



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lease Lot 4 and Lease Lot 2 of Section 16 and Section 15 respectively, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a double wild cherry tree which is located according to Deed Volume 209 Page 56 of the Athens County Deed Records as being South 86°45'00" East 1,421 feet from the northwest corner of said Lease Lot 2, said double cherry tree is also THE TRUE POINT OF BEGINNING; thence on an assumed bearing North 75°20'00" East 60.57 feet to a point in the center of Alexander Township Road 53; thence along said road the following three courses: 1. North 75°49'15" West 86.89 feet to a point; thence 2. North 53°33'46" West 121.73 feet to a point; thence 3. North 48°02'35" West 487.35 feet to a point; thence leaving the said Alexander Township Road 53 South 42°12'10" West (passing a set iron pin at 16.66 feet) for a total distance of 189.85 feet to a set iron pin; thence South 05°26'34" West 474.45 feet to a set iron pin; thence South 55°49'11" East (passing a set iron pin at 229.61 feet) for a total distance of 574.83 feet to a set iron pin on the west line of a 29.84 acre tract described in Volume 209 Page 55 of the Athens County Deed Records; thence along the west line of said 29.84 acre tract North 04°28'00" East 464.12 feet to a found iron pin set in concrete; thence along the northerly line of said 29.84 acre tract North 75°20' East 151.79 feet to the point of beginning containing 7.5888 acres there being 3.36 acres in said Lease Lot 2 which is a part of a 50.17 acre tract described in Volume 185 Page 611 and Volume 225 Page 129 and there being 4.23 acres in said Lease Lot 4 which is part of a 37.92 acre tract described in Volume 221 Page 101 of the Athens County Deed Records.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blauer 10-15-93

The above description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys dated February 29, 1988. Subject to all easements and right of ways of record.
PROPERTY

CONSTRUCTION

26 SUBDIVISIONS

Alex # 16 & # 15

SURVIVORSHIP DEED

(ORC §5302.17)

JANEEN SANDS, unmarried, of Columbus, Ohio, for valuable consideration paid, grants with general warranty covenants as set forth in ORC §5302.06, to **WILLIAM JONES and LUCILLE JONES, husband and wife,** for their joint lives, remainder to the survivor of them, whose tax mailing address is **9291 Harner Road, Athens, Ohio 45701,** the following described real property:

Situated in Lease Lot 4 and Lease Lot 2 of Section 16 and Section 15, respectively, Town 8, Range 14, Alexander Township, Athens County, Ohio, and more particularly described as follows:

Commencing at a double wild cherry tree which is located according to Deed Volume 209, Page 56 of the Athens County Deed Records as being South 86° 45' 00" East, 1,421 feet from the northwest corner of said Lease Lot 2, said double cherry tree is also THE TRUE POINT OF BEGINNING; thence on an assumed bearing North 75° 20' 00" East, 60.57 feet to a point in the center of Alexander Township Road 53; thence along said road the following three courses: (1) North 75° 49' 15" West, 86.89 feet to a point; thence (2) North 53° 33' 46" West, 121.73 feet to a point; thence (3) North 48° 02' 35" West, 487.35 feet to a point; thence leaving the said Alexander Township Road 53, South 42° 12' 10" West (passing a set iron pin at 16.66 feet) for a total distance of 189.85 feet to a set iron pin; thence South 05° 26' 34" West, 474.45 feet to a set iron pin; thence South 55° 49' 11" East (passing a set iron pin at 229.61 feet) for a total distance of 574.83 feet to a set iron pin on the west line of a 29.84 acre tract described in Volume 209, Page 55 of the Athens County Deed Records; thence along the west line of said 29.84 acre tract, North 04° 28' 00" East, 464.12 feet to a found iron pin set in concrete; thence along the northerly line of said 29.84 tract, North 75° 20' East, 151.79 feet to the point of beginning, containing 7.5888 acres, there being 3.36 acres in said Lease Lot 2, which is a part of a 50.17 acre tract described in Volume 185, Page 611 and Volume 225, Page 129, and there being 4.23 acres in said Lease Lot 4, which is a part of a 37.92 acre tract described in Volume 221, Page 101 of the Athens County Deed Records.

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

The above description was written by Leonard F. Swoyer, Registered Professional Land Surveyor Number 6765, and based on a survey prepared by Southeastern Land Surveys dated February 29, 1988. Subject to all easements and rights of way of record.

REFERENCE: VOLUME 185, PAGE 611; VOLUME 225, PAGE 129; AND VOLUME 221, PAGE 101, ATHENS COUNTY DEED RECORDS.

LAST TRANSFER: O.R. VOLUME _____, PAGE _____, ATHENS COUNTY RECORDS.

SURVIVORSHIP DEED

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THIS DEED SATISFIES THE TERMS OF THAT CERTAIN LAND CONTRACT PARTIAL INTEREST ASSIGNMENT, VENDOR'S LIEN RESERVED, BY AND BETWEEN THE PARTIES HERETO, RECORDED IN O.R. VOLUME 45, PAGE 141, WITH THE EXCEPTION OF "ASSIGNMENT TERMS AND CONDITIONS", ITEM [5], GRANTEE'S RIGHT OF FIRST REFUSAL TO PURCHASE SURROUNDING ACREAGE, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

Witness her hand this 17th day of September, 1993.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

[Signature]
Witness
Cheryl R. [Signature]
(Typed or Printed Name)

[Signature]
JANEEN SANDS

Deborah McDonald
Witness
DEBORAH McDONALD
(Typed or Printed Name)

STATE OF OHIO

COUNTY OF ATHENS, ss.:

The foregoing instrument was acknowledged before me this 17th day of September, 1993, by Janeen Sands, unmarried, the grantor therein.

