



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the northwest quarter of Section 32, Town 5, Range 13, Canaan Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the northeast corner of the northwest quarter of said Section 32; thence on an assumed bearing South 3 degrees 23 minutes 00 seconds East, a distance of 265.00 feet to a point; thence North 89 degrees 26 minutes 00 seconds West, a distance of 244.90 feet to a found iron pin at the grantor's northeast corner on the south line of Lot 2 of the Kathleen Smith Subdivision as described in Volume 79 Page 365 of the Athens County Official Deed Records and on the northerly line of a 31.54 acre tract described in Volume 248 Page 43 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along the grantor's east line and the northerly line of said 31.54 acre tract South 36 degrees 14 minutes 25 seconds West, a distance of 89.74 feet to a found iron pin; thence along a new property line the following two bearings and distances: 1) South 68 degrees 26 minutes 51 seconds West, a distance of 405.18 feet to a set iron pin; thence 2) South 79 degrees 13 minutes 53 seconds West, passing a set iron pin at 362.0 feet and the centerline of Athens County Road 25 at 381.36 feet, for a total distance of 389.57 feet to a point on the grantor's west line and east line of a 9.87 acre tract described in Volume 109 Page 559 of the Athens County Official Deed Records; thence along the west line of the grantor and east line of said 9.87 acre tract North 7 degrees 56 minutes 59 seconds West, a distance of 214.24 feet to a point at the grantor's northwest corner; thence along the north line of the grantor and south line of a 2.72 acre tract described in Volume 285 Page 277 of the Athens County Deed Records North 77 degrees 49 minutes 39 seconds East, passing the centerline of Athens County Road 25 at 12.37 feet, a set iron pin at 33.71 feet, and a found iron pin at 227.11 feet, for a total distance of 412.01 feet to a found iron pin; thence along the north line of the grantor and south line of said 2.72 acre tract and south line of aforesaid Lot 2 of the Kathleen Smith Subdivision South 89 degrees 20 minutes 30 seconds East, a distance of 439.52 feet to the POINT OF BEGINNING and containing 3.376 acres, and being a part of a 7.10 acre tract described in Volume 43 Page 614 of the Athens County Official Deed Records. *Denotes calculated location of monument based on 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 R.L.S. 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 February 18, 1999. Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 2-24-99

PROPERTY

CONSTRUCTION

SUBDIVISIONS

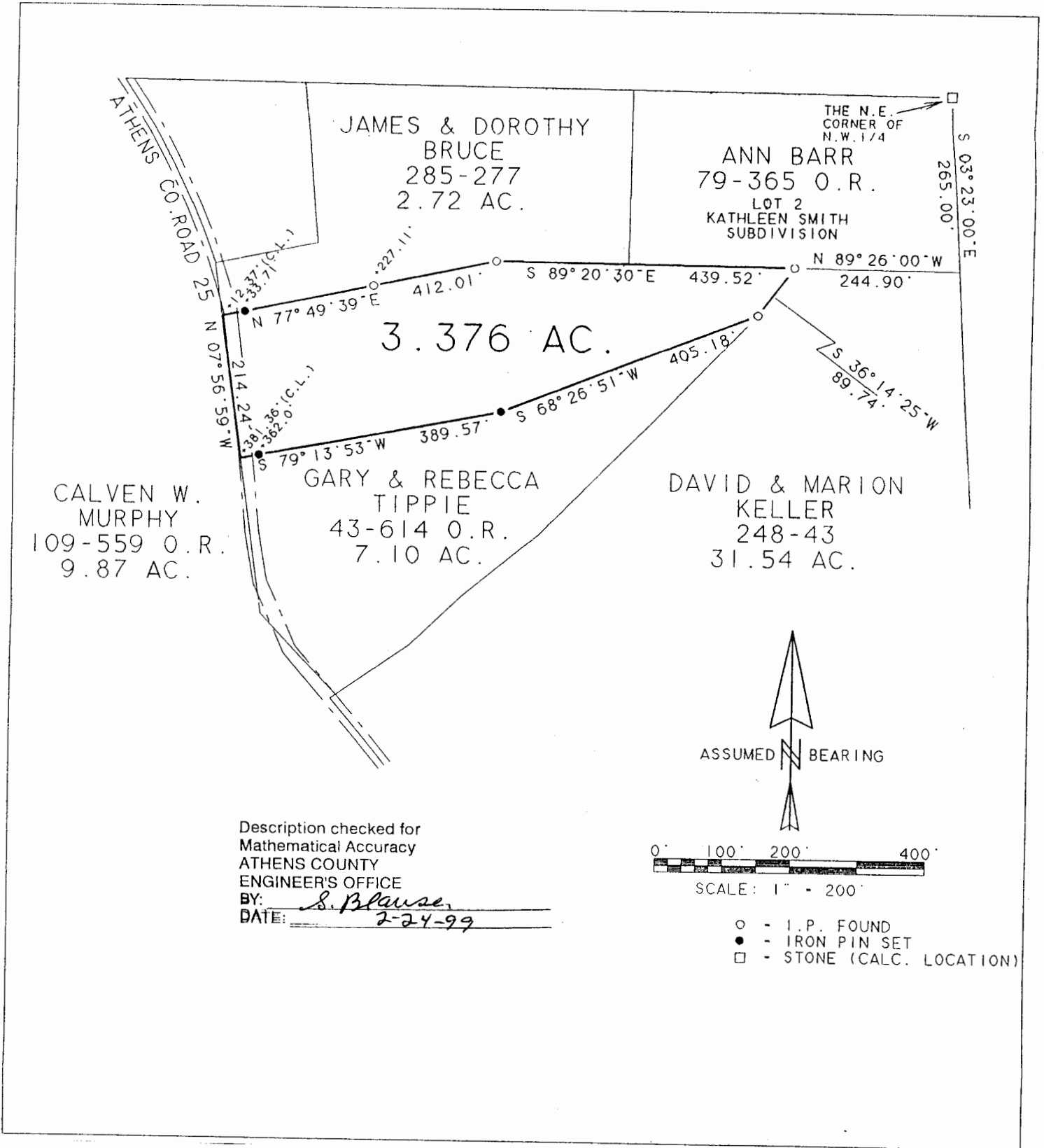
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Plat of Survey of a 3.325 Acre Tract Scale 1" = 200'
 Surveyed for Mr. Gary Tippie Date 2/18/99
 Subdivision N.W. 1/4
 Township Canaan Section 32 Town 5 Range 13
 Corporation --- County Athens State Ohio

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

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