



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

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

Situated in Fraction 11, Section 21, Dover Township, Town 10, Range 14, Athens County, Ohio and described as follows:

Commencing at the northeast corner of Fraction 11; thence South 2,673.00 feet to a point on the east line of said Fraction 11 (by deed Volume 341 Page 243 of the Athens County Deed Records); thence leaving said east line of Fraction 11 on an assumed bearing North 86°51'41" West 145.20 feet to the southwest corner of a tract described in Volume 214 Page 145 and 147 of the Athens County Deed Records; thence North 86°59'41" West 308.30 feet to a point, the southeast corner of a 2.0 acre tract described in Volume 380 Page 859 of the Athens County Deed Records, TRUE POINT OF BEGINNING; thence South 11°58'58" East 346.23 feet to a set iron pin; thence South 69°45'47" West (passing a set iron pin at 56.05 feet and 150.77 feet) for a total distance of 396.22 feet to a set iron pin; thence South 28°32'15" West 222.01 feet to a set iron pin; thence North 62°47'22" West 150.91 feet to a set iron pin; thence North 35°18'41" East 242.62 feet to a set iron pin; thence North 34°47'38" West (passing a set iron pin at 244.38 feet) for a total distance of 326.88 feet to a point in the center of Sunday Creek; thence following Sunday Creek North 49°27'39" East 222.65 feet to a point on the westerly property line of a 2.00 acre tract described in Volume 380 Page 859 of the Athens County Deed Records; thence along said westerly property line South 29°27'41" East (passing a found iron pin at 50.00 feet) for a total distance of 213.37 feet to a found iron pin at the southwest corner of said 2.0 acre tract; thence along the south property line of said 2.0 acre tract North 60°32'19" East 358.70 feet to the point of beginning containing 5.00 acres and being part of a 89.88 acre tract described in Volume 361 Page 723 of the Athens County Deed Records.

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

The grantor conveys to the grantee his heirs and assigns the right to use an existing 20 foot right of way for ingress and egress from State Route 13 over Sunday Creek across a 5.18 acre tract; said right of way is more particularly described as follows:

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Commencing at the northeast corner of a 5.18 acre tract described in Volume 341 page 243 of the Athens County Deed Records; thence on an assumed bearing along the east property line of said 5.18 acre tract South 54°34' East (passing a round iron pin at 20.00 feet) for a total distance of 70.60 feet to THE TRUE POINT OF BEGINNING; thence leaving the east line of said 5.18 acre tract and running in a westerly direction to State Route 13 the following eight courses:
South 39°52'24" West 37.40 feet to a point; thence
South 32°44'41" West 43.78 feet to a point; thence
South 41°54'13" West 30.47 feet to a point; thence
South 86°39'14" West 19.41 feet to a point; thence
North 54°18'46" West 49.86 feet to a point; thence
North 45°08'07" West 29.08 feet to a point; thence
North 40°13'01" West 40.95 feet to a point; thence
North 41°49'36" West 93.46 feet to a point in the center of State Route 13 the point of terminus.

Grantor further grants to the grantee the right of ingress and egress over a 20 foot right of way from the east line of aforesaid 5.18 acre tract to Dover Township Road 607 said 20 foot right of way is more particularly described as follows: Commencing at the northeast corner of aforesaid 5.18 acre tract thence along the east property line of said 5.18 acre tract South 54°34' East 70.60 feet to THE TRUE POINT OF BEGINNING; thence easterly to Dover Township Road 607 the following nine courses:

North 47°00' East 364.50 feet to a point; thence
South 63°05' East 244.10 feet to a point; thence
North 18°47' East 59.60 feet to a point; thence
North 12°26' West 134.05 feet to a point; thence
North 12°54' East 119.00 feet to a point; thence
North 16°40' West 83.10 feet to a point; thence
South 75°22' West 115.15 feet to a point; thence
North 22°03' West 77.00 feet to a point; thence
North 23°30' East 122.70 feet to a point in the center of Dover Township Road 607, the point of terminus.

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Grantor also conveys to the grantee their successors and assigns an existing hand bridge across Sunday Creek and further grants a 20 foot right of way from the east line of the aforementioned 5.18 acre tract in an easterly direction to the western boundary line of a 37.42 acre tract owned by Charles Howard described in Volume 331 Page 815 of the Athens County Deed Records.

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 August