



## SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

### TRACT 4

Situated in the northwest quarter of Section 25, Bern Township, Town 7, Range 12, Athens County, Ohio and described as follows:

Commencing at an iron pin set next to a stone by John Branner, Reg. Surveyor No. 6805 (calculated location) at the southeast corner of the northeast quarter of Section 31; thence on an assumed bearing of North 48°04'24" East 1,200.87 feet to a set iron pin on the northerly line of a 5.88 acre tract described in Volume 365 Page 584 of the Athens County Deed Records; thence leaving said northerly line North 37°47'16" West 28.13 feet to a point on the east side of a driveway; thence along the east line of said driveway North 59°01'31" West 111.02 feet to a set iron pin, said iron pin is THE TRUE POINT OF BEGINNING; thence along the east line of said driveway the following two bearings and distances:

- 1) North 38°55'44" West 246.33 feet to a point; thence
- 2) North 17°00'47" West 13.28 feet to an iron pin set; thence leaving said east line of driveway on a random line North 76°49'08" East (passing a set iron pin at 500.86 feet) for a total distance of 515.86 feet to a point in the centerline of Bern Township Road 216; thence along the centerline of said township road the following ten bearings and distances:

- 1) South 24°28'44" East 46.98 feet to a point; thence
- 2) South 33°54'50" East 253.97 feet to a set railroad spike; thence
- 3) South 53°46'52" East 93.31 feet to a point; thence
- 4) South 63°01'44" East 53.44 feet to a point; thence
- 5) South 61°53'28" East 187.46 feet to a point; thence
- 6) South 56°12'16" East 75.02 feet to a point; thence
- 7) South 47°10'04" East 83.51 feet to a point; thence
- 8) South 23°24'18" East 33.37 feet to a point; thence
- 9) South 17°58'43" West 36.21 feet to a point; thence
- 10) South 29°44'07" West 49.60 feet to a point; thence leaving said township road on a random line North 65°50'30" West (passing a set

