

SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

PARCEL B

Situated in the southeast quarter of Section 32 and the northeast quarter of Section 31, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the southeast corner of Section 32 and the southeast corner of a 20.16 acre tract as described in Volume 345 Page 941 of the Athens County Deed Records and the northeast corner of Section 31 and the northeast corner of the first tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records; THE TRUE POINT OF BEGINNING; thence along the east line of Section 31 and the east line of said first tract and the east line of the second tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records and along the west line of Section 25 and the west line of a 498.65 acre tract described in Volume 293 Page 448 of the Athens County Deed Records on an assumed bearing South 3 degrees 53 minutes 14 seconds West, a distance of 1858.55 feet to a point at the southeast corner of said second tract; thence leaving the east line of Section 31 and the west line of Section 25 and along the south line of said second tract North 86 degrees 00 minutes 19 seconds West, a distance of 673.00 feet to a point at the southwest corner of said second tract at the southeast corner of the fourth tract as described in Volume 256 Page 581 of the Athens County Deed Records; thence along the west line of said second tract and the east line of said fourth tract North 3 degrees 53 minutes 14 seconds East, a distance of 14.88 feet to a point in York Township Road 272; thence along said road the following ten bearings and distances: 1) North 67 degrees 26 minutes 58 seconds West, a distance of 36.71 feet to a point; thence 2) North 38 degrees 54 minutes 48 seconds West, a distance of 67.28 feet to a point; thence 3) North 22 degrees 26 minutes 34 seconds West, a distance of 284.69 feet to a point; thence 4) North 31 degrees 36 minutes 30 seconds West, a distance of 92.02 feet to a point; thence 5) North 46 degrees 56 minutes 56 seconds West, a distance of 66.18 feet to a point; thence 6) North 60 degrees 47 minutes 00 seconds West, a distance of 172.79 feet to a point; thence 7) North 49 degrees 54 minutes 23 seconds West, a distance of 118.25 feet to a point; thence 8) North 22 degrees 07 minutes 46 seconds West, a distance of 125.87 feet to a point; thence 9) North 7 degrees 55 minutes 51 seconds West, a distance of 159.84 feet to a point; thence 10) North 21 degrees 49 minutes 29 seconds West, a distance of 50.57 feet to a point on the west line of the third tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records on the east line of the fifth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records; thence leaving said York Township Road 272 and along the west line of said third tract and the east line of said fifth tract North 3 degrees 53 minutes 14 seconds East, passing a set iron pin at 100.00 feet, for a total distance of 1383.73 feet to a set iron pin at the intersection of the northerly prolongation of the west line of said third tract and the northerly prolongation of the east line of said fifth tract with the north line of aforesaid 20.16 acre tract and on the south line a 71.02 acre tract described in Volume 79 Page 77 of the Athens County Official Deed Records; thence along the north line of said 20.16 acre tract and the south line of said 71.02 acre tract South 86 degrees 28 minutes 59 seconds East, passing an iron pin* at 76.72 feet, for a total distance of 1355.62 feet to an iron pin* at the northeast corner of said 20.16 acre tract at the southeast corner of said 71.02 acre tract on the east line of Section 32 and the west line of Section 26 and the west line of a 41 acre tract described in Volume 213 Page 576 of the Athens County Deed Records; thence along the east line of said 20.16 acre tract and the east line of Section 32 and the west line of Section 26 and the west line of said 41 acre tract South 5 degrees 07 minutes 51 seconds West, a distance of 442.08 feet to the POINT OF BEGINNING and containing 64.540 acres, and being a part of a 20.16 acre tract as described in Volume 345 Page 941 of the Athens County Deed Records, and being a part of the first, second, third and fourth tracts of the tracts of land described in Volume 256 Page 581 of the Athens County Deed



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Records. There are 13.612 acres in Section 32 and in the 20.16 acre tract described in Volume 345 Page 941 and there are 50.928 acres in Section 31 consisting of all 20.659 acres of the first tract, all 8.035 acres of the second tract, 19.999 acres of the third tract and 2.235 acres of the fourth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records.
*Denotes calculated location of monument based on a 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 January 3, 1997.

