



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lot 2 of the Opal Duff Subdivision, Fraction 12, Outlot 38 and Outlot 32, Section 10, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the northwest corner of Outlot 38 and the northwest corner of Outlot 2 of the said Opal Duff Subdivision; thence along the north line of said Outlot 38 and said Lot 2 on an assumed bearing South 86 degrees 08 minutes 09 seconds East, a distance of 409.13 feet to an iron pin set, THE TRUE POINT OF BEGINNING; thence continuing along said line South 86 degrees 08 minutes 09 seconds East, a distance of 329.75 feet to a found iron pin, the northeast corner of aforesaid Lot 2; thence along the east line of said Lot 2 South 0 degrees 00 minutes 30 seconds West, a distance of 381.52 feet to the southeast corner of said Lot 2; thence along a non-tangential curve to the left a distance of 90.09 feet, said curve has a radius of 50.00 feet, a central angle of 103 degrees 14 minutes 18 seconds, and a chord which bears South 54 degrees 00 minutes 33 seconds West a distance of 78.39 feet to a point on the south line of said Lot 2; thence along the said south line of Lot 2 North 86 degrees 23 minutes 01 second West, a distance of 261.22 feet to a found iron pin; thence along the east line of a 4.829 acre tract North 0 degrees 38 minutes 15 seconds West, a distance of 433.36 feet to the point of beginning and containing 3.180 acres, and being a part of a 8.009 acre tract described as Lot 2 of the Opal Duff Subdivision and recorded in Volume 186 Page 618 of the Athens County Official Deed Records. There is 1.704 acres in Out Lot 38 and 1.4760 acres in Outlot 32.

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 Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated April 25, 1995.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-11-95

PROPERTY

CONSTRUCTION

SUBDIVISIONS

49

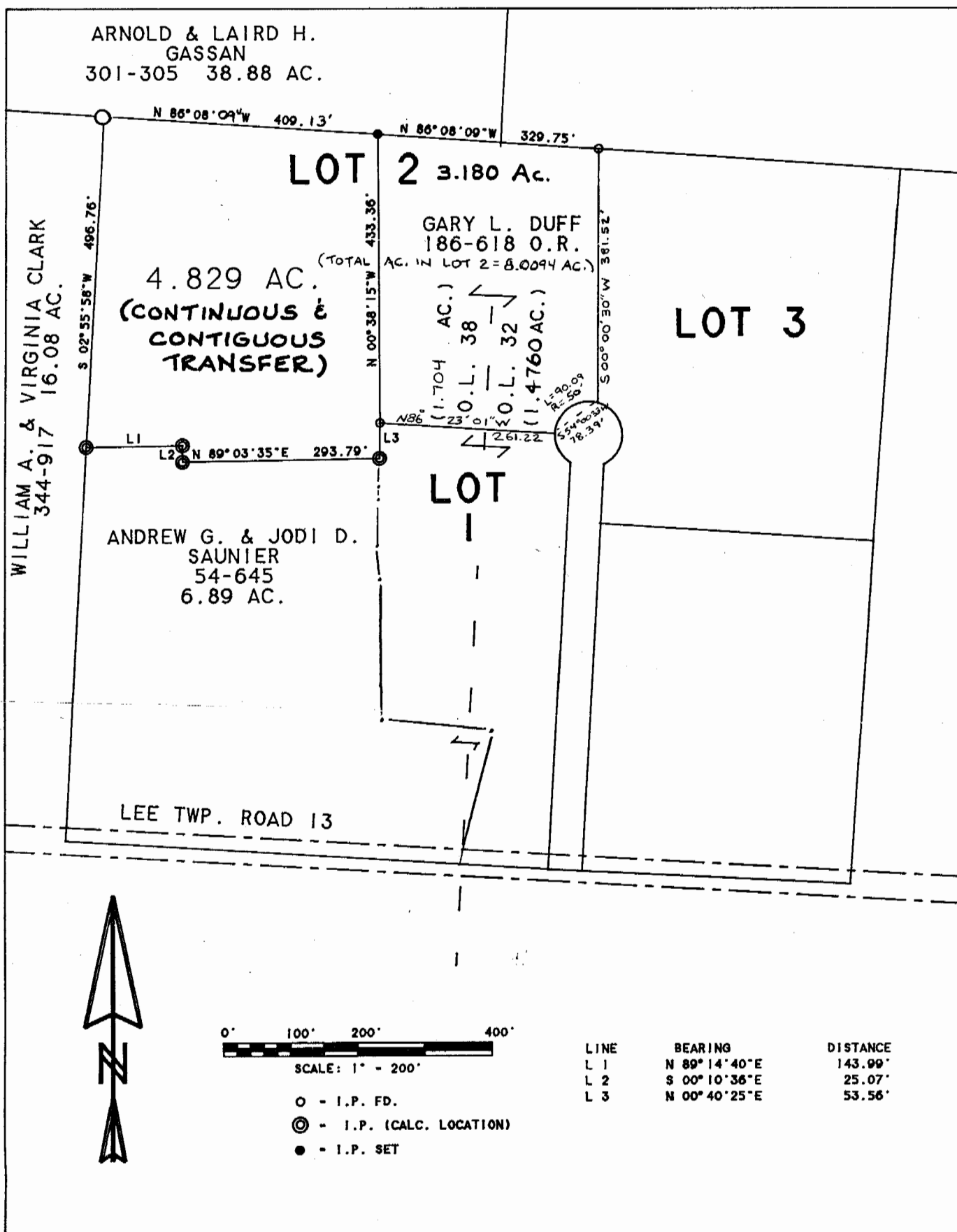
LEE #10



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Plat of 3.180 Acre Tract Scale 1" = 200'

Surveyed for Gary Duff Date April 25 1995

Subdivision Outlot 38 + 32, Fraction 12, THE OPAL DUFF SUBDIVISION LOT 2

Township Lee Section 10 Town 10 Range 15

Corporation --- County Athens State Ohio

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