

SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT A

Situated in Sections 33 and 34, Town 6, Range 13, Ames Township, Athens County, Ohio and described as follows:

Commencing at an existing corner fence post on the east line of Section 34 and the east line of a 46.88 acre tract described in Volume 324 Page 177 of the Athens County Deed Records and on the west line of Section 28 at the northwest corner of Fraction 24 and the northwest corner of a 100 acre tract described in Volume 307 Page 793 of the Athens County Deed Records; thence along the east line of Section 34 and the west line of Section 28 and Fraction 24 on an assumed bearing South 1 degrees 09 minutes 37 seconds West, a distance of 979.23 feet to a set iron pin at the southeast corner of a 1.67 acre tract described in Volume 307 Page 793 of the Athens County Deed Records on the grantor's east line, THE TRUE POINT OF BEGINNING; thence along the grantor's east line, the east line of Section 33 and the west line of Section 27 and Fraction 24 and the west line of aforesaid 100 acre tract South 1 degrees 09 minutes 37 seconds West, a distance of 735.78 feet to a point at the grantor's southeast property corner at the northeast corner of a 5.0 acre tract described in Volume 171 Page 816 of the Athens County Official Deed Records; thence along the grantor's south property line and the north line of said 5.0 acre tract the following two bearings and distances: 1) North 76 degrees 46 minutes 50 seconds West, passing a found iron pin at 9.96 feet, for a total distance of 791.43 feet to a found iron pin; thence 2) North 71 degrees 09 minutes 03 seconds West, passing a found iron pin at 266.27 feet, for a total distance of 283.88 feet to a point in Stella Road on the east property line of a 65.543 acre tract described in Volume 358 Page 215 of the Athens County Deed Records; thence along said Stella Road and the east line of said 65.543 acre tract and the south line of aforesaid 46.88 acre tract the following fifteen bearings and distances: 1) North 24 degrees 14 minutes 28 seconds East, a distance of 188.00 feet to a point; thence 2) North 1 degrees 12 minutes 54 seconds East, a distance of 134.76 feet to a point; thence 3) North 4 degrees 59 minutes 49 seconds East, a distance of 97.32 feet to a point; thence 4) North 8 degrees 33 minutes 02 seconds West, a distance of 82.68 feet to a point; thence 5) North 21 degrees 00 minutes 40 seconds East, a distance of 32.12 feet to a point; thence 6) North 35 degrees 41 minutes 19 seconds East, a distance of 44.92 feet to a point; thence 7) North 49 degrees 20 minutes 46 seconds East, a distance of 54.16 feet to a point; thence 8) North 62 degrees 56 minutes 49 seconds East, a distance of 204.22 feet to a point; thence 9) North 46 degrees 50 minutes 39 seconds East, a distance of 138.41 feet to a point; thence 10) North 40 degrees 06 minutes 50 seconds East, a distance of 141.62 feet to a point; thence 11) North 50 degrees 03 minutes 00 seconds East, a distance of 119.09 feet to a point; thence 12) North 75 degrees 24 minutes 35 seconds East, a distance of 110.06 feet to a point; thence 13) South 89 degrees 00 minutes 49 seconds East, a distance of 48.46 feet to a point; thence 14) South 68 degrees 06 minutes 17 seconds East, a distance of 62.59 feet to a point; thence 15) South 50 degrees 29 minutes 45 seconds East, a distance of 127.71 feet to a point at the grantor's northeast property corner and the northwest corner of aforesaid 1.67 acre tract;

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PROPERTY

CONSTRUCTION

SUBDIVISIONS



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thence leaving said Stella Road and along the grantor's east property line and the west line of said 1.67 acre tract South 3 degrees 58 minutes 53 seconds West, passing a set iron pin at 16.29 feet, for a total distance of 319.04 feet to an existing 12" walnut corner tree; thence along the grantor's east property line and along the south line of said 1.67 acre tract South 85 degrees 54 minutes 57 seconds East, passing an existing fence corner post at 189.64 feet, for a total distance of 205.74 feet to the POINT OF BEGINNING and containing 19.394 acres, and being a more accurate description of the tracts described in Volume 135 Page 43 of the Athens County Deed Records. There are 14.748 acres in Section 33 and 4.646 acres in Section 34.

