



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

Commencing at a found iron pin set next to a stone by John Branner, Reg. Surveyor Number 6805 (calculated location) at the southeast corner of the northeast quarter of Section 31; thence on an assumed bearing of North 48 degrees 04 minutes 24 seconds East, a distance of 1200.87 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 degrees 47 minutes 16 seconds West, a distance of 28.13 feet to a point on the east side of a driveway; thence along the east line of said driveway North 59 degrees 01 minute 31 seconds West, a distance of 111.02 feet to a iron pin set*; thence North 38 degrees 55 minutes 44 seconds West, a distance of 246.33 feet to a point; thence North 17 degrees 00 minutes 47 seconds West, a distance of 13.28 feet to a set iron pin*, THE TRUE POINT OF BEGINNING; thence leaving the east side of said driveway and along an arbitrary line South 3 degrees 32 minutes 20 seconds East, a distance of 59.04 feet to a set iron pin; thence South 65 degrees 28 minutes 53 seconds West, a distance of 158.86 feet to a set iron pin on the east side of another driveway; thence along said driveway North 16 degrees 57 minutes 27 seconds West, a distance of 69.21 feet to a point; thence North 27 degrees 17 minutes 18 seconds West, a distance of 47.48 feet to a point; thence North 41 degrees 43 minutes 40 seconds West, a distance of 29.86 feet to a point; thence North 53 degrees 03 minutes 57 seconds West, a distance of 91.84 feet to a point; thence North 37 degrees 05 minutes 07 seconds West, a distance of 18.90 feet to a point; thence North 1 degrees 43 minutes 37 seconds West, a distance of 17.17 feet to a point; thence North 31 degrees 29 minutes 06 seconds East, a distance of 20.32 feet to a point at the intersection of another driveway; thence along the easterly side of this third mentioned driveway North 55 degrees 32 minutes 47 seconds East, a distance of 113.29 feet to a point; thence North 43 degrees 06 minutes 03 seconds East, a distance of 235.51 feet to a point; thence North 36 degrees 21 minutes 12 seconds East, a distance of 77.26 feet to a point; thence North 25 degrees 24 minutes 28 seconds East, a distance of 85.04 feet to a

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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BERN #25

point; thence North 22 degrees 13 minutes 07 seconds East, a distance of 62.65 feet to a point; thence North 67 degrees 50 minutes 13 seconds East, a distance of 18.36 feet to a set iron pin on the east side of the first mentioned driveway; thence along the first mentioned driveway South 2 degrees 30 minutes 30 seconds West, a distance of 65.91 feet to an iron pin set*; thence continuing South 2 degrees 30 minutes 30 seconds West along said line, a distance of 83.09 feet to a point; thence South 21 degrees 39 minutes 09 seconds West, a distance of 111.84 feet to a set iron pin*; thence leaving the east side of the first mentioned driveway South 83 degrees 11 minutes 57 seconds East, a distance of 252.96 feet to a set iron pin*; thence North 1 degrees 06 minutes 41 seconds East, a distance of 174.48 feet to a set iron pin*; thence North 51 degrees 42 minutes 18 seconds East, a distance of 121.03 feet to a railroad spike set* in the center of Bern Township Road 216; thence along the center of said Bern Township Road 216 South 12 degrees 55 minutes 40 seconds East, a distance of 369.69 feet to a railroad spike set*; thence South 24 degrees 28 minutes 44 seconds East, a distance of 43.22 feet to a point; thence leaving the said Bern Township Road 216 South 76 degrees 49 minutes 08 seconds West (passing a set iron pin at 15 feet*) for a total distance of 515.86 feet to the point of beginning and containing 5.1701 acres, and being a part of a 107.83 acre tract described in Volume 313 Page 713 of the Athens County Deed Records.

