

SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY W. M. Watkins

DATE: Sept. 30, 1982

Box 208A
Route Five
Athens, Ohio 45701
614/593-8701

Two tracts of land situated in the Southwest quarter of Section 12,
Town 10 North, Range 15 West, Lee Township, Athens County, Ohio.

Tract 1: Commencing at a set iron pin at the Southwest corner of a
64 acre tract described in Volume 301 Page 220 of the Athens County
Deed Records; thence along the South property line of said 64 acre tract
on an assumed bearing South 83 degrees 49 minutes 45 seconds East
(passing set iron pins at 530.30 feet 961.37 feet)
for a total distance of 1463.14 feet to the TRUE POINT OF BEGINNING,
a set iron pin; thence North 09 degrees 54 minutes 33 seconds East
(passing a set iron pin at 455.15 feet) for a total distance of 747.73
feet to a set iron pin; thence South 73 degrees 49 minutes 39 seconds
East (passing set iron pins at 98.63 feet, 167.08 feet and 193.48 feet)
for a total distance of 215.22 feet to a point, the East property line
of aforementioned 64.0 acre tract and the West property line of a 33
acre tract recorded in Volume 298 Page 288 of the Athens County Deed
Records; thence along said property line South 06 degrees 25 minutes
57 seconds West 708.77 feet to a point on the North property line of
a 11.63 acre tract described in Volume 353 Page 333 of the Athens County
Deed Records; thence along said North property line North 83 degrees
49 minutes 45 seconds West 257.46 feet to a set iron pin and the point
of beginning containing 3.9308 acre and being part of a 64 acre tract
described in Volume 301 Page 220 of the Athens County Deed Records.

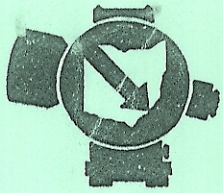
It is the intention of the Grantor to leave a 13 feet ^{wide} perpetual easement
for ingress and egress purposes over and across the above described
3.9308 acre tract; the center line of said easement is described as
follows; Commencing at a set iron pin the Northwest corner of said
3.9308 acre tract; thence along the West property line of said tract
South 09 degrees 54 minutes 33 seconds West 121.27 feet to the true
point of beginning and center line of said easement; thence along the
center line South 61 degrees 13 minutes 41 seconds East 237.28 feet to
the center line of the presently existing right of way that is
recorded in Volume 298 Page 288 of the Athens County Deed Records.

PROPERTY

CONSTRUCTION

3.9308 ac
LS SW

SUBDIVISIONS



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Description checked for
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ATHENS COUNTY
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Tract 2: Commencing at a set iron pin at the Southwest corner of a 64.0 acre tract described in Volume 301 Page 220 of the Athens County Deed Records; thence along the South property line of said 64 acre tract and the North property line of lands described in Volume 312 Page 929 and Volume 353 Page 333 of the Athens County Deed Records on an assumed bearing of South 83 degrees 49 minutes 45 seconds East (passing set iron pins at 530.30 feet 961.37 feet and 1463.14 feet) for a total distance of 1720.60 feet to the true point of beginning and the Southeast corner of said 64 acre tract; thence along the East property line of said 64 acre tract and the West property line of a 33 acre tract recorded in Volume 298 Page 288 of the Athens County Deed Records North 06 degrees 25 minutes 57 seconds East 708.77 feet to a point; thence South 73 degrees 49 minutes 39 seconds East 98.60 feet to a set iron pin; thence South 09 degrees 52 minutes 23 seconds West 200.07 feet to a set iron pin on the South right of way line of an existing gravel road and right of way recorded in Volume 298 Page 288 of the Athens County Deed Records; thence North 82 degrees 38 minutes 30 seconds West 8.00 feet to a 16 penny nail in the center of a 4 feet diameter Oak Tree; thence South 11 degrees 21 minutes 00 seconds West (passing a set iron pin at 241.38 feet) for a total distance of 494.17 feet to a set iron pin; thence along the North property line of an 11.63 acre tract described in Volume 353 Page 333 of the Athens County Deed Records North 83 degrees 49 minutes 45 seconds West 34.81 feet to the point of beginning and containing 1.0693 acre and being part of a 33 acre tract recorded in Volume 298 Page 288 of the Athens County Deed Records.

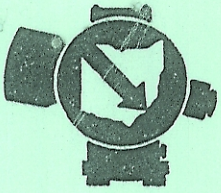
It is the intentions of the Grantors And Grantees of Tract 2 that the right of way recorded in Volume 298 Page 288 of the Athens County Deed Records be more particularly described as a 13 feet wide right of way the center of which is described as follows: Commencing at a found iron pin at the Northwest corner of a 5.00 acre tract described in Volume 364 Page 521 of the Athens County Deed Records; thence on an assumed bearing South 83 degrees 49 minutes 45 seconds East 542.82 feet