Subject to all easements and right of ways of record.

S. Blawie
1-28-97

9700000920
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 02-10-1997 At 12:53 pm.
DEED 26.00
Vol. 245 Pg. 95 - 99

9700000920
MARJORIE F PIDCOCK
10 POSTON ROAD
ATHENS, OH 45701

Instrument
9700000920

VOL 245 PG 99



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EXHIBIT

"C"

PARCEL C

Situated in the northeast quarter of Section 31, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the northeast corner of Section 31 and the northwest corner of Section 25; thence on an assumed bearing along the east line of Section 31 and the west line of Section 25 South 3 degrees 53 minutes 14 seconds West, a distance of 1858.55 feet to a point; thence North 86 degrees 00 minutes 19 seconds West, a distance of 673.00 feet to a point at the southwest corner of the second tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records and at the southeast corner of the fourth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records and on the north line of a 25 acre tract described in Volume 293 Page 448 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along the south line of said fourth tract and the north line of said 25 acre tract North 86 degrees 00 minutes 19 seconds West a distance of 673.00 feet to a point at the southwest corner of said fourth tract and the northwest corner of said 25 acre tract on the east line of the fifth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records; thence along the west line of said fourth tract and the west line of the third tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records and the east line of said fifth tract North 3 degrees 53 minutes 14 seconds East, a distance of 905.51 feet to a point in York Township Road 272; thence along said York Township Road 272 the following eleven bearings and distances: 1) South 21 degrees 49 minutes 29 seconds East, a distance of 50.57 feet to a point; thence 2) South 7 degrees 55 minutes 51 seconds East, a distance of 159.84 feet to a point; thence 3) South 22 degrees 07 minutes 46 seconds East, a distance of 125.87 feet to a point; thence 4) South 49 degrees 54 minutes 23 seconds East, a distance of 118.25 feet to a point; thence 5) South 60 degrees 47 minutes 00 seconds East, a distance of 172.79 feet to a point; thence 6) South 46 degrees 56 minutes 56 seconds East, a distance of 66.18 feet to a point; thence 7) South 31 degrees 36 minutes 30 seconds East, a distance of 92.02 feet to a point; thence 8) South 22 degrees 26 minutes 34 seconds East, a distance of 284.69 feet to a point; thence 9) South 38 degrees 54 minutes 48 seconds East, a distance of 67.28 feet to a point; thence 10) South 67 degrees 26 minutes 58 seconds East, a distance of 36.71 feet to a point; thence 11) South 3 degrees 53 minutes 14 seconds West, a distance of 14.88 feet to the POINT OF BEGINNING and containing 6.419 acres, and being a part of the third and fourth tracts of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records. There are 0.618 acres in the third tract and 5.801 acres in the fourth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records.

*Denotes calculated location of monument based on a 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 January 3, 1997.

Subject to all easements and right of ways of record.

S. Blauder
1-28-97



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EXHIBIT

"B"