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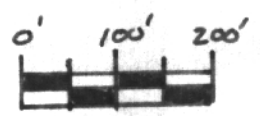
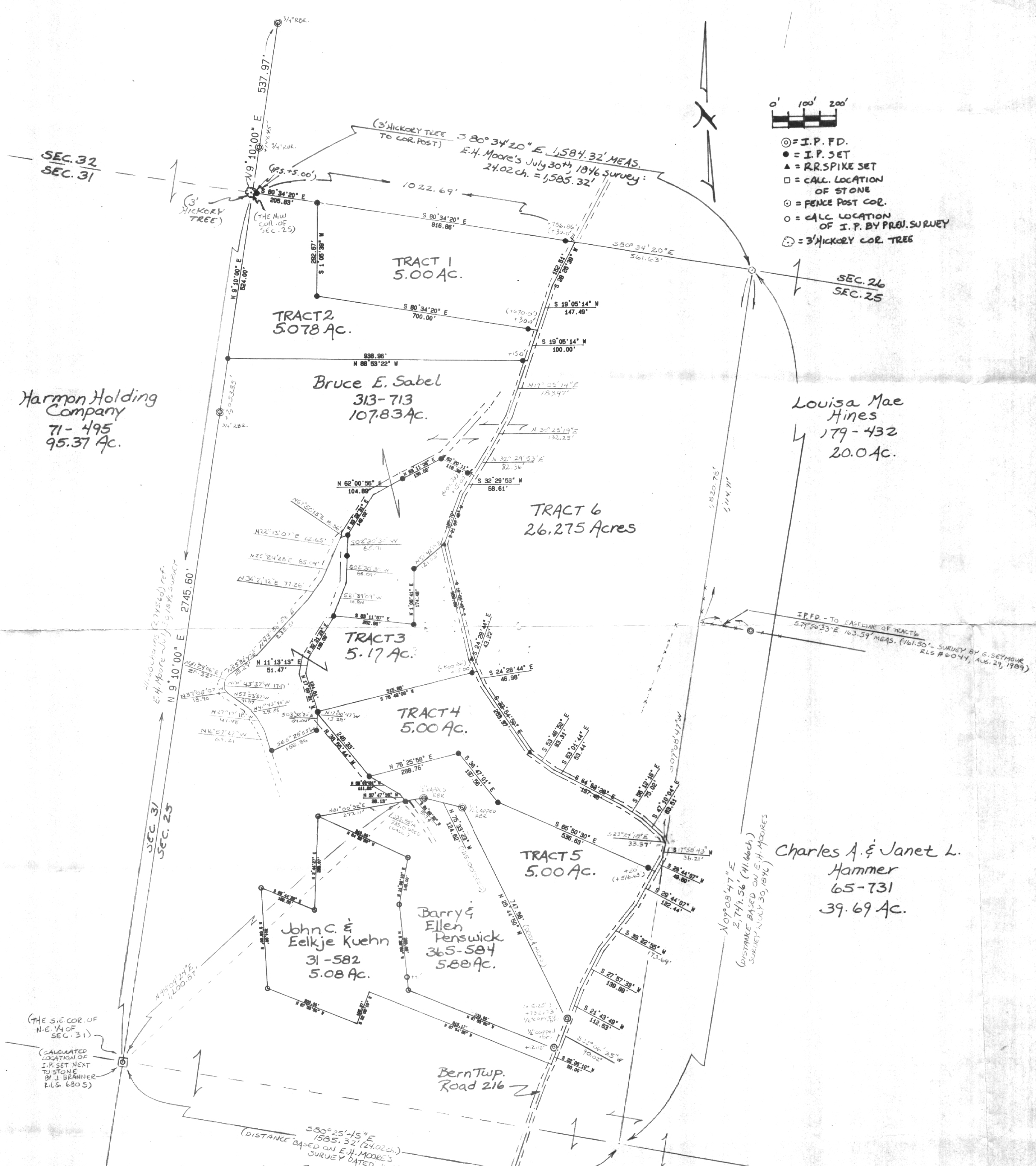
iron pin at 20.00 feet) for a total distance of 536.63 feet to a set iron pin; thence on a random line North 38°47'01" West 197.56 feet to a set iron pin; thence on a random line South 76°25'58" West 288.76 feet to the point of beginning and containing 5.00 acres and being a part of a 107.83 acre tract described in Volume 313 Page 713 of the Athens County 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 4, 1990.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *11/6/90*



- ⊙ = I.P. FD.
- = I.P. SET
- ▲ = RR SPIKE SET
- = CALC. LOCATION OF STONE
- = FENCE POST COR.
- = CALC. LOCATION OF I.P. BY PREJ. SURVEY
- ⊙ = 3" HICKORY COR. TREE

Harmon Holding Company  
71-495  
95.37 Ac.

TRACT 2  
5.078 Ac.

Bruce E. Sabel  
313-713  
107.83 Ac.

Louisa Mae Hines  
179-432  
20.0 Ac.

TRACT 6  
26.275 Acres

TRACT 3  
5.17 Ac.

TRACT 4  
5.00 Ac.

TRACT 5  
5.00 Ac.

John C. & Eelkje Kuehn  
31-582  
5.08 Ac.

Barry & Ellen Penswick  
365-584  
5.88 Ac.

Charles A. & Janet L. Hammer  
65-731  
39.69 Ac.

Bern Twp. Road 216

Plat of Survey of 6 Tracts:

- TRACT 1 = 5.00 Ac.
- TRACT 2 = 5.078 Ac.
- TRACT 3 = 5.17 Ac.
- TRACT 4 = 5.00 Ac.
- TRACT 5 = 5.00 Ac.
- TRACT 6 = 26.275 Ac.

Situated in the Northwest 1/4 of Section 25, Bern Township, Town 7, Range 12, Athens County, Ohio.

PREPARED BY:

SOUTHEASTERN LAND SURVEYS

For: Mr. Bruce Sabel · Scale: 1" = 200' · October 4, 1990

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

REVISION OF TRACT 3  
\* SEPTEMBER 1, 1994 \*

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