



SOUTHEASTERN LAND SURVEYS

Instrument Book Page
200600003572 DR 397 666

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
740/593-8701

BOUNDARY DESCRIPTION OF 5.01 ACRES

Situated in Farm Lot 3 of Section 2, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a stone (calculated location) at the northwest corner of Farm Lot 1 of said Section 2; thence on an assumed bearing of North 2 degrees 14 minutes 46 seconds East, a distance of 338.50 feet to a point on the south line of a 23.19 acre tract described in Volume 151 Page 862 of the Athens County Official Records; thence along the south line of said 23.19 acre tract North 87 degrees 45 minutes 13 seconds East, a distance of 221.12 feet to a found iron pin; thence on an arbitrary line North 88 degrees 25 minutes 05 seconds East, a distance of 37.72 feet to a point in the center of Athens County Road 89 **THE TRUE POINT OF BEGINNING**; thence along the east line of said 23.19 acre tract and the center of said Athens County Road 89 North 49 degrees 43 minutes 29 seconds West, a distance of 73.48 feet to a point; thence leaving the east line of said 23.19 acre tract and the center of Athens County Road 89 North 87 degrees 23 minutes 52 seconds East (passing a set iron pin at 29.97 feet) for a total distance of 418.70 feet to a set iron pin; thence North 9 degrees 21 minutes 18 seconds West, a distance of 325.35 feet to a set 1 1/4" galvanized pipe; thence North 87 degrees 23 minutes 52 seconds East, a distance of 555.77 feet to a set 1 1/4" galvanized pipe on the east line of a 20.67 acre tract described in Volume 170 Page 650 of the Athens County Official Records; thence along a boundary agreement line between the grantor and William S. Cooley, owner of a 30.00 acre tract described in Volume 227 Page 405 of the Athens County Deed Records, South 1 degrees 59 minutes 28 seconds East (passing a set 1 1/4" galvanized pipe at 371.74 feet) for a total distance of 373.12 feet to a railroad tie fence corner; thence along a boundary agreement line between the aforesaid property owners South 87 degrees 23 minutes 52 seconds West (passing a railroad tie set vertically in a fence line at 843.75 feet, and a set iron pin at 848.12 feet) for a total distance of 878.39 feet to the point of beginning and containing 5.0071 acres, and being a part of a 20.67 acre tract described in Volume 170 Page 650 of the Athens County Official 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 P.S. 6765. The above

PROPERTY

CONSTRUCTION

SUBDIVISIONS

description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated March 15, 2006. Subject to all easements and right of ways of record.

Note: This survey description is only valid when an accurately described boundary line agreement, along aforesaid boundary agreement lines, is recorded with the above description.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blouse
DATE: 3-15-06

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Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
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WALKER & WALKER LAW OFFICE