PARCEL D

Situated in the northeast quarter of Section 31, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the northeast corner of Section 31 at the northeast corner of the first tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records at the southeast corner of Section 32 and the southeast corner of a 20.16 acre tract as described in Volume 345 Page 941 of the Athens County Deed Records; thence along the north line of Section 31 and the north line of said first tract and the north line of the third tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records and along the south line of Section 32 and the south line of said 20.16 acre tract North 86 degrees 14 minutes 02 seconds West, a distance of 1346.00 feet to a point at the northwest corner of said third tract and the northeast corner of the fifth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along the west line of said third tract and the east line of said fifth tract South 3 degrees 53 minutes 14 seconds West, passing a set iron pin at 847.67 feet, for a total distance of 947.67 feet to a point in York Township Road 272; thence along said York Township Road 272 the following thirteen bearings and distances: 1) North 21 degrees 49 minutes 31 seconds West, a distance of 114.10 feet to a point; thence 2) North 35 degrees 25 minutes 08 seconds West, a distance of 131.47 feet to a point; thence 3) North 51 degrees 21 minutes 41 seconds West, a distance of 82.79 feet to a point; thence 4) North 63 degrees 11 minutes 51 seconds West, a distance of 393.93 feet to a point; thence 5) North 60 degrees 09 minutes 29 seconds West, a distance of 83.32 feet to a point; thence 6) North 43 degrees 28 minutes 13 seconds West, a distance of 77.99 feet to a point; thence 7) North 15 degrees 50 minutes 19 seconds West, a distance of 33.01 feet to a railroad spike*; thence 8) North 9 degrees 18 minutes 52 seconds East, a distance of 33.15 feet to a point; thence 9) North 21 degrees 04 minutes 56 seconds East, a distance of 75.66 feet to a point; thence 10) North 18 degrees 37 minutes 12 seconds East, a distance of 98.31 feet to a point; thence 11) North 12 degrees 42 minutes 51 seconds East, a distance of 136.31 feet to a point; thence 12) North 19 degrees 42 minutes 58 seconds West, a distance of 68.85 feet to a point; thence 13) North 71 degrees 02 minutes 20 seconds West, a distance of 86.40 feet to a point on the south line of Section 32 and the south line of a 3.51 acre tract described in Volume 367 Page 223 of the Athens County Deed Records and on the north line of Section 31 and the north line of aforesaid fifth tract; thence along the south line of Section 32 and the south line of said 3.51 acre tract and the north line of Section 31 and the north line of said fifth tract South 86 degrees 14 minutes 02 seconds East, passing an iron pin* at 57.26 feet, for a total distance of 746.66 feet to the POINT OF BEGINNING and containing 10.071 acres, and being a part of the fifth tract of the tracts of land described in Volume 256 Page 581 of the Athens County Deed Records. *Denotes calculated location of a monument found in a 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 January 3, 1997. Subject to all easements and right of ways of record.