PROPERTY

CONSTRUCTION

1.0693ac

SUBDIVISIONS



SOUTHEASTERN LAND SURVEYS

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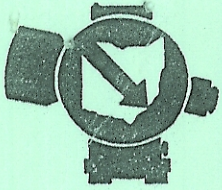
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to a found railroad spike in the center of Athens County Road 10, the Northeast corner of said 5.00 acre tract; thence North 13 degrees 35 minutes 03 seconds East 322.78 feet to a set P.K. nail on the West edge of the pavement of said road, the center line of said right of way and THE TRUE POINT OF BEGINNING; thence along the center line of said right of way and an existing gravel road the following distances and bearings;

North 80 degrees 18 minutes 41 seconds West 71.51 feet to a point; thence
South 88 degrees 14 minutes 34 seconds West 47.84 feet to a point; thence
North 74 degrees 28 minutes 14 seconds West 44.35 feet to a point; thence
North 51 degrees 17 minutes 44 seconds West 27.04 feet to a point; thence
North 56 degrees 07 minutes 31 seconds West 60.25 feet to a point; thence
North 64 degrees 14 minutes 45 seconds West 109.45 feet to a point; thence
North 66 degrees 56 minutes 18 seconds West 60.17 feet to a point; thence
North 72 degrees 24 minutes 49 seconds West 216.68 feet to a point; thence
North 61 degrees 13 minutes 41 seconds West 180.18 feet to a point on the
East property line of a 64 acre tract described in Volume 301 Page 220
of the Athens County Deed Records.

The above descriptions were prepared by Southeastern Land Surveys, Leonard F. Swoyer Registered Land Surveyor Number 6765 and based on a survey dated September 29, 1982.

Subject to all easements and right of ways of record.



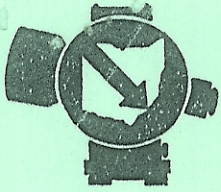
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Referred to as Tract 3 on a survey plat prepared by Southeastern Land Surveys, dated September 29, 1982 and situated in the Southwest Quarter of Section 12, Town 10 North, Range 15 West, Lee Township, Athens County, Ohio, more particularly described as follows:

Commencing at a set iron pin at the Southwest corner of a 64 acre tract described in Volume 301 Page 220 of the Athens County Deed Records; thence along the West property line of said 64.0 acre tract and the East property line of a 160 acre tract described in Volume 327 Page 319 of the Athens County Deed Records on an assumed bearing North 06 degrees 25 minutes 57 seconds East (passing set iron pins at 667.72 feet, 1112.14 feet) for a total distance of 1616.70 feet to a set iron pin at the Northwest corner of said 64 acre tract; thence along the North property line of said 64 acre tract and the South property line of a 66.0 acre tract described in Volume 335 Page 357 of the Athens County Deed Records South 83 degrees 46 minutes 21 seconds East (passing set iron pins at 384.67 feet 763.48 feet and 934.86 feet) for a total distance of 1079.79 feet to a set iron pin the TRUE POINT OF BEGINNING; thence along said property line South 83 degrees 46 minutes 21 seconds East (passing a set iron pin at 339.94 feet) for a total distance of 640.81 feet to a set iron pin at the Northeast corner of said 64 acre tract; thence along the East property line of said 64 acre tract and the West property line of a 33 acre tract recorded in Volume 298 Page 288 of the Athens County Deed Records South 06 degrees 25 minutes 57 seconds West 906.23 feet to a point; thence North 73 degrees 49 minutes 39 seconds West (passing a set iron pin at 21.74 feet) for a total distance of 48.14 feet to a set iron pin; thence the following distances and bearings :
North 35 degrees 39 minutes 30 seconds West 158.81 feet to a set iron pin;
thence
North 22 degrees 03 minutes 42 seconds West 119.88 feet to a set iron pin;
thence
North 14 degrees 07 minutes 40 seconds West 127.00 feet to a set iron pin;
thence
North 46 degrees 41 minutes 58 seconds West 152.54 feet to a set iron pin;
thence



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North 03 degrees 44 minutes 41 seconds West 177.70 feet to a set iron pin;
thence

North 04 degrees 57 minutes 47 seconds East 108.43 feet to a set iron pin;
thence

North 44 degrees 30 minutes 09 seconds West 103.81 feet to a set iron pin;
thence

North 46 degrees 09 minutes 16 seconds West 186.71 feet to a set iron pin
the point of beginning containing 6.7936 acre and being part of a 64
acre tract described in Volume 301 Page 220 of the Athens County Deed
Records.

The above description was based on a survey prepared by Southeastern
Land Surveys, Leonard F. Swoyer Registered Surveyor Number 6765
and dated September 29, 1982.

Subject to all easements and right of ways of record.