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 February 26, 1997.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 4-16-97

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TRACT B

A CONTINUOUS AND CONTIGUOUS TRANSFER BETWEEN ADJOINING OWNERS

Situated in Section 33, Town 6, Range 13, Ames Township, Athens County, Ohio and described as follows:

Commencing at a found stone on the west line of Section 27 and the east line of Section 33 at the southwest corner of Fraction 24 and the southwest corner of a 100 acre tract described in Volume 370 Page 793 of the Athens County Deed Records; thence along the east line of Section 33 and the west line of Section 27 and Fraction 24 and the west line of said 100 acre tract North 1 degrees 09 minutes 37 seconds East, a distance of 465.81 feet to a set iron pin on the east line of a 5.0 acre tract described in Volume 171 Page 816 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along an arbitrary line the following four bearings and distances: 1) South 89 degrees 27 minutes 03 seconds West, a distance of 88.99 feet to a point; thence 2) North 85 degrees 08 minutes 09 seconds West, a distance of 313.10 feet to a set iron pin; thence 3) North 74 degrees 51 minutes 01 second West, a distance of 169.30 feet to a set iron pin; thence 4) North 59 degrees 40 minutes 05 seconds West, a distance of 238.54 feet to a found iron pin on the north line of aforesaid 5.0 acre tract on the south line of an 18.99 acre tract described in Volume 135 Page 43 of the Athens County Official Deed Records; thence along the north line of said 5.0 acre tract and the south line of said 18.99 acre tract South 76 degrees 46 minutes 50 seconds East, passing a found iron pin at 781.47 feet, for a total distance of 791.43 feet to a point at the northeast corner of said 5.0 acre tract and the southeast corner of said 18.99 acre tract on the east line of Section 33 and the west line of aforesaid 100 acre tract on the west line of Section 27 and Fraction 24 ; thence along the west line of said 5.0 acre tract and the west line of Section 33 and the east line of said 100 acre tract and the west line of Section 27 and Fraction 24 South 1 degrees 09 minutes 37 seconds West, a distance of 9.43 feet to the POINT OF BEGINNING and containing 0.884 acres, and being a part of a 5.0 acre tract described in Volume 171 Page 816 of the Athens County Deed Records. THE ABOVE DESCRIBED 0.884 ACRE TRACT IS TO BE CONTINUOUS AND CONTIGUOUS WITH THE ADJOINING 18.99 ACRE TRACT (FOUND TO CONTAIN 19.394 ACRES BY SURVEY) AS DESCRIBED IN VOLUME 135 PAGE 43 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS. THE GRANTOR CONVEYS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS THE RIGHT TO DRAIN EFFLUENT FROM THE EXISTING SEPTIC TANK ONTO THE GRANTOR'S PROPERTY.

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 February 26, 1997.

