



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the southwest quarter of Section 31, Canaan Township, Town 5, Range 13, Athens County, Ohio and described as follows:

Commencing at a set iron pin at the northwest corner of a 67.5 acre tract described as tract 1 in Volume 9 Page 181 of the Athens County Deed Records, said set iron pin is located approximately 2,590.50 feet south of the northwest corner of said Section 31 and is also THE TRUE POINT OF BEGINNING; thence on an assumed bearing South 08°48'56" West along the west line of said Section 31 (passing set iron pins at 305.26 feet, 842.40 feet, 977.04 feet, 1,237.47 feet, and 1,569.86 feet) for a total distance of 1,822.92 feet to a set iron pin at the southwest corner of aforesaid 67.5 acre tract and the northwest corner of a 57.75 acre tract described in Volume 370 Page 737 of the Athens County Deed Records; thence along the north line of said 57.75 acre tract and the south line of aforesaid 67.5 acre tract South 81°57'39" East (passing a set iron pin at 2,147.51 feet) for a total distance of 2,209.78 feet to a point in the center of Athens County Road 98; thence along the center of Athens County Road 98 the following 15 courses:

- 1: North 60°30'49" West 0.80 feet to a point; thence
2. North 50°23'36" West 28.17 feet to a point; thence
3. North 36°06'25" West 48.18 feet to a point; thence
4. North 17°58'21" West 48.59 feet to a point; thence
5. North 05°45'11" West 95.58 feet to a point; thence
6. North 03°38'11" West 310.91 feet to a point; thence
7. North 01°09'57" East 50.38 feet to a point; thence
8. North 03°52'18" West 212.25 feet to a point; thence
9. North 04°25'17" West 176.19 feet to a point; thence
10. North 04°53'32" West 180.94 feet to a point; thence
11. North 13°29'47" West 158.78 feet to a point; thence
12. North 16°38'16" West 110.34 feet to a point; thence
13. North 23°38'41" West 87.68 feet to a point; thence
14. North 29°09'54" West 417.70 feet to a point; thence
15. North 20°28'43" West 64.06 feet to a point; thence

7/6

leaving the said Athens County Road 98 and along the south line of a 122.19 acre tract described in Volume 375 Page 951 of the Athens County Deed Records

PROPERTY

CONSTRUCTION

SUBDIVISIONS

CAU# 31



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North 81°23'23" West (passing a set iron pin at 25.00 feet) for a total distance of 1,457.94 feet to the point of beginning containing 79.1275 acres and being part of a 67.5 acre tract described as tract 1 in Volume 9 Page 181 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 December 11, 1987.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy,
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Bob Eisenberg
DATE: 12/15/87

77

PROPERTY

CONSTRUCTION

SUBDIVISIONS

SOUTH 2,390.50' (APPROX.) N.W. COR. SEC. 31 N 81° 23' 23" W DAVID RICHMOND 248-92 & 375-951 122.19 Ac. 1,457.94'

PATRICK ROSE 36.7442 Ac.

EURETT G. & MARY L. KLINGER 33-841 7.9240 Ac.

STEPHEN P. & KATHY J. ABFALL 6.6356 Ac.

HOMER B. GALL JR. ETAL. 370-737 57.75 Ac.

79.1275 Ac.



● = I.P. SET

ATHENS TWP. SEC. 1
1822.92'
CANAN TWP. SEC. 31

ATHENS DEVELOPMENT INC.
316-830
105.0 Ac.

PLAT OF SURVEY OF:
79.1275 ACRES
LOCATED IN THE S.W. 1/4
OF SEC. 31, CANAN TWP.,
TOWN 5, RANGE 13,
ATHENS COUNTY, OHIO.
PREPARED BY
SOUTHEASTERN LAND SURVEYS
FOR: FOUT ESTATE - 12/11/87
Leonard F. Swovyer III
LEONARD F. SWOVYER III
REG. PROF. LAND SURVEYOR
NO. 6765

S 08° 48' 56" W
1237.47'
1167.06'

N 20° 28' 43" W 64.06'
N 29° 09' 54" W 417.70'
N 23° 38' 41" W 87.68'
N 16° 38' 16" W 110.34'
N 13° 29' 47" W 158.78'
N 04° 53' 32" W 180.94'
N 04° 25' 17" W 176.17'
N 03° 52' 10" W 212.25'
N 01° 09' 57" E 50.38'
N 03° 38' 11" W 310.91'

MARK STREAM
3-333
0.67 Ac.

GURA ROAD

ATHENS COUNTY ROAD 90

N 05° 45' 11" W 98.58'
N 17° 58' 21" W 48.57'
N 36° 06' 25" W 48.18'
N 50° 23' 36" W 28.17'
N 60° 30' 49" W 0.88'

S 81° 57' 39" E 2,209.78'

78