[Signature]
NOTARY PUBLIC
Allyson LeMaster
Notary Public, State of Ohio
My Commission Expires 8/13/97

My Commission Expires: 8/13/97
(seal)

THIS INSTRUMENT PREPARED BY:

Nicolette Dioguardi
ESLOCKER♦HODSON♦DIOGUARDI
16 West State Street, Athens, OH 45701

The attorney preparing this instrument makes no warranties as to the legal description or title to the property herein described.



SOUTHEASTERN LAND SURVEYS

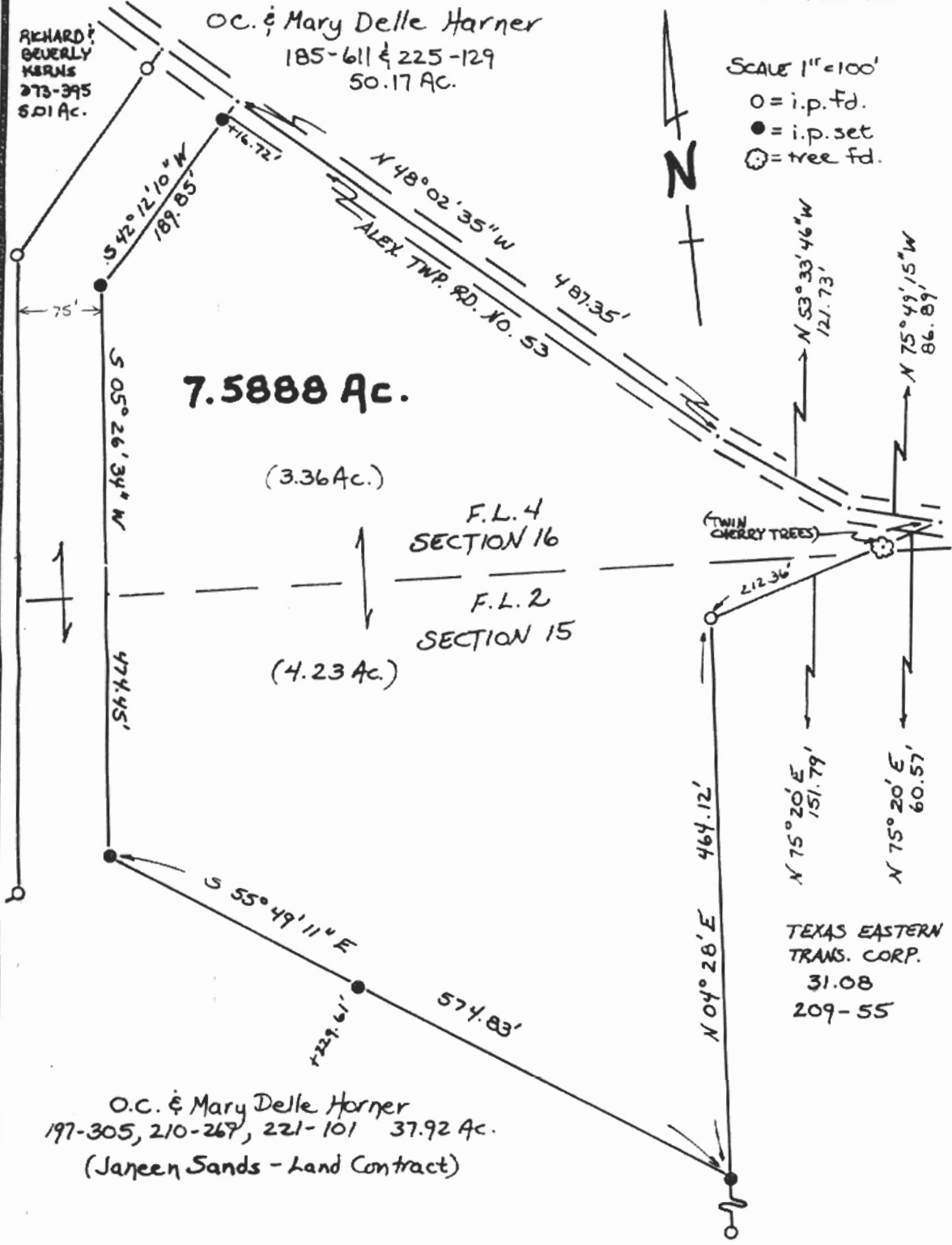
LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Box 208A
Route Five
Athens, Ohio 45701

RICHARD &
BEVERLY
KERNS
273-395
5.01 Ac.

O.C. & Mary Delle Horner
185-611 & 225-129
50.17 Ac.

SCALE 1" = 100'
○ = i.p. fd.
● = i.p. set
⊙ = tree fd.



Plat of a 7.5888 Ac. Tract Scale 1" = 100'

Surveyed for Janeen Sands Date 2/29/88

Subdivision F.L.(s) 4 & 2

Township Alexander Section 15 & 16 Town 8 Range 14

Corporation --- County Athens State Ohio

Leonard F. Swoyer II

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