



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

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

TRACT 1

Situated in the southwest quarter of Section 32, Town 5, Range 13, Athens Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin in the middle of Athens County Road 98, said found iron pin is the northwest corner of a 5.33 acre tract owned by Richard K. and Ann L. Schelat, said iron pin is located, by deed, on the west line of Section 32 and 28 chains south of the northwest corner of said Section 32; thence along the west line of said Section 32 on an assumed bearing South 01°14'01" West 759.00 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence along the south property line of aforesaid 5.33 acre tract South 87°08'46" East (passing a set iron pin at 486.09 feet) for a total distance of 511.09 feet to a point in the middle of Athens County Road 98; thence along said Athens County Road 98 South 22°20'38" East 60.90 feet to a point; thence South 10°24'25" East 80.68 feet to a point; thence South 00°18'54" West 73.68 feet to a point; thence South 00°49'00" West 97.19 feet to a point; thence leaving Athens County Road 98 on a random line North 87°43'35" West 186.94 feet to a set iron pin; thence North 73°58'36" West 379.07 feet to a set iron pin on the west line of Section 32; thence along the west line of Section 32 North 01°14'01" East 220.00 feet to the point of beginning containing 3.4655 acres there being 3.37 acres taken out of tract 1 and 0.10 acres taken of tract 2 of Volume 16 Page 252 of the Athens County Deed Records.

Descriptive checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: S. Blauger
DATE: 4-13-95

TRACT 2

Situated in the southwest quarter of Section 32, Town 5, Range 13, Athens Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin in the middle of Athens County Road 98, said found iron pin is the northwest corner of a 5.33 acre tract owned by Richard K. & Ann L. Schelat and is located, by deed, on the west line of said Section 32, 28 chains south of the northwest corner of said Section 32; thence along the west line of said Section 32 on an assumed bearing South 01°14'05" West (passing a set iron pin at 759.00 feet) for a total distance of 979.00 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence on an random line South 73°58'36" East 379.07 feet to a set iron pin; thence South 87°43'35" East (pas-

PROPERTY

CONSTRUCTION

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SUBDIVISIONS



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sing a set iron pin at 161.70 feet) for a total distance of 186.94 feet to a point in the middle of Athens County Road 98; thence along said Athens County Road 98 South 03°56'09" East 53.88 feet to a point; thence South 18°41'17" East 108.51 feet to a point; thence South 25°32'44" East 69.42 feet to a point on the north line of a tract owned by Conrad J. Josten and described in Volume 316 Page 553 of the Athens County Deed Records; thence along the north line of said Josten tract North 84°30'00" West (passing a found iron pin at 27.70 feet) for a total distance of 628.26 feet to a found iron pipe on the west line of aforesaid Section 32; thence along the west line of said Section 32 North 01°14'01" East 271.08 feet to the point of beginning containing 3.0114 acres there being 2.87 acres out of tract 2 and 0.14 acres out of tract 1 of Volume 16 Page 252 of the Athens County Deed Records.

Note: All set iron pins are capped 5/8 inch diameter rebar 30 inches in length.

The above descriptions were written by Leonard F. Swoyer registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys dated February 16, 1987.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: B. Blause
DATE: 4-13-95

PROPERTY

CONSTRUCTION

46 SUBDIVISIONS



SOUTHEASTERN LAND SURVEYS

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Box 208A
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Samuel & Juanita
Buffington
210-66
96.41 Ac.

ATHENS TWP. SEC. 2
CANAAN TWP. SEC. 32

Conrad J.
Josten
316-553
5.57 Acres

TRACT II
3.0114 Ac.
(2.87 Ac.)

TRACT I
3.4655 Ac.
(3.37 Ac.)

Bernard B. & Carol L.
Grueser
16-252

(2.97 Ac. - survey
of old deed.
3.00 Ac. by Deed:
Vol. 16 - Pg. 252)

(3.51 Ac. - survey
of old deed.
3.90 Ac. ± by Deed:
Vol. 16 - Pg. 252)

Richard K.
& Ann L.
Schelat
5.33 Acres
(5.5367 Ac. -
surveyed)

OK to receive
Sewage Permit
#112/95
J. Koehler, R.S.

ATHENS COUNTY RD. #98

S 25° 32' 44" E 69.42'

S 18° 41' 17" E 108.51'

S 03° 56' 09" E 53.88'

S 00° 49' 00" W 86.45' to old line
97.19' to new line

S 10° 24' 25" E 80.68'

S 22° 20' 38" E 60.90'

+486.09'

Axle fd.

+25.24'

S 87° 43' 35" E
186.94'

(6.10 Ac.)

S 73° 58' 36" E

379.07'

OLD DEED LINE

OLD DEED LINE

(0.14 Ac.)

222.60' (DEED)

N 01° 14' 01" E

271.08'

N 01° 14' 01" E

220.00'

N 01° 14' 01" E

271.08'

N 01° 14' 01" E

271.08'

N 01° 14' 01" E

N 01° 14' 01" E

N 01° 14' 01" E

N 01° 14' 01" E

N 01° 14' 01" E

○ = l.p. fd.
● = i.p. set

I.P.F.D. is
28 ch. South
of the N.W.
Cor. of
Sec. 32
(BY DEED)

S 01° 14' 01" W
759.00' (11.5 ch.)

511.09'

S 87° 08' 46" E

+27.70'

+125.06'
(54.1 p. 13
35° 30' W
from T2)

N 84° 30' 00" W

628.26'

Plat of a 3.0114 Ac. Tract & a 3.4655 Ac. Tract Scale 1" = 100'
Surveyed for Bernard & Carol Grueser Date 2/13/87
Subdivision S.W. 1/4 OF SEC. 32
Township Canaan Section 32 Town 5 Range 13
Corporation --- County Athens State Ohio

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

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ATH # 32