



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Fraction 35, Section 28, Canaan Township, Town 5, Range 13, Athens City, Athens County, Ohio and described as follows:

Commencing at a stone* at the approximate northwest corner of said Section 28 and the grantor's northwest corner; thence on an assumed bearing South 48 Degrees 13 Minutes 42 Seconds East a distance of 954.54 feet to a set iron pin at the foot of a small rock ledge, THE TRUE POINT OF BEGINNING; thence along a new line the following eight bearings and distances: 1) South 03 Degrees 57 Minutes 11 Seconds East a distance of 306.11 feet to a set iron pin; thence 2) South 17 Degrees 54 Minutes 31 Seconds West a distance of 226.02 feet to a set iron pin; thence 3) South 59 Degrees 35 Minutes 17 Seconds West a distance of 371.76 feet to a set iron pin; thence 4) South 43 Degrees 59 Minutes 15 Seconds West, passing the point of terminus of a 50 foot wide private easement at 121.49 feet, for a total distance of 149.56 feet to a set iron pin; thence 5) North 26 Degrees 56 Minutes 39 Seconds West a distance of 279.30 feet to a set iron pin; thence 6) North 08 Degrees 08 Minutes 44 Seconds West a distance of 168.53 feet to a set iron pin; thence 7) North 34 Degrees 42 Minutes 11 Seconds East a distance of 123.18 feet to a set iron pin; thence 8) North 61 Degrees 35 Minutes 41 Seconds East a distance of 628.90 feet to the POINT OF BEGINNING and containing 6.738 acres and being part of a 76.57 acre tract described in Volume 268 Page 243 of the Athens County Official Deed Records.

*Denotes calculated location of monument based on a previous survey.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed " L.F. SWOYER PS 6765."

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated November 21, 2003.

Subject to all easements and right of ways of record.

Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 12-12-03



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CENTERLINE DESCRIPTION OF A 50 FOOT PRIVATE EASEMENT

The following is a description of a 50 foot wide private easement* situated in Fraction 35, Section 28, Town 5, Range 13, Athens City, Athens County, Ohio. Said 50 foot wide private easement is located 25 feet each side of centerline and is described as follows:

Commencing at a stone* at the approximate northwest corner of said Section 28 and the northwest corner of the grantor; thence along the approximate west line of Section 28 and the west line of the grantor on an assumed bearing South 03 Degrees 32 Minutes 28 Seconds West a distance of 1161.48 feet to an iron pin* at the grantor's southwest corner and northernmost corner of a 17.21 acre tract described in Parcel 1 of Exhibit "A" of Volume 217 Page 683 of the Athens County Official Deed Records ; thence along the grantor's southerly line and the north line of said 17.21 acre tract South 38 Degrees 44 Minutes 19 Seconds East a distance of 517.72 feet to a found iron pin at the northwest corner of a 0.931 acre tract described in Parcel 2 of Exhibit "A" of Volume 217 Page 683 of the Athens County Official Deed Records ; thence along the grantor's southerly line and the north line of said 0.931 acre tract and north right of way line of Hope Drive North 41 Degrees 50 Minutes 31 Seconds East a distance of 55.64 feet to a point on the north right of way line of Hope Drive at centerline station 12+06.60 as described in the centerline description of a 50 foot wide public right of way in Parcel 3 in Volume 177 Page 115 of the Athens County Official Deed Records, said point is THE TRUE POINT OF BEGINNING ; thence North 18 Degrees 58 Minutes 13 Seconds West a distance of 94.86 feet to a point on the southerly line of a proposed 6.738 acre tract, said point is witnessed by a set iron pin which bears North 43 Degrees 59 Minutes 15 Seconds East a distance of 121.49 feet, and said point is THE POINT OF TERMINUS and BEING SOLELY WITHIN a 76.57 acre tract described in Volume 268 Page 243 of the Athens County Official Deed Records.

*Denotes calculated location of monument based on a previous survey.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed " L.F. SWOYER PS 6765. "

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated November 21, 2003.

