



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 2

Situated in Fraction 12, Sections 9 & 10, Carthage Township, Town 5, Range 12, Athens County, Ohio and described as follows:

Commencing at the estimated northeast corner of Fraction 12; thence on an assumed bearing along the north line of said Fraction 12 and the south line of Fraction 4 North 84 Degrees 30 Minutes 49 Seconds West a distance of 563.45 feet to a point on the grantor's north line and the south line of a 22.40 acre tract described in Volume 302 Page 608 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along a new line South 01 Degrees 33 Minutes 22 Seconds East, passing a set iron pin at 34.00 feet, for a total distance of 522.66 feet to a set iron pin on the grantor's southerly line on the north line of an 11.20 acre tract described in Volume 60 Page 152 of the Athens County Official Deed Records; thence along the grantor's southerly line South 72 Degrees 15 Minutes 31 Seconds West a distance of 796.15 feet to a found iron pin at the northwest corner of said 11.20 acre tract; thence along the grantor's southerly line and the west line of said 11.20 acre tract the following two bearings and distances: 1) South 22 Degrees 51 Minutes 41 Seconds West a distance of 354.86 feet to a found iron pin; thence 2) South 06 Degrees 55 Minutes 07 Seconds East a distance of 195.04 feet to a found iron pin in Athens County Road 56 at the southwest corner of said 11.20 acre tract, said found iron pin is witnessed by a found iron pin which bears North 08 Degrees 45 Minutes 48 Seconds East a distance of 26.91 feet; thence along said road and the grantor's southerly line South 73 Degrees 02 Minutes 03 Seconds West a distance of 434.88 feet to a point, the southeast corner of a 0.848 acre tract described in Volume 248 Page 790 of the Athens County Official Deed Records at the grantor's southwest corner; thence along the east line of said 0.848 acre tract and the grantor's westerly line North 60 Degrees 16 Minutes 14 Seconds West, passing a found iron pin at 35.36 feet, for a total a distance of 194.38 feet to an iron pin (calculated location) at the southeast corner of a 0.391 acre tract described in Volume 276 Page 1651 of the Athens County Official Deed Records; thence along the grantor's westerly line and the east line of said 0.391 acre

PROPERTY

CONSTRUCTION

SUBDIVISIONS

tract North 18 Degrees 45 Minutes 17 Seconds West a distance of 93.77 feet to a found iron pin at the northeast corner of said 0.391 acre tract ;thence along the grantor's westerly line and the north line of said 0.391 acre tract South 80 Degrees 30 Minutes 48 Seconds West a distance of 164.22 feet to a found iron pin at the northwest corner of said 0.391 acre tract on the east line of an unrecorded land contract parcel;thence along the grantor's westerly line and the the east line of said unrecorded land contract parcel North 09 Degrees 59 Minutes 36 Seconds East a distance of 209.35 feet to a three-quarter inch rebar set in concrete at the northeast corner of said unrecorded land contract parcel;thence along the grantor's westerly line and the north line of said unrecorded land contract parcel North 83 Degrees 20 Minutes 57 Seconds West a distance of 66.87 feet to a found iron pin at the southeast corner of a 14.58 acre tract described in Volume 340 Page 457 of the Athens County Deed Records ;thence along the easterly line of said 14.58 acre tract and the grantor's westerly line the following three bearings and distances: 1) North 15 Degrees 36 Minutes 24 Seconds East a distance of 608.74 feet to a found iron pin ;thence 2) South 84 Degrees 09 Minutes 52 Seconds East a distance of 418.75 feet to a found iron pin ;thence 3) North 24 Degrees 08 Minutes 07 Seconds East, passing a found iron pin at 627.31 feet, for a total a distance of 631.44 feet to a point on the north line of aforesaid Fraction 12 at the grantor's northwest corner on the south line of a 90.05 acre tract described in Volume 328 Page 237 of the Athens County Deed Records ;thence along the north line of said Fraction 12 and the grantor's north line and the south line of said 90.05 acre tract and the the south line of aforesaid 22.40 acre tract South 84 Degrees 30 Minutes 49 Seconds East, , passing a stone (calculated location) at 618.64 feet, for a total a distance of 830.69 feet to the POINT OF BEGINNING and containing 29.875 acres and being a part of a 20.58 acre tract described in Volume 335 Page 353 of the Athens County Deed Records and and being a part of an 18.52 acre tract described in Volume 333 Page 819 of the Athens County Deed Records. Said 29.875 acre tract consists of 15.577 acres in aforesaid 20.58 acre tract described in Volume 335 Page 353 of the Athens County Deed Records , and 14.298 acres in aforesaid 18.52 acre tract described in Volume 333 Page 819 of the Athens County Deed Records.

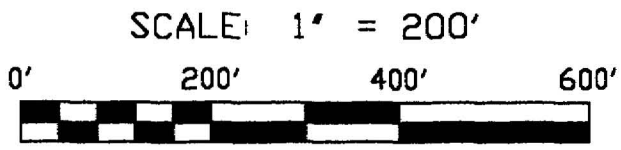
Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed " L.F. SWOYER PS 6765."

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 May 30, 2001.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blaise
DATE: 6-18-01



- LEGEND**
- = IRON PIN FOUND
 - = IRON PIN SET
 - = STONE (CALC. LOCATION)
 - = I. P. (CALC. LOCATION)



STATE OF OHIO DEPT. OF
NATURAL RESOURCES
340-457
14.58 AC.

CLEM & JOYCE WEAVER
335-353
20.58 AC.
(15.577 AC.)

TRACT 2
29.875 ACRES
(14.298 AC.)
CLEM & JOYCE WEAVER
333-819
18.52 AC.

TRACT 1
5.010 ACRES

TRACT 3
4.145 ACRES

ATHENS COUNTY ROAD 65

COLEMAN J. GALLAHER
60-152 DR
11.20 AC.

ATHENS COUNTY ROAD 58

30' WIDE EASEMENT		
LINE	BEARING	DISTANCE
L6	N 89°22'56" E	88.12'
L7	S 75°15'36" E	22.67'
L8	S 43°10'42" E	27.58'

LINE	BEARING	DISTANCE
L1	S 75°23'07" W	94.27'
L2	S 72°33'13" W	182.10'
L3	S 71°13'02" W	111.42'
L4	N 00°45'34" E	266.76'
L5	N 05°01'34" E	333.01'

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *S. Blausen*
DATE: 6-18-01

PLAT OF SURVEY OF TRACTS 1-3, INCLUSIVE
AND A 30' PRIVATE INGRESS/EGRESS EASEMENT
SITUATED IN FRACTION 12, SECTIONS 9 & 10,
CARTHAGE TOWNSHIP, TOWN 5, RANGE 12,
ATHENS COUNTY, OHIO
PREPARED BY: SOUTHEASTERN LAND SURVEYS
FOR: JANE LINS COTT * 05-30-01 *

Leonard F. Swoyer
LEONARD F. SWOYER PS 6765