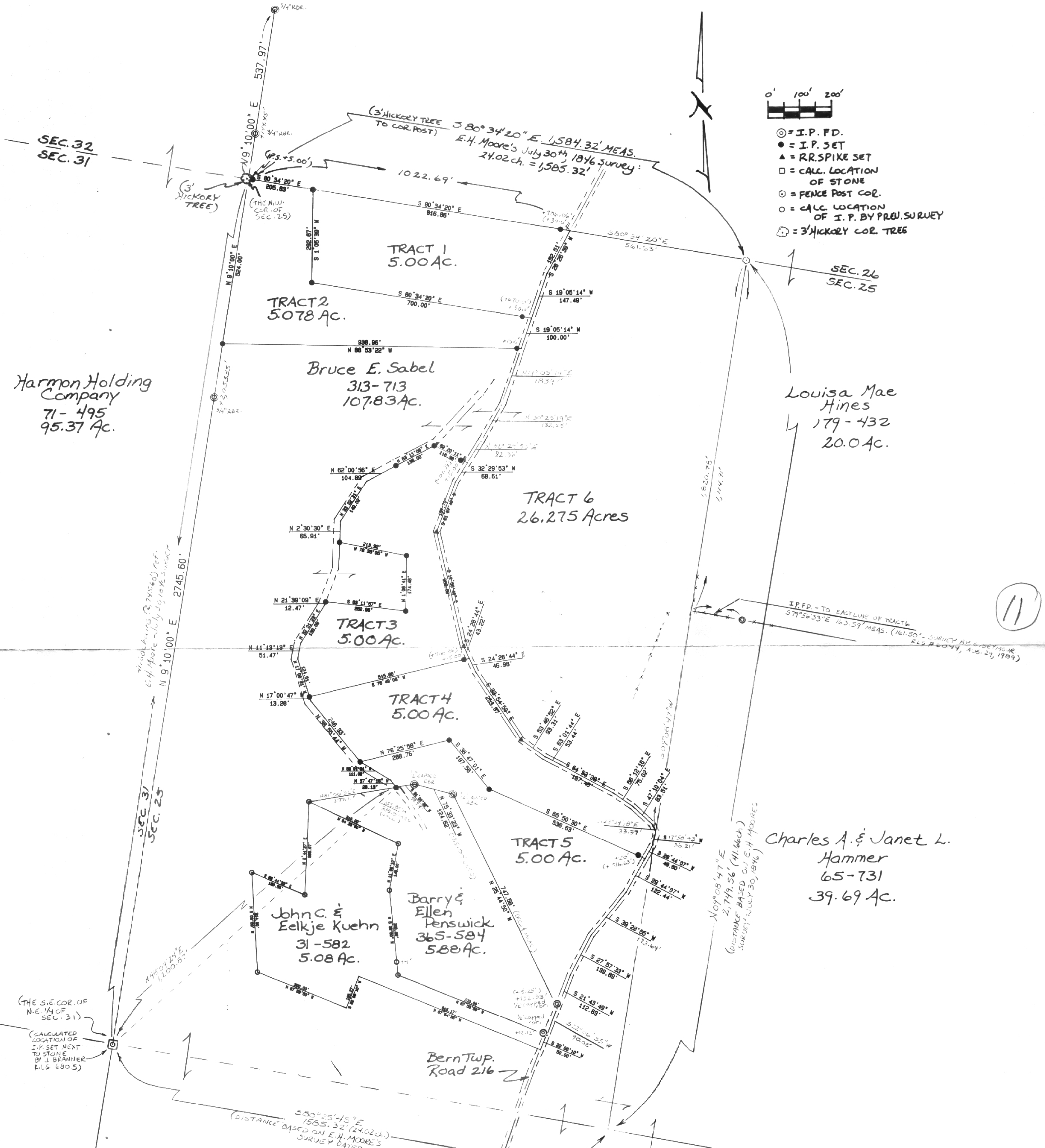
* Denotes iron pin set by a previous survey performed by Southeastern Land Surveys dated October 4, 1990.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter reinforcing bar 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765. The above description was written under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys, dated September 1, 1994.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blayser
DATE: 9-19-94

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- 0' 100' 200'
- ⊙ = I.P. F.D.
 - = I.P. SET
 - ▲ = RR SPIKE SET
 - = CALC. LOCATION OF STONE
 - ⊙ = FENCE POST COR.
 - = CALC. LOCATION OF I.P. BY PROJ. SURVEY
 - ⊙ = 3' HICKORY COR. TREE

Plat of Survey of 6 Tracts:

- TRACT 1 = 5.00 Ac.
- TRACT 2 = 5.078 Ac.
- TRACT 3 = 5.00 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

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