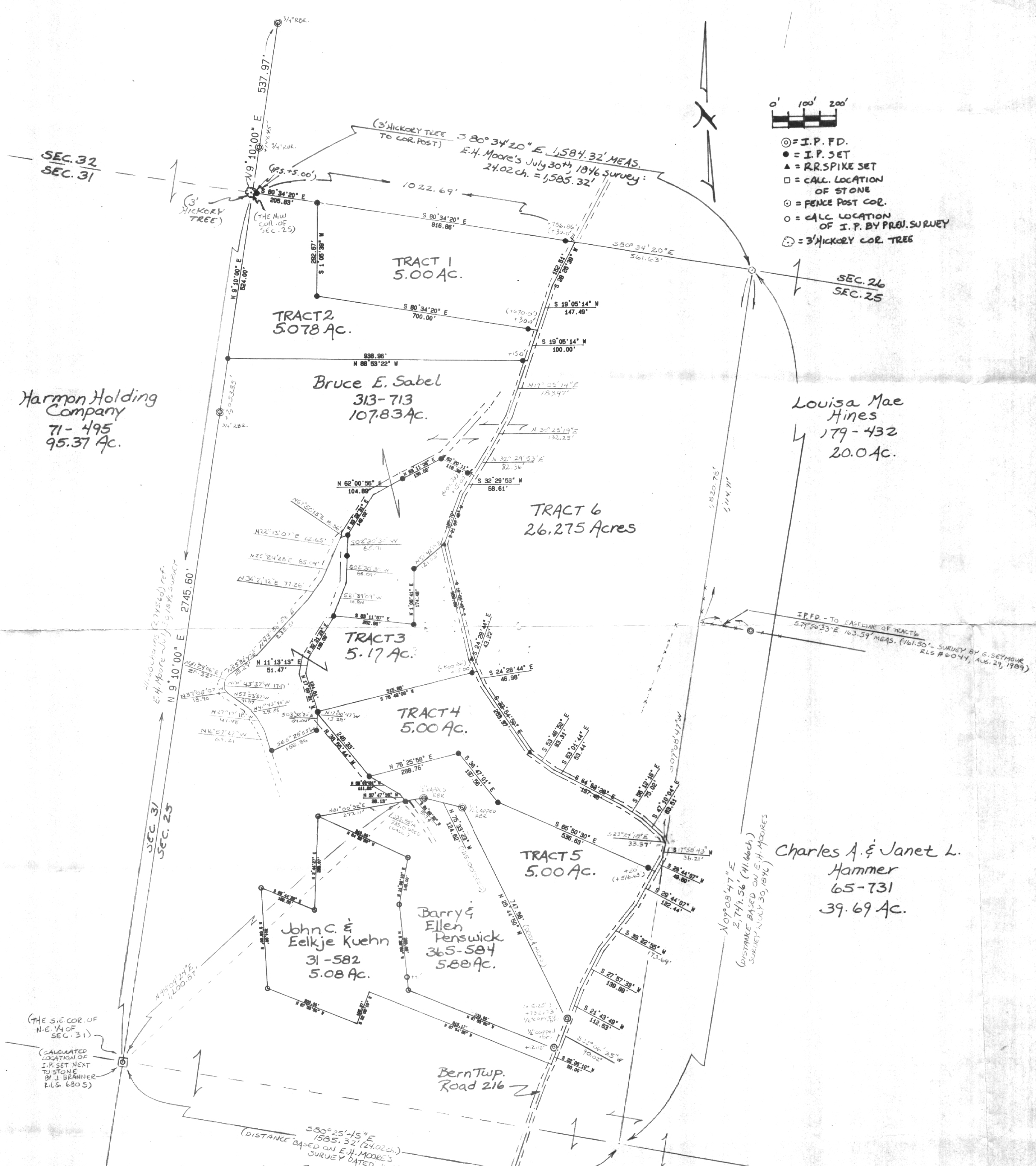
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PROPERTY

CONSTRUCTION

SUBDIVISIONS

41



- ⊙ = I.P. FD.
- = I.P. SET
- ▲ = RR SPIKE SET
- = CALC. LOCATION OF STONE
- = FENCE POST COR.
- = CALC. LOCATION OF I.P. BY PREJ. SURVEY
- ⊙ = 3" HICKORY COR. TREE

Harmon Holding Company
71-495
95.37 Ac.

TRACT 2
5.078 Ac.

Bruce E. Sabel
313-713
107.83 Ac.

Louisa Mae Hines
179-432
20.0 Ac.

TRACT 6
26.275 Acres

TRACT 3
5.17 Ac.

TRACT 4
5.00 Ac.

TRACT 5
5.00 Ac.

John C. & Eelkje Kuehn
31-582
5.08 Ac.

Barry & Ellen Penswick
365-584
5.88 Ac.

Charles A. & Janet L. Hammer
65-731
39.69 Ac.

BernTwp.
Road 216

Plat of Survey of 6 Tracts:

- TRACT 1 = 5.00 Ac.
- TRACT 2 = 5.078 Ac.
- TRACT 3 = 5.17 Ac.
- TRACT 4 = 5.00 Ac.
- TRACT 5 = 5.00 Ac.
- TRACT 6 = 26.275 Ac.

Situated in the Northwest 1/4 of Section 25, Bern Township, Town 7, Range 12, Athens County, Ohio.

PREPARED BY:

SOUTHEASTERN LAND SURVEYS

For: Mr. Bruce Sabel · Scale: 1" = 200' · October 4, 1990

Leonard F. Swoyer Jr. Prof. Land Surveyor No. 6765

REVISION OF TRACT 3
* SEPTEMBER 1, 1994 *

B-34