



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 2

Situated in the southwest quarter of Section 31 of Canaan Township, Town 5, Range 13, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the grantor's southeast corner, the southwest corner of Lot 39 of the Hickory Hills Subdivision on the north right of way line of Gura Road, said iron pin* is THE TRUE POINT OF BEGINNING; thence on an assumed bearing along said north right of way line of Gura Road and the grantor's south line the following two bearings and distances: 1) South 47 Degrees 30 Minutes 41 Seconds West a distance of 238.04 feet to iron pin*; thence 2) South 55 Degrees 01 Minutes 05 Seconds West a distance of 251.89 feet to iron pin* at the southeast corner of a 0.666 acre tract described in Volume 100 Page 740 of the Athens County Official Deed Records ; thence along the grantor's south line and along the east line of said 0.666 acre tract the following two bearings and distances: 1) North 45 Degrees 49 Minutes 51 Seconds West a distance of 82.83 feet to an iron pin*; thence 2) North 08 Degrees 49 Minutes 51 Seconds West a distance of 135.15 feet to a found iron pin at the northeast corner of said 0.666 acre tract ; thence along the grantor's south line and the north line of said 0.666 acre tract North 86 Degrees 44 Minutes 40 Seconds West, passing an iron pin* at 108.91 feet, for a total a distance of 120.66 feet to a point in Athens County Road 98 at the grantor's southwest corner, the northwest corner of said 0.666 acre tract; thence along said road and the grantor's west line the following two bearings and distances: 1) North 04 Degrees 25 Minutes 17 Seconds West a distance of 176.19 feet to a point ; thence 2) North 04 Degrees 53 Minutes 32 Seconds West a distance of 29.64 feet to a point; thence leaving said road and along a new line the following two bearings and distances: 1) North 80 Degrees 59 Minutes 56 Seconds East, passing a set iron pin at 20.74 feet, for a total distance of a distance of 275.02 feet to a set iron pin ; thence 2) South 79 Degrees 46 Minutes 55 Seconds East a distance of 344.91 feet to a set iron pin on the grantor's east line, on the west line of aforesaid Lot 39 of the Gura Subdivision ; thence along the grantor's east line and the west line of said Lot 39 South 08 Degrees 50 Minutes 00 Seconds West a distance of 80.92 feet to the POINT OF BEGINNING and containing 3.794 acres and being a part of a 7.924 acre tract described in Volume 265 Page 56 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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: 5-2-01

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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 April 26, 2001. Subject to all easements and right of ways of record.



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3428 Pleasant Hill Road
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David Richmond
36.74 Ac.
39-94 O.R.

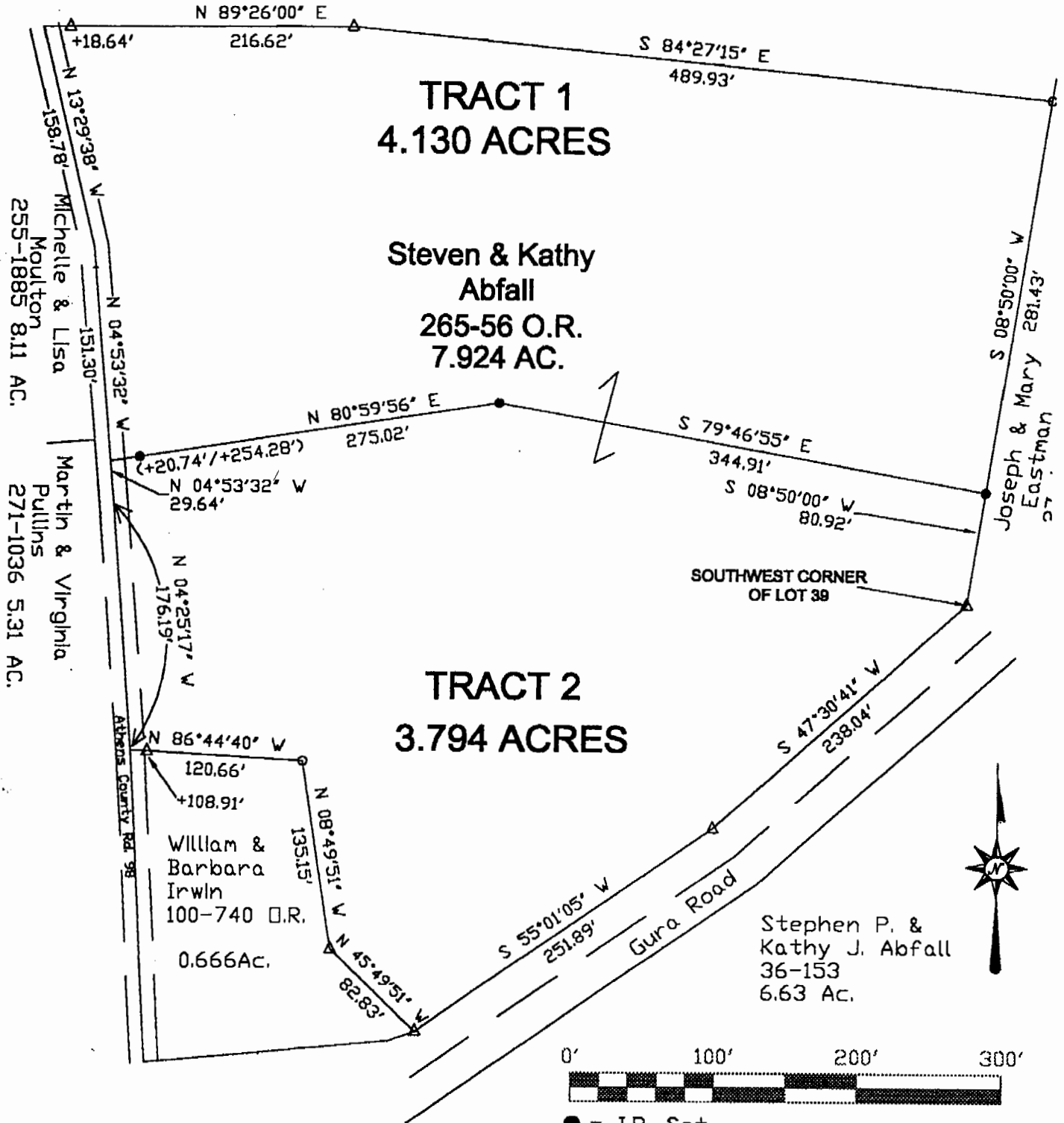
TRACT 1 4.130 ACRES

Steven & Kathy
Abfall
265-56 O.R.
7.924 AC.

TRACT 2 3.794 ACRES

William &
Barbara
Irwin
100-740 O.R.
0.666Ac.

Stephen P. &
Kathy J. Abfall
36-153
6.63 Ac.



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Mathematical Accuracy
ATHENS COUNTY
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DATE: *5-2-01*

- = I.P. Set
- = I.P. Fd.
- △ = IRON PIN CALCULATED LOCATION

Plot of 4.130 Acres and 3.794 Acres Scale 1" = 100'
 Surveyed for STEVE & KATHY ABFALL Date 4/26/01
 Subdivision southwest quarter
 Township Canaan Section 31 Town 5 Range 13
 Corporation ----- County Athens State Ohio

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

C40 # 31