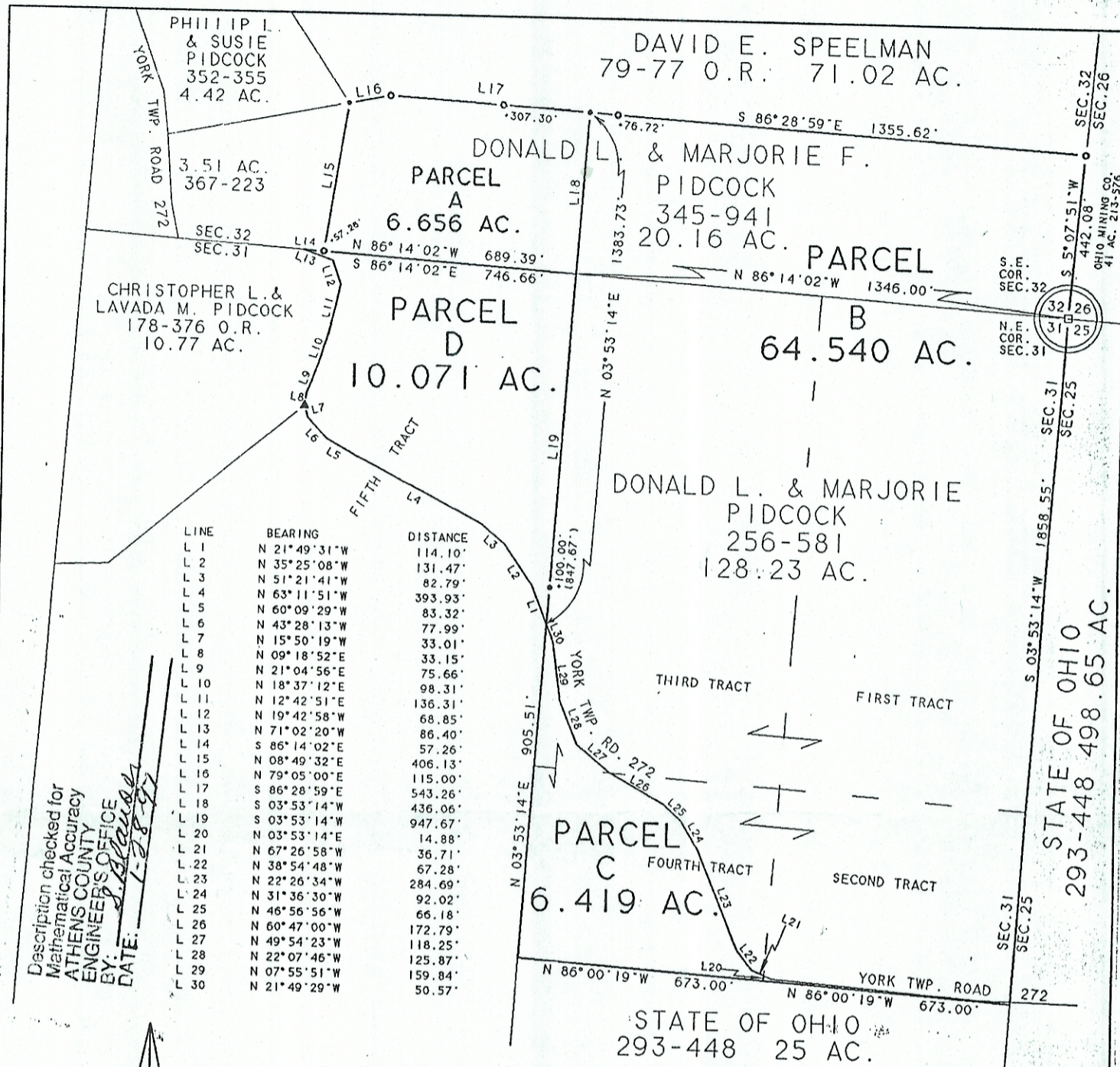
L. Swoyer
1-29-97



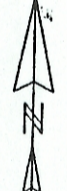
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Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: *S. Swayer*
DATE: 1-28-97



SCALE: 1" = 400'

0 200 400 800

- - I.P. (CALC. LOCATION)
- - STONE (CALC. LOCATION)
- - I.P. SET
- ▲ - RAILROAD SPIKE FD.

"TAKE" FROM:	PARCEL A	PARCEL B	PARCEL C	PARCEL D
FIRST TRACT - V 256 P 581		20.659 AC. SEC. 31		
SECOND TRACT - V 256 P 581		ALL OF THIS TRACT		
THIRD TRACT - V 256 P 581		8.035 AC. SEC. 31		
FOURTH TRACT - V 256 P 581		19.999 AC. SEC. 31	0.618 AC. SEC. 31	
FIFTH TRACT - V 256 P 581		2.235 AC. SEC. 31	5.801 AC. SEC. 31	
20.16 AC. TRACT - V 345 P 941	6.656 AC. SEC. 32	13.612 AC. SEC. 32		10.071 AC. SEC. 31
TOTAL ACREAGE IN THIS PARCEL:	6.656 AC.	64.540 AC.	6.419 AC.	10.071 AC.
TOTAL AC. IN SEC. 31:		50.928 AC.	6.419 AC.	10.071 AC.
TOTAL AC. IN SEC. 32:	6.656 AC.	13.612 AC.		

Plat of Survey of Parcels A, B, C and D Scale 1" = 400'

Surveyed for Donald & Marjorie Pidcock Date 1/03/97

Subdivision N.E. 1/4 SEC. 31, S.E. 1/4 SEC. 32

Township York Section (s) 31 & 32 Town 12 Range 15

Corporation --- County Athens State Ohio

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