



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

PARCEL 1

Situated in the southeast quarter of the northeast quarter of Section 2, Village of Albany, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of the southeast quarter of the northeast quarter of said Section 2; thence along the north line of said southeast quarter of the northeast quarter North 85 degrees 32 minutes 08 seconds West, a distance of 527.34 feet to an iron pin (calculated location), the northeast corner of a 5.44 acre tract described in Volume 48 Page 696 of the Athens County Official Deed Records; thence along the east line of said 5.44 acre tract South 5 degrees 28 minutes 46 seconds West, a distance of 423.41 feet to a found iron pin at the southeast corner of said 5.44 acre tract and the grantor's northeast property corner, THE TRUE POINT OF BEGINNING; thence along the grantor's east property line South 5 degrees 28 minutes 43 seconds West, a distance of 228.28 feet to an iron pin set; thence along an arbitrary line the following four bearings and distances: 1) North 81 degrees 03 minutes 42 seconds West, passing through an existing utility pole at 18.41 feet, for a total distance of 116.70 feet to an iron pin set; thence 2) North 46 degrees 25 minutes 46 seconds West, a distance of 51.29 feet to an iron pin set; thence 3) North 62 degrees 12 minutes 59 seconds West, a distance of 42.98 feet to an iron pin set; thence 4) North 4 degrees 52 minutes 40 seconds East, a distance of 185.46 feet to an iron pin (calculated location) on the grantor's north property line and the south line of the aforesaid 5.44 acre tract; thence along the grantor's north property line and the south line of said 5.44 acre tract South 81 degrees 00 minutes 56 seconds East, a distance of 198.93 feet to the POINT OF BEGINNING and containing 0.988 acre, and being a part of a tract of land described in Volume 53 Page 505 of the Athens County Official 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 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 August 31, 1995.

Subject to all easements and right of ways of record.

NOTE: THE GRANTOR AND THE GRANTEE TOGETHER WITH THEIR HEIRS AND ASSIGNS OF THE ABOVE DESCRIBED PARCEL 1, TOGETHER WITH LOUISE GILKEY (AND HER HEIRS AND ASSIGNS), THE OWNER OF THE TRACT OF LAND DESCRIBED IN VOLUME 259 PAGE 555 OF THE ATHENS COUNTY DEED RECORDS, ALL DO HEREBY RESERVE THE JOINT RIGHT OF WAY TO INGRESS AND EGRESS OVER AND ACROSS 2 (TWO) PRIVATE 25 FOOT EASEMENTS FOR INGRESS AND EGRESS ATTACHED HERETO AS EASEMENT "A" AND EASEMENT "B" TO WHICH REFERENCE IS MADE AND ARE TO BE CONSIDERED PART OF THE CONVEYANCE OF SAID PARCEL 1.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Kathy Carls*
DATE: *8/31/95*
This was checked in 1995

for
8#

PROPERTY

CONSTRUCTION

000042

SUBDIVISIONS



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EASEMENT "A"

DESCRIPTION OF A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS

Situated in the southeast quarter of the northeast quarter of Section 2, Town 10, Range 15, Village of Albany, Lee Township, Athens County, Ohio and described as follows:

Commencing at an iron pin (calculated location) at the grantor's southeast property corner at the northeast corner of Lot 9 of the Louise Gilkey Subdivision, THE TRUE POINT OF BEGINNING; thence along the grantor's south property line and the north line of said Lot 9 on an assumed bearing North 84 degrees 10 minutes 35 seconds West, a distance of 115.24 feet to an iron pin (calculated location) at the grantor's southwest property corner and the northwest corner of said Lot 9 and on the east side of the right of way of the cul de sac in said Louise Gilkey Subdivision; thence along the east side of said cul de sac on a non-tangential curve to the left a distance of 43.88 feet, said curve has a radius of 40.00 feet, a central angle of 62 degrees 51 minutes 05 seconds, and a chord which bears North 54 degrees 15 minutes 39 seconds West a distance of 41.71 feet to an iron pin (calculated location) on the southerly property line of a 5.44 acre tract described in Volume 48 Page 696 of the Athens County Official Deed Records and the grantor's westerly property line; thence leaving the east right of way line of said cul de sac on an arbitrary line North 89 degrees 12 minutes 04 seconds East, a distance of 36.40 feet to a point; thence along a line which is parallel and 25.00 feet distant to the north line of aforesaid Lot 9 South 84 degrees 10 minutes 35 seconds East, a distance of 115.03 feet to a point on the grantor's east property line; thence along the grantor's east property line South 5 degrees 19 minutes 42 seconds West, a distance of 25.00 feet to the POINT OF BEGINNING and containing 0.073 acre, and being a part of Lot 8 as described in Volume 259 Page 555 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 R.L.S. 6765.

