



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

QUIT CLAIM DEED

Situated in Section 18, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the southeast corner of Section 18; thence on an assumed bearing North 6 degrees 11 minutes 25 seconds East, a distance of 1985.32 feet to an iron pin* at the approximate intersection of Dover Township Road 331 and Dover Township Road 332 at the northeast corner of an 8 acre tract (by deed) described in Volume 265 Page 904 of the Athens County Official Deed Records on the estimated location of the south line of the First Tract of the tracts described in Volume 183 Page 797 of the Athens County Official Deed Records; thence along the estimated south line of said First Tract and the north line of said 8 acre tract North 86 degrees 45 minutes 00 seconds West, a distance of 236.09 feet to a point in Dover Township Road 332, THE TRUE POINT OF BEGINNING; thence continuing North 86 degrees 45 minutes 00 seconds West along said line, a distance of 1034.60 feet to a point at the northwest corner of said 8 acre tract on the east right of way of the Consolidated Rail Corporation; thence along the west line of aforesaid First Tract and said east railroad right of way North 26 degrees 33 minutes 00 seconds East, a distance of 233.78 feet to a point at the southwest corner of a 1.53 acre tract described in Volume 54 Page 749 of the Athens County Official Deed Records; thence along the south line of said 1.53 acre tract South 64 degrees 20 minutes 20 seconds East, passing a found iron pin at 0.24 feet, for a total distance of 440.89 feet to a found iron pin at the southeast corner of said 1.53 acre tract; thence along the east line of said 1.53 acre tract North 21 degrees 16 minutes 20 seconds East, passing a found iron pin at 135.40 feet, for a total distance of 152.78 feet to a point in aforesaid Dover Township Road 332; thence along said road the following three bearings and distances: 1) South 64 degrees 08 minutes 07 seconds East, a distance of 293.08 feet to a found railroad spike; thence 2) South 65 degrees 01 minute 53 seconds East, a distance of 187.38 feet to a point; thence 3) South 73 degrees 43 minutes 00 seconds East, a distance of 43.77 feet to the POINT OF BEGINNING and containing 2.604 acres, and being a part of the First Tract of the tracts described in Volume 183 Page 797 of the Athens County Official Deed Records. IT IS THE INTENTION OF THIS INSTRUMENT TO CONVEY WHATEVER LAND THE GRANTOR MAY OWN SOUTH OF DOVER TOWNSHIP ROAD 332 WHICH LIES EAST OF THE RAILROAD RIGHT OF WAY AND WEST OF DOVER TOWNSHIP TOWNSHIP 331.

*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 June 2, 1999.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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The above description was not based on a complete field survey but on previous survey records and deeds. In interpretation of this description the intention should take precedence over the angles and distances. No monuments were set.

PROPERTY

CONSTRUCTION

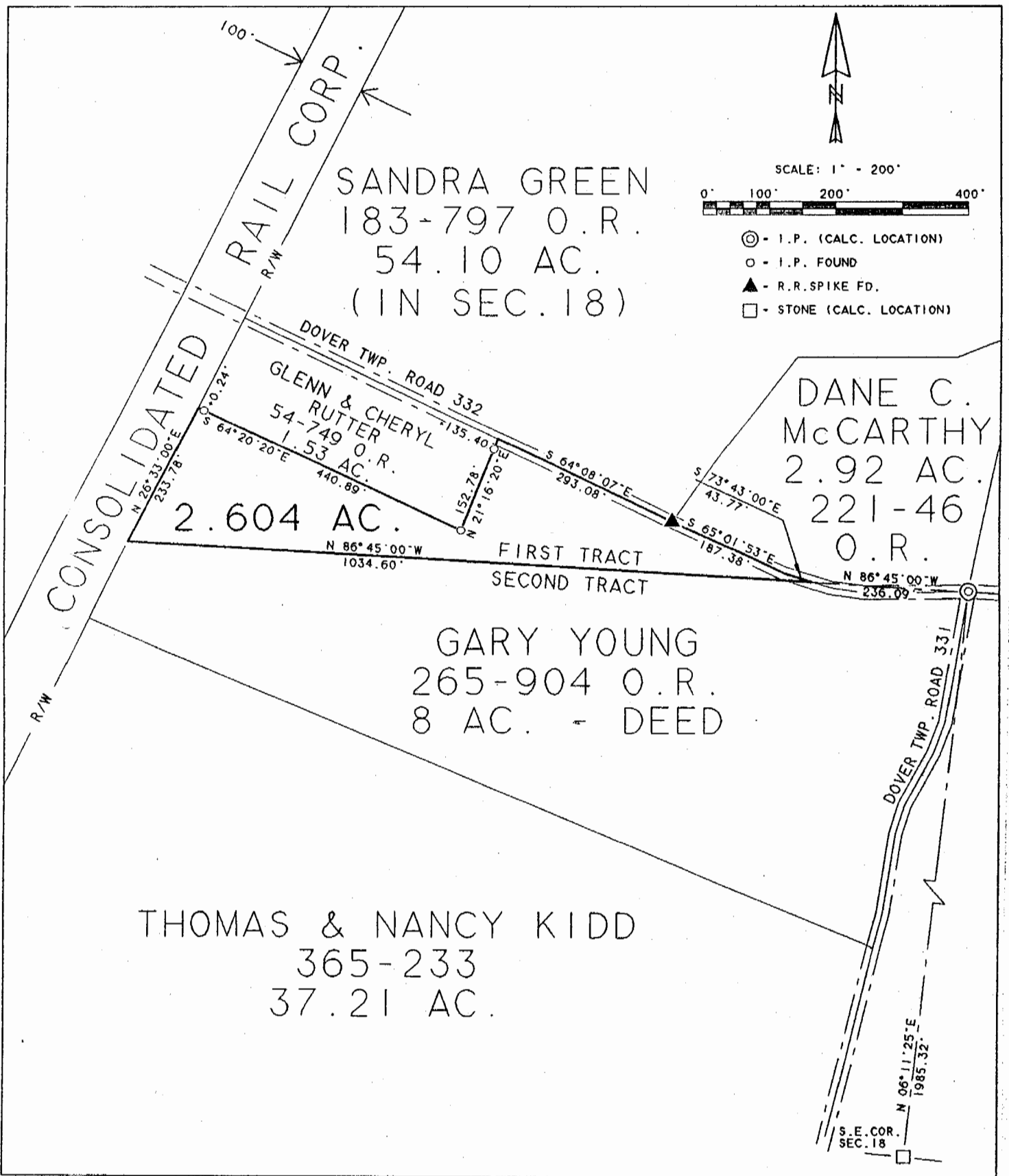
SUBDIVISIONS //



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Plat of Survey of a 2.604 Acre Tract Scale 1" = 200'

Surveyed for Gary Young Date 6-02-99

Subdivision ---

Township Dover Section 18 Town 10 Range 14

Corporation - County Athens State Ohio

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

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Dov #18