Subject to all easements and right of ways of record.
PROPERTY CONSTRUCTION

SUBDIVISIONS

S. Blaylock
5-11-97

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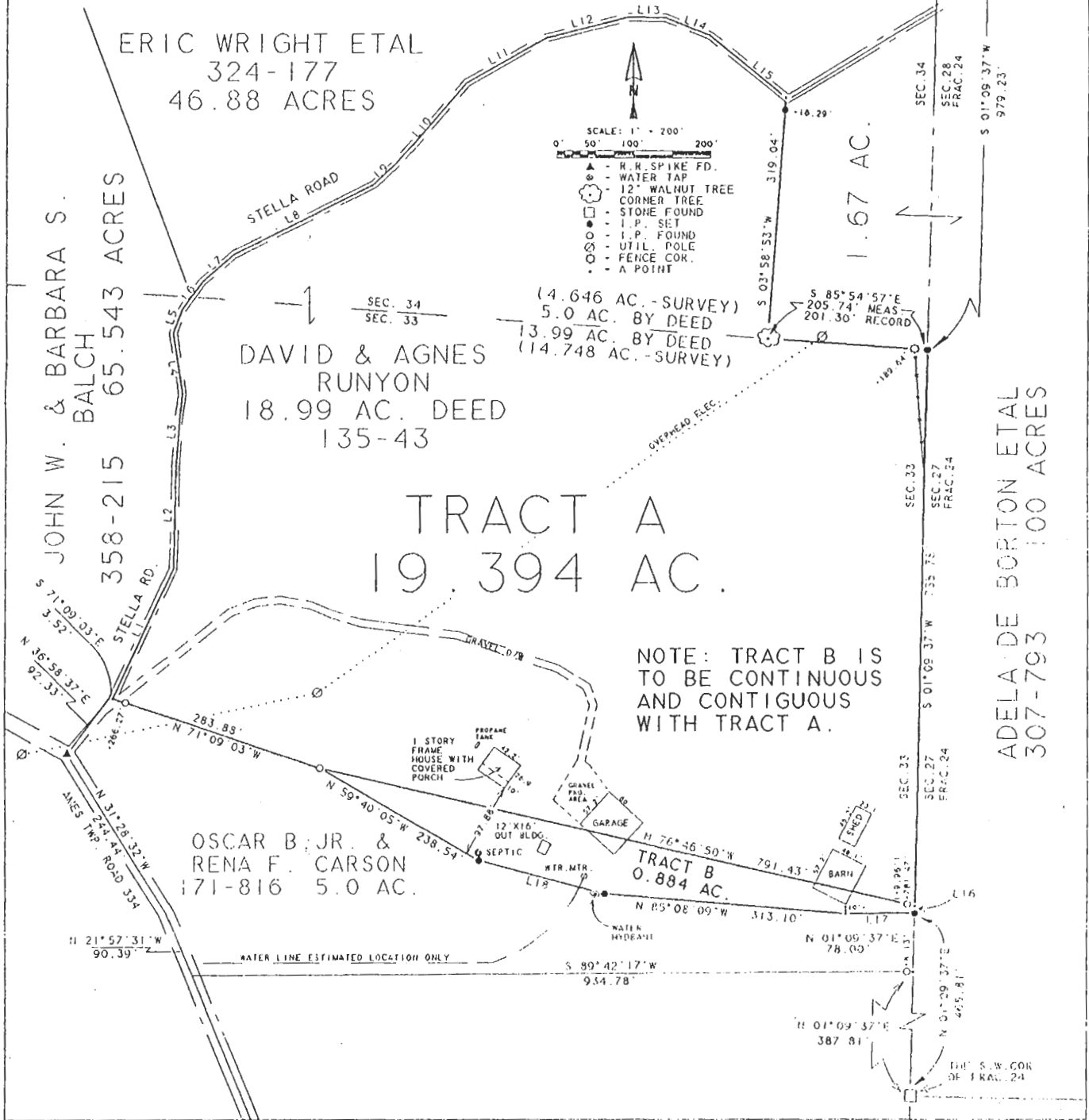


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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	N 24° 14' 28" E	188.00'	L 10	N 40° 06' 50" E	141.62'
L 2	N 01° 12' 54" E	134.76'	L 11	N 60° 03' 00" E	119.09'
L 3	N 04° 59' 49" E	97.32'	L 12	N 75° 24' 35" E	110.06'
L 4	N 08° 33' 02" W	82.68'	L 13	S 89° 00' 49" E	48.46'
L 5	N 21° 00' 40" E	32.12'	L 14	S 68° 06' 17" E	62.59'
L 6	N 35° 41' 19" E	44.92'	L 15	S 50° 29' 45" E	127.71'
L 7	N 49° 20' 46" E	54.16'	L 16	S 01° 09' 37" W	9.43'
L 8	N 62° 56' 49" E	204.22'	L 17	S 89° 27' 03" W	88.99'
L 9	N 46° 50' 39" E	38.41'	L 18	N 74° 51' 01" W	169.30'



*as per Admin. Code 4733/38, not a boundary survey as per 4733/37.

Plat of survey of Tracts A and B and a mortgage survey * of said tracts. Tract B is continuous and contiguous with Tract A. Scale 1" = 200'

Surveyed for Mr. Dave Runyon Date Surveyed 2/26/97

Street Address 12725 Stella Lane, Millfield, Oh.

Subdivision ---

Township Ames Section (s) 33 & 34 Town 6 Range 13

Corporation --- County Athens State Ohio

I certify to BROADVIEW MORTGAGE & LANCO TITLE
 that this plat correctly represents the location of:
HOUSE & IMPROVEMENTS.

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

S. Blauer
 3-11-97

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AMS# 33-34