



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 1

Situated in Fraction 12, Section 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 North 84 Degrees 30 Minutes 49 Seconds West a distance of 156.69 feet to a found iron pin at the grantor's northeast corner, on the south line of a 22.4 acre tract described in Volume 302 Page 608 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along the grantor's east line and the south line of said 22.4 acre tract South 00 Degrees 47 Minutes 41 Seconds West, passing a found iron pin at 510.39 feet, for a total a distance of 532.32 feet to a point in Athens County Road 56 at the grantor's southeast corner ; thence along said road and along the grantor's south line South 42 Degrees 32 Minutes 43 Seconds West a distance of 268.35 feet to a found iron pin at the southeast corner of an 11.2 acre tract described in Volume 60 Page 152 of the Athens County Official Deed Records ; thence leaving said road and along the grantor's southerly line and along the east line of said 11.2 acre tract the following two bearings and distances: 1) North 00 Degrees 54 Minutes 19 Seconds East a distance of 34.66 feet to a found iron pin ; thence 2) North 00 Degrees 19 Minutes 15 Seconds East a distance of 277.00 feet to a set iron pin at the northeast corner of said 11.2 acre tract ; thence along the grantor's southerly line and the north line of said 11.2 acre tract South 72 Degrees 15 Minutes 31 Seconds West a distance of 214.15 feet to a set iron pin ; thence along a new line North 01 Degrees 33 Minutes 22 Seconds West, passing a set iron pin at 488.66 feet, for a total distance of 522.66 feet to a point on the north line of aforesaid Fraction 12 and the south line of aforesaid 22.4 acre tract on the grantor's north line ; thence along the the north line of Fraction 12 and

PROPERTY

CONSTRUCTION

SUBDIVISIONS

57

CAR #96#10

the grantor's north line and the south line of said 22.4 acre tract South 84 Degrees 30 Minutes 49 Seconds East a distance of 406.76 feet to the POINT OF BEGINNING and containing 5.010 acres and being a part of a 20.58 acre tract described in Volume 335 Page 353 of the Athens County Deed Records.

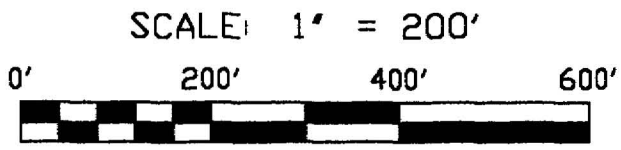
Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed " L.F. SWOYER PS 6765."

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. Blaine
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

COLEMAN J. GALLAHER
60-152 DR
11.20 AC.

ATHENS COUNTY ROAD 58

ATHENS COUNTY ROAD 65

TRACT 3
4.145 ACRES

UNRECORDED
LAND
CONTRACT

LINE	BEARING	DISTANCE
L1	S 75°23'07" W	94.27'
L2	S 72°33'13" W	102.10'
L3	S 71°13'02" W	111.42'
L4	N 00°45'34" E	266.76'
L5	N 05°01'34" E	333.01'

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'

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 LINSOTT * 05-30-01 *

Leonard F. Swoyer
LEONARD F. SWOYER PS 6765

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