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PROPERTY

CONSTRUCTION

000043

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EASEMENT "B"

DESCRIPTION OF A 25 FOOT EASEMENT FOR INGRESS AND EGRESS

Situated in the southeast quarter of the northeast quarter of Section 2, Town 10, Range 15, Village of Albany, Lee Township, Athens County, Ohio and described as follows:

Commencing at an iron pin (calculated location) at the northeast corner of Lot 9 of the Louise Gilkey Subdivision and the southeast corner of a tract of land described in Volume 259 Page 555 of the Athens County Deed Records and on the grantor's west property line; thence along the grantor's west property line North 5 degrees 19 minutes 42 seconds East, a distance of 25.00 feet to a point; thence along an arbitrary line the following two bearings and distances: 1) South 84 degrees 10 minutes 35 seconds East, a distance of 132.70 feet to a point; thence 2) South 4 degrees 52 minutes 40 seconds West, a distance of 25.00 feet to a point; thence along a line which is the prolongation of the north line of aforesaid Lot 9 North 84 degrees 10 minutes 35 seconds West, a distance of 132.90 feet to the POINT OF BEGINNING and containing 0.076 acre, and being a part of a tract of land described in Volume 53 Page 505 of the Athens County Official Deed Records.

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Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

000044

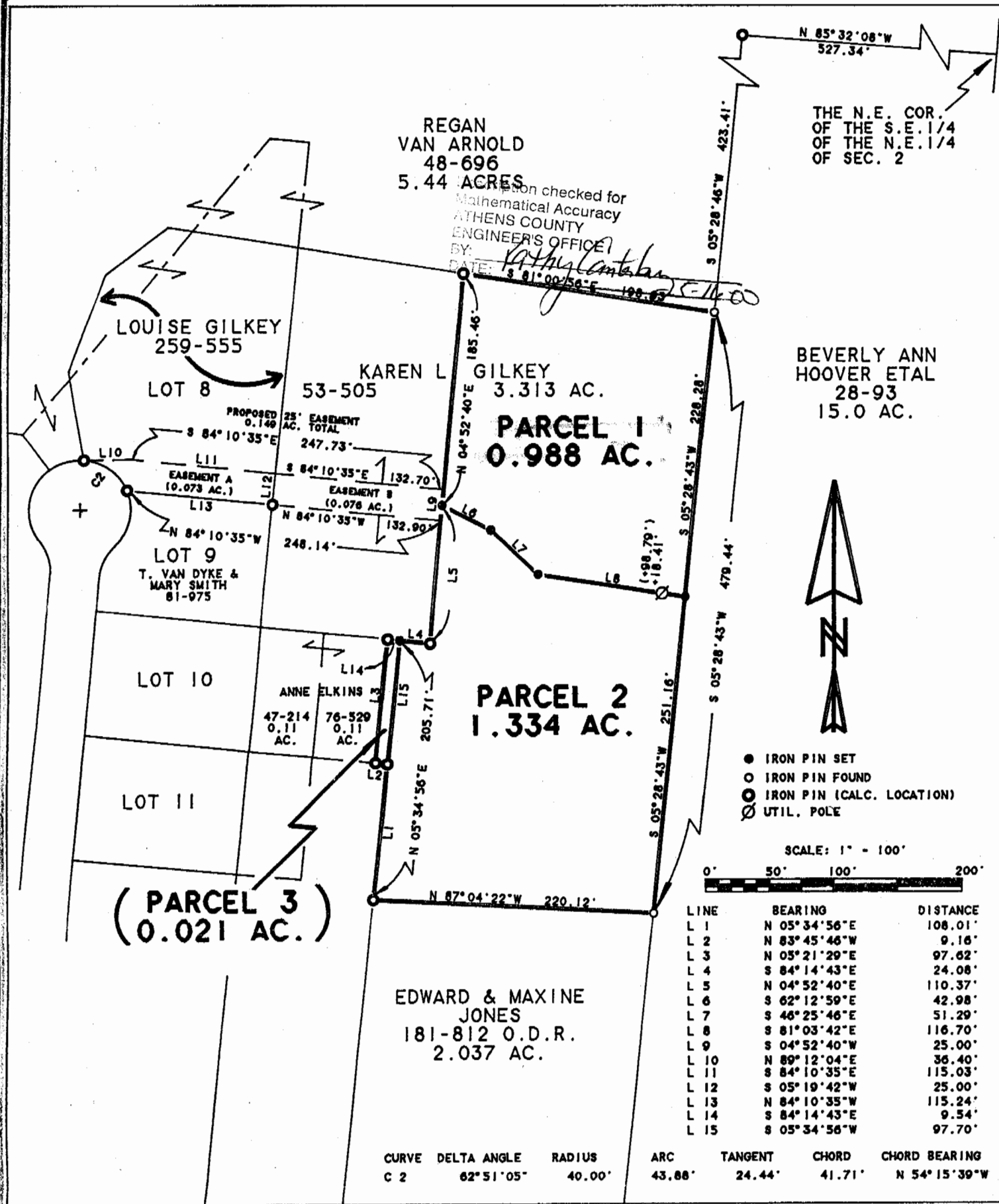
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Plat of EASEMENTS A & B, & PARCELS 1-3 INCLUSIVE 1" = 100'

Surveyed for MR. CLINTON GILKEY Date 8/31/95

Subdivision THE S.E. 1/4 OF THE N.E. 1/4

Township LEE Section 2 Town 10 Range 15

Corporation --- ALBANY County ATHENS State OH.

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

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