



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Farm Lots 3 and 6 of Town 8, Range 14, Section 12, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of said Farm Lot 3 and the northeast corner of Farm Lot 2 of said Section 12, said set iron pin is also THE TRUE POINT OF BEGINNING; thence along the west line of a 61.32 acre tract described in Volume 18 Page 403 and Volume 43 Page 390 of the Athens County Official Deed Records and the east property line of a 34.51 acre tract described in Volume 341 Page 325 of the Athens County Deed Records on an assumed bearing of North $09^{\circ}11'28''$ East 359.04 feet to a point, the southeast corner of a 12.88 acre tract described in Volume 290 Page 360 of the Athens County Deed Records; thence continuing along the west line of the aforesaid 61.32 acre tract and the east line of said 12.88 acre tract North $11^{\circ}14'09''$ East 371.87 feet to a point; thence on a random line North $84^{\circ}36'29''$ East (passing a set iron pin at 1182.88 feet) for a total distance of 1209.88 feet to a set railroad spike in Athens County Road 21; thence along Athens County Road 21 the following four bearings and distances:

1. South $14^{\circ}55'03''$ West 120.85 feet to a point; thence
2. South $00^{\circ}00'15''$ West 241.81 feet to a point; thence
3. South $12^{\circ}55'41''$ West 168.66 feet to a point; thence
4. South $31^{\circ}02'56''$ West 164.66 feet to a point; thence leaving the said Athens County Road 21 and along the north line of a 1.05 acre tract described in Volume 363 Page 75 of the Athens County Deed Records South $86^{\circ}50'52''$ West 49.42 feet to a found 1 inch iron pipe; thence South $86^{\circ}50'52''$ West 47.95 feet to a found 5/8 inch iron pipe; thence South $87^{\circ}03'05''$ West 286.43 feet to a found 5/8 inch iron pin; thence along the west line of the afore said 1.05 acre tract South $06^{\circ}44'56''$ East 127.85 feet to a found 5/8 inch iron pin; thence along the west line of a 0.83 acre tract described in Volume 363 Page 75 of the Athens County Deed Records South $06^{\circ}41'22''$ East 108.46 feet to a found 1/2 inch pipe; thence along the west line of a 0.52 acre tract described in Volume 86 Page 315 of the Athens County Official Deed Records South $08^{\circ}01'26''$ East 79.88 feet to a found 5/8 inch iron pin; thence along the south line of said 0.52 acre tract South $81^{\circ}18'36''$ East 281.84 feet to a found 1/2 inch square pin; thence South $81^{\circ}18'36''$ East 50.65 feet to a point in Athens County Road 21; thence along the said Athens County Road 21 the following two bearings and distances:

1. South $01^{\circ}45'21''$ West 149.85 feet to a point; thence
2. South $21^{\circ}28'28''$ West 167.42 feet to a point; thence leaving the said Athens County Road 21 and along the south line of the aforesaid 61.32 acre tract North $71^{\circ}21'41''$ West 27.55

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 12/15/19

PROPERTY

CONSTRUCTION

9 SUBDIVISIONS

ALX
1/19



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feet to a found iron pin; thence North $71^{\circ}21'32''$ West 955.85 feet to a found 1/2 inch square iron pin at a fence corner; thence North $12^{\circ}56'28''$ East 178.00 feet to a point; thence North $80^{\circ}55'32''$ West (passing a set iron pin at 2.00 feet) for a total distance of 209.55 feet to the point of beginning containing 26.785 acres there being 6.16 acres in the southerly Farm Lot 3, 10.24 acres in the northerly Farm Lot 3 and 10.385 acres in Farm Lot 6 all of which is part of a 61.32 acre tract described in Volume 18 Page 403 and Volume 43 Page 390 of the Athens County Official Deed Records. Included with the above described tract is an easement for ingress and egress described as tract three in Volume 18 Page 405 and Volume 43 Page 390 of the Athens County Official Deed Records.

