



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

Box 208A
Route Five
Athens, Ohio 45701
614/593-8701

Situated in Section 31, Town 5, Range 13, Canaan Township, Athens County, Ohio and more particularly described as follows:

Commencing at the Southwest corner of Section 31 of said Township; thence along the South line of Section 31 South 85 degrees 30 minutes 00 seconds East 2915 feet to the center of Athens County Road 98; thence continuing along said road North 08 degrees 45 minutes 00 seconds West 484.44 feet; thence North 30 degrees 30 minutes 00 seconds West 106.95 feet to a set iron pin west of the centerline of said road and THE POINT OF BEGINNING; thence along the East property line of a 57.75 acre tract recorded in Volume 277 Page 230 of the Athens County Deed Records North 30 degrees 30 minutes 00 seconds West 134.19 feet to a found iron pin the Southwest corner of a 1.62 acre tract recorded in Volume 342 Page 351 of the Athens County Deed Records; thence along the South property line of said 1.62 acre tract North 67 degrees 30 minutes 00 seconds East (passing a set railroad spike at 20.50 feet and a set iron pin at 143.80 feet) for a total distance of 242.79 feet to a found iron pin the Southeast corner of said 1.62 acre tract; thence North 67 degrees 48 minutes 03 seconds East 34.68 feet to a set iron pin; thence South 09 degrees 27 minutes 19 seconds East 153.30 feet to a set iron pin; thence South 05 degrees 40 minutes 56 seconds East 104.92 feet to a set iron pin in the center of a 10 feet wide existing driveway; thence along the center of said driveway North 81 degrees 22 minutes 10 seconds West (passing a set iron pin at 112.57 feet) for a total distance of 226.45 feet to the place of beginning containing 1.0789 acre and being part of a 98.38 acre tract described in Volume 329 Page 789 of the Athens County Deed Records.

It is the intention of the of the Grantor to leave the existing 10 feet wide driveway as a perpetual easement for ingress and egress over and across the above described tract and the remainder. The description of the centerline of said easement is as follows:

Commencing at a set iron pin at the Southeast corner of the above described 1.0789 acre tract; thence along the South property line of

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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CAN#31



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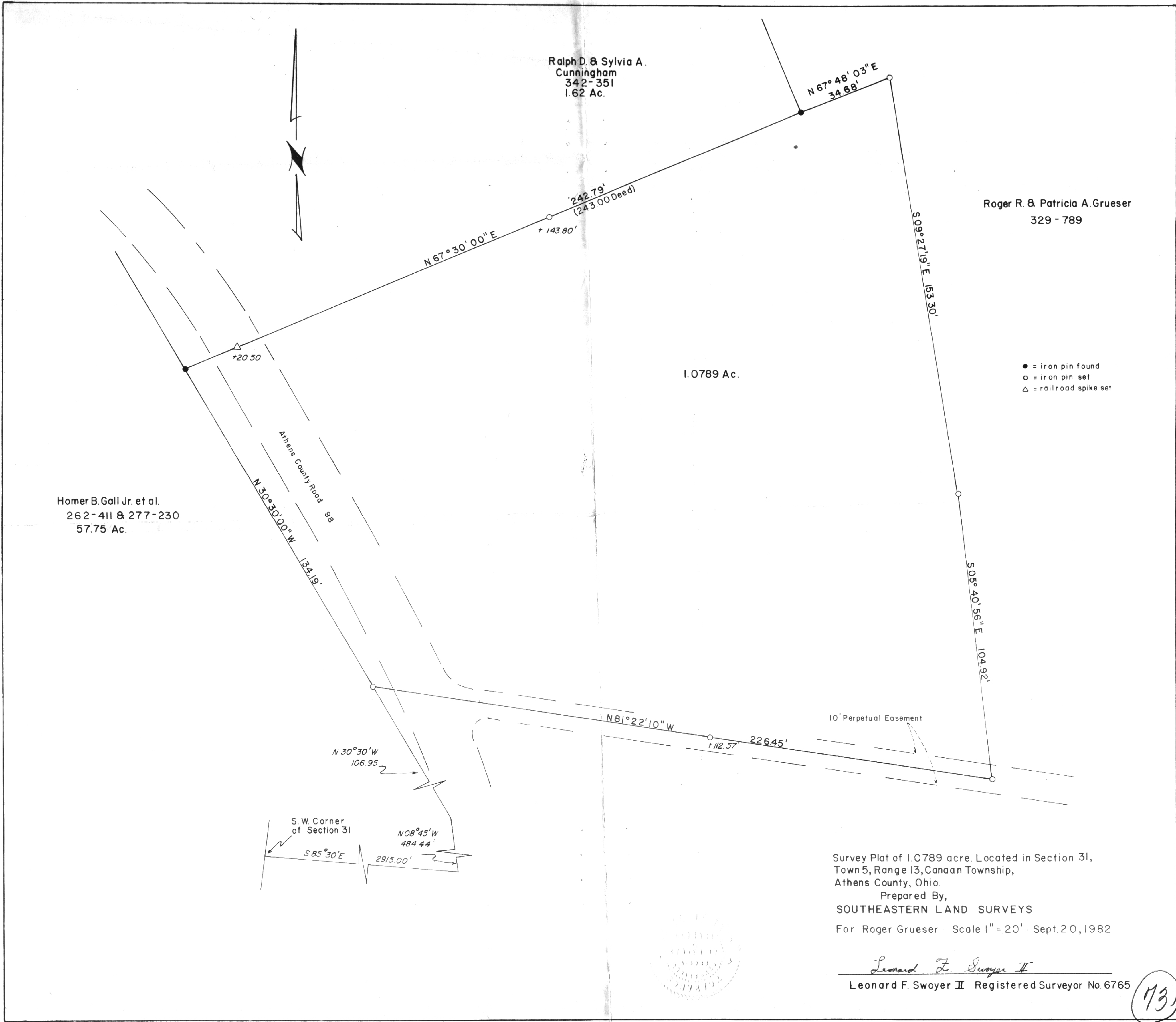
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said tract North 81 degrees 22 minutes 10 seconds West (passing a set iron pin at 112.57 feet) for a total distance of 190 feet to the East right of way line of Athens County Road 98.

The above descriptions are based on a survey prepared by Southeastern Land Surveys, Leonard F. Swoyer Registered Surveyor Number 6765 and dated September 20, 1982.

Subject to all easements and right of ways of record.

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Survey Plat of 1.0789 acre. Located in Section 31,
 Town 5, Range 13, Canaan Township,
 Athens County, Ohio.
 Prepared By,
SOUTHEASTERN LAND SURVEYS
 For Roger Grueser - Scale 1" = 20' - Sept. 20, 1982



Leonard F. Swoyer II
 Leonard F. Swoyer II Registered Surveyor No. 6765

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