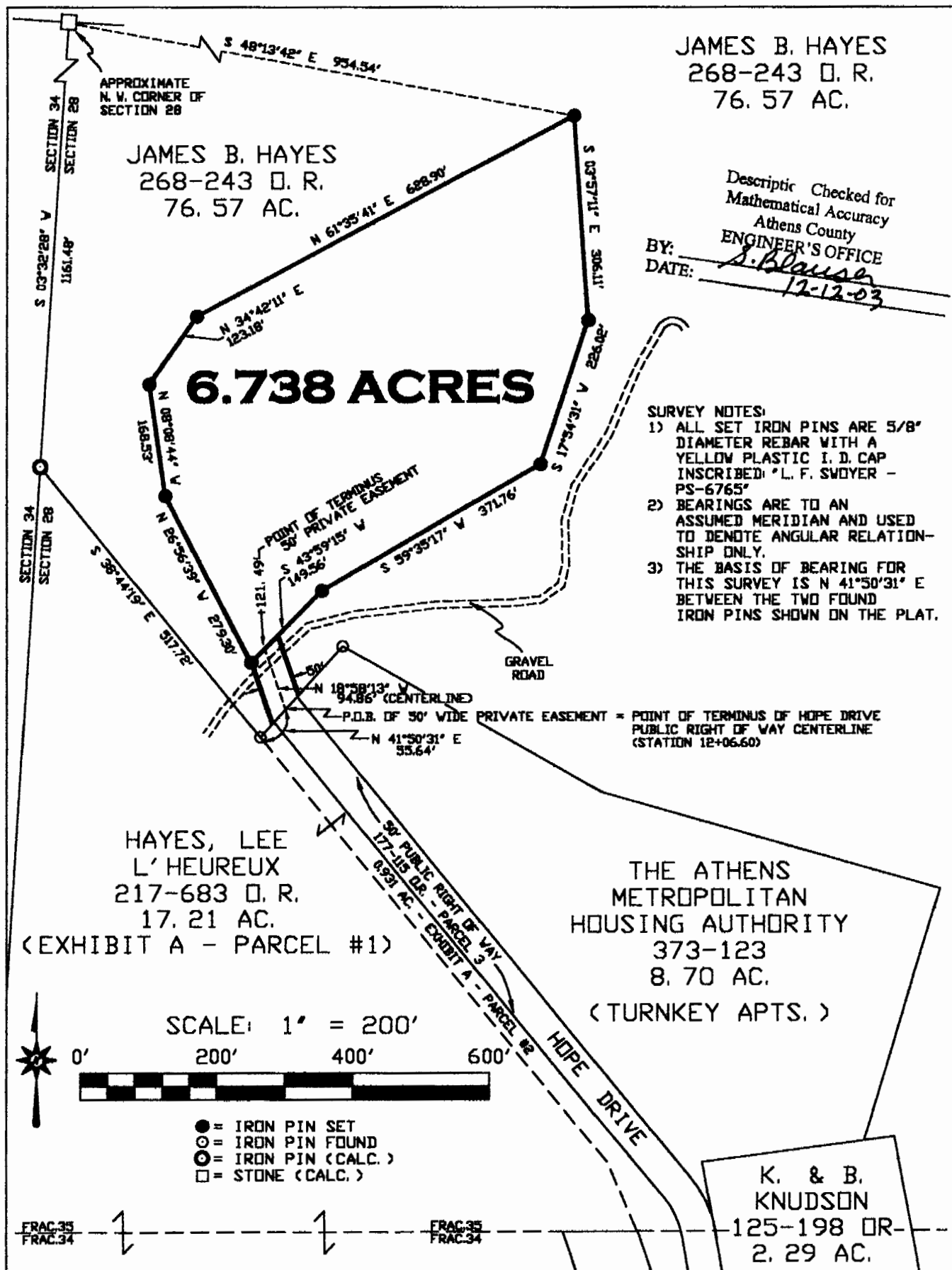
Subject to all easements and right of ways of record.



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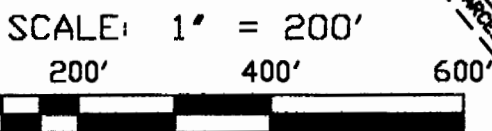
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/893-8701



JAMES B. HAYES
268-243 D. R.
76.57 AC.

Descriptive Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blouse
DATE: 12-12-03

- SURVEY NOTES:**
- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR WITH A YELLOW PLASTIC I. D. CAP INSCRIBED: "L. F. SWOYER - PS-6765"
 - 2) BEARINGS ARE TO AN ASSUMED MERIDIAN AND USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
 - 3) THE BASIS OF BEARING FOR THIS SURVEY IS N 41°50'31" E BETWEEN THE TWO FOUND IRON PINS SHOWN ON THE PLAT.



- = IRON PIN SET
- = IRON PIN FOUND
- ⊙ = IRON PIN (CALC.)
- = STONE (CALC.)

Plat of 6.738 ACRES & A 50' WIDE EASEMENT Scale: 1" = 200'

Surveyed for: THE CITY OF ATHENS Date: 11/21/03

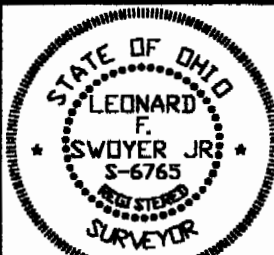
Subdivision: FRACTION 35

Township: CANAAN Section: 28 Town: 5 Range: 13

Corporation: ATHENS CITY County: ATHENS Ohio

Job No. 08068403

Leonard F. Swoyer Jr.
Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765



CAN # 28