Note: Unless otherwise noted all set iron pins are 5/8 inch in diameter and 30 inches in length and capped with a plastic identification marker scribed Leonard F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated October 11, 1991.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

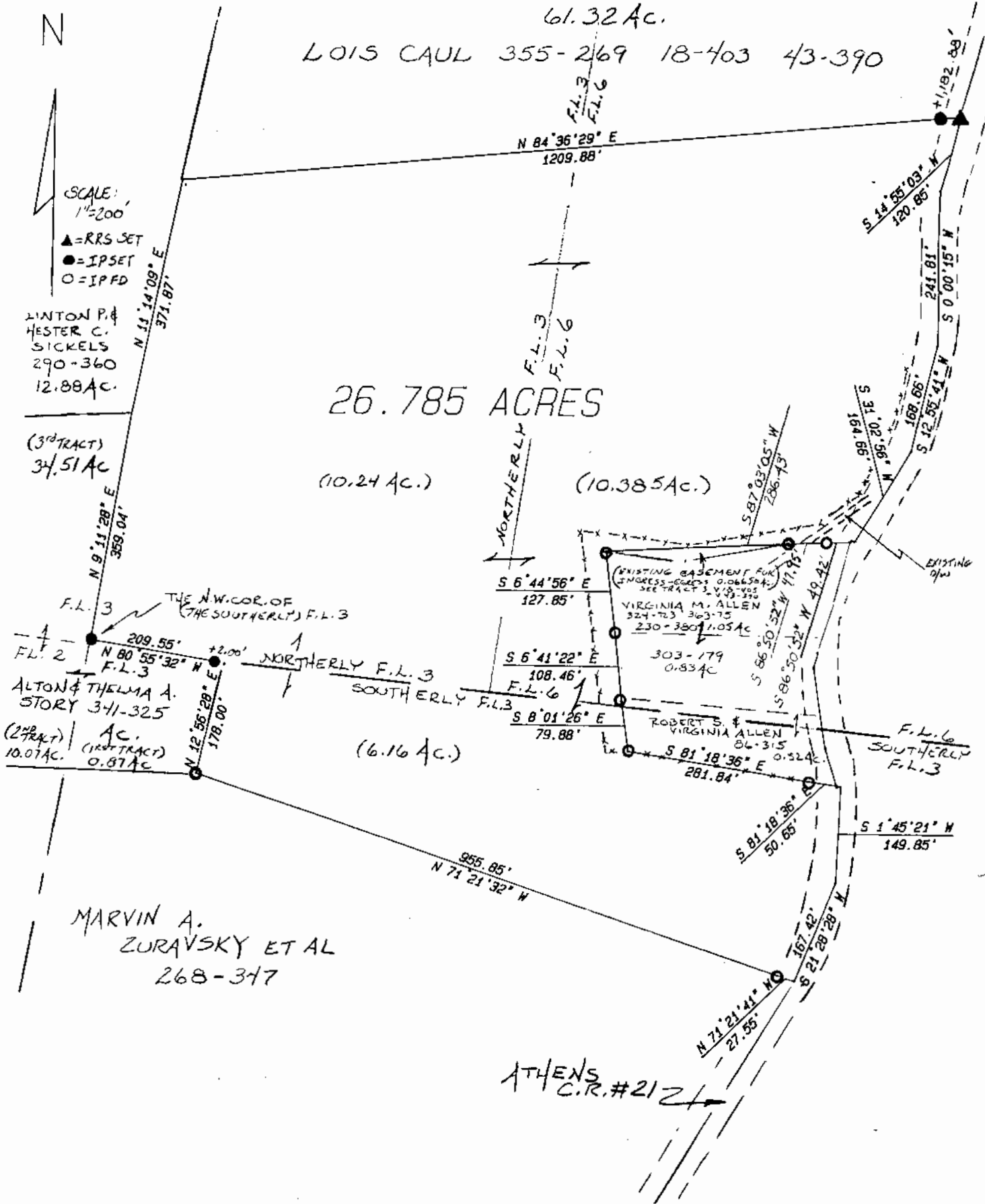
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SUBDIVISIONS



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Plat of 26.785 Acres Scale 1"=200'
 Surveyed for Lois Caul Date 10/11/91
 Subdivision Farm Lots 3 & 6
 Township Alexander Section 12 Town 8 Range 14
 Corporation ----- County Athens State Ohio

Leonard F. Swoyer Jr.

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

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