



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

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

Situated in Fraction 4, Section 10, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing for reference at a stone, the northwest corner of Fraction 4; thence North 89°26'27" East 1200.00 feet to a iron pipe; thence South 00°04'53" West 813.49 feet to a found railroad spike in the center of Athens County Road 28, the northwest corner of a 5.00 acre tract described in Volume 377 Page 763 of the Athens County Deed Records; thence along the west property line of said 5.0 acre tract South 00°02'22" West 760.07 feet to a found 5/8 inch rebar, the southwest corner of aforesaid 5.0 acre tract and THE TRUE POINT OF BEGINNING; thence along the west property line of tract 1 described in Volume 340 Page 913 of the Athens County Deed Records South 00°02'22" West 640.39 feet to a point on the south line of said Fraction 4; thence along the south line of said Fraction 4 North 89°34'36" East (passing through a 30 inch Oak tree with wire in it at 311.80 feet) for a total distance of 1185.80 feet to a found 1 inch pinch pipe at the southwest corner of a 2.46 acre tract described in Volume 304 Page 380 of the Athens County Deed records; thence along the west property line of said 2.46 acre tract North 05°31'03" West 376.48 feet to a found 1 inch pinch pipe at the northwest corner of said 2.46 acre tract; thence along the north property line of said 2.46 acre tract North 82°14'15" East 264.15 feet to a found 5/8 inch rebar in the center of Athens County Road 28, the northeast corner of said 2.46 acre tract; thence along the center of Athens County Road 28 North 02°19'51" West 35.46 feet to a found 5/8 inch rebar at the northwest corner of a 4.33 acre tract described in Volume 349 Page 79 of the Athens County Deed Records; thence continuing along Athens County Road 28 North 04°30'16" West 318.83 feet to a found 1/2 inch rebar at the southeast corner of a 5.25 acre tract described in Volume 307 Page 25 of the Athens County Deed Records; thence leaving the said Athens County Road 28 and along the south property line of said 5.25 acre tract North 73°12'55" West (passing a found 3/4 inch pipe at 20.10 feet) for a total distance of 582.98 feet to a found 3/4 inch pipe at the southwest corner of said 5.25 acre tract; thence along the west property line of said 5.25 acre tract North 02°26'06"

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Don #10



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West (passing a found 1 inch pinch pipe at 388.27 feet) for a total distance of 407.87 feet to a found 1/2 inch rebar in the center of Athens County Road 28; thence along said Athens County Road 28 North 81°57'23" West 140.52 feet to a found railroad spike; thence North 84°44'52" West 104.21 feet to a found railroad spike; thence North 88°08'37" West 166.26 feet to a point, the northeast corner of aforesaid 5.0 acre tract described in Volume 377 Page 763 of the Athens County Deed Reocrds; thence leaving the said Athens County Road 28 and along the east property line of siad 5.0 acre tract South 07°16'24" West (passing a found 5/8 inch rebar at 20.00 feet) for a total distance of 439.07 feet to a found, bent, 5/8 inch rebar at the southeast corner of said 5.0 acre tract; thence along the south propertyline of said 5.0 acre tract South 48°16'34" West 461.22 feet to the point of beginning containing 30.0679 acres and being a part of a 52.34 acre tract described as tract 1 and a 36.14 acre tract described as tract 2 in Volume 340 Page 913 of the Athens County Deed Reocrds, there being 25.24 acres in said tract 1 and 4.82 acres in said tract 2.

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 November 26, 1985.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy

ATHENS COUNTY

PLAT NO.

BY

DATE

Bob Eichenberg
11/27/85

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N.W. Cor. Frac. 4

Jeffrey & Nancy Merriman
332-605

ATHENS CTY. RD. #28

DOVER TWP. RD. #44 1/2

Frank J. Kroszowski
349-303
43.79 Ac.

Mary Wurm & Ronald D. Schaar
337-763
5.0 Acres

Barry A. & Catherine Shields
307-25
5.25 Ac.

John & Catherine Bircher
324-385
21.02 Ac.

Catherine F. Burns
340-913

30.0679 Acres
(25.24 Ac.)

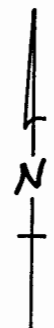
4.82 Ac.

Roscoe Shields
349-79
4.33 Ac.

2.46 Ac.
304-380

Paul & Patty L. Bircher
271-613 50.00 Ac.

N 89° 34' 36" E 1185.80'
+ 311.80'
30" oak w/wire
(330-511)
50.00 Ac.



Scale 1" = 200'

- O = iron pin fd.
- Δ = Railroad Spike fd.
- ⊙ = tree location

Plat of Survey of 30.0679 Acres
Located in Fraction 4, Sec. 10,
Dover Twp., Town 10, Range 14,
Athens County, Ohio.

Prepared by
SOUTHEASTERN LAND SURVEYS
For: Mr. Jack Oakley · Nov. 26, 1985

Leonard F. Swoyer II

Leonard F. Swoyer II Reg. Prof. Surv.
No. 6765