Description checked for

Mathematical Accuracy

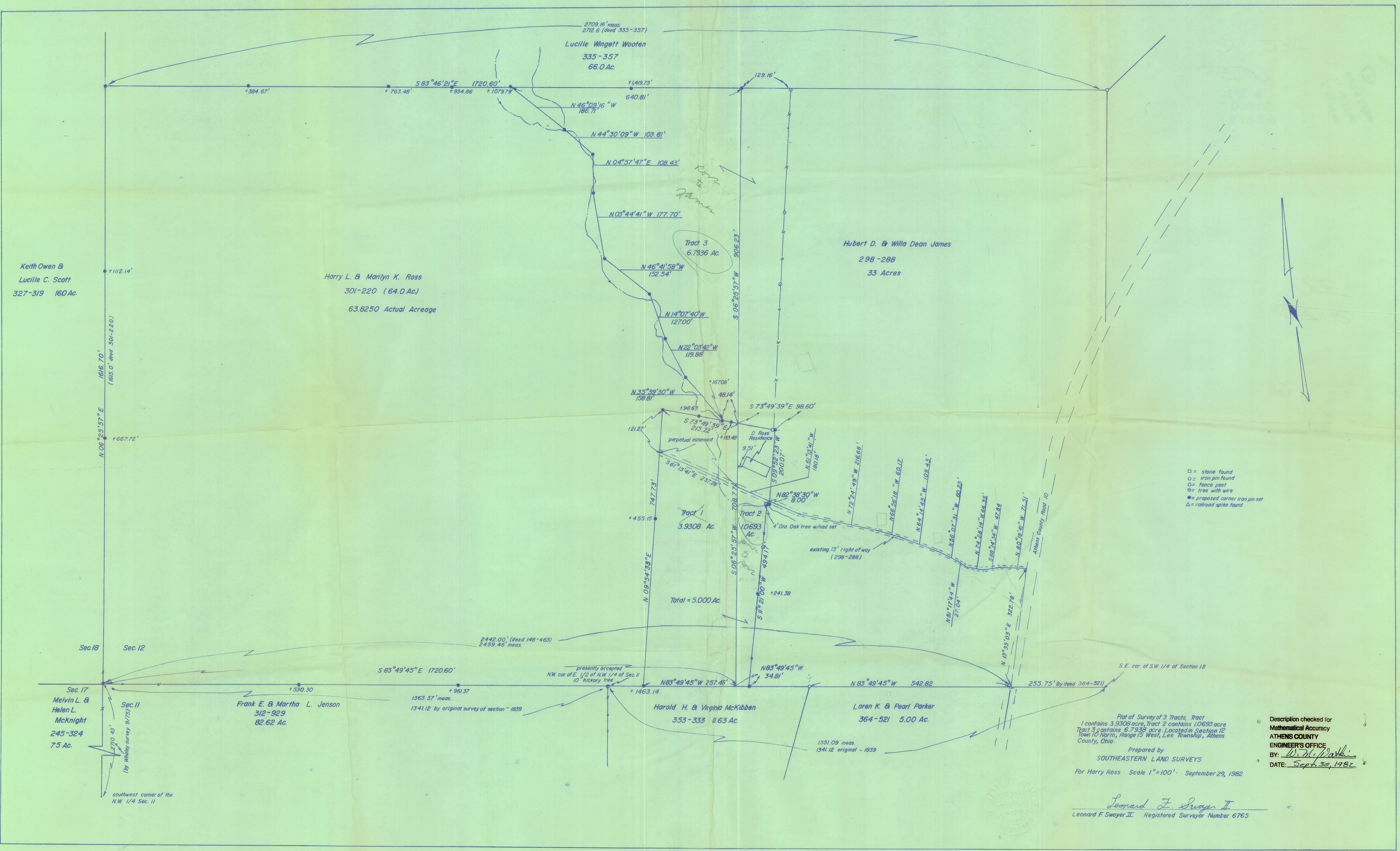
ATHENS COUNTY

ENGINEER'S OFFICE

BY: W. M. Watkins

DATE: Sept. 30, 1982

6.7936 ac



Keith Owen &
Lucille C. Scott
327-319 160 Ac.

Harry L. & Marilyn K. Ross
301-220 (64.0 Ac.)
63.8250 Actual Acreage

Lucille Wingett Wooten
335-357
66.0 Ac.

Hubert D. & Willa Dean James
298-288
33 Acres

Tract 1
3.9308 Ac.

Tract 2
1.0693 Ac.

Tract 3
6.7936 Ac.

Total = 5.0000 Ac.

Frank E. & Martha L. Jenson
312-929
82.62 Ac.

Harold H. & Virginia McKibben
353-333 11.63 Ac.

Loren K. & Pearl Parker
364-521 5.00 Ac.

Melvin L. &
Helen L.
McKnight
245-324
7.5 Ac.

- = stone found
- = iron pin found
- = fence post
- = tree with wire
- = proposed corner iron pin set
- △ = railroad spike found

Plat of Survey of 3 Tracts, Tract 1 contains 3.9308 acre, Tract 2 contains 1.0693 acre, Tract 3 contains 6.7936 acre. Located in Section 12, Town 10 North, Range 15 West, Lee Township, Athens County, Ohio.

Prepared by
SOUTHEASTERN LAND SURVEYS
For Harry Ross - Scale 1"=100' - September 29, 1982

Leonard F. Swayer II
Leonard F. Swayer II Registered Surveyor Number 6765

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ATHENS COUNTY
ENGINEER'S OFFICE
BY: *W. H. Parker*
DATE: *Sept. 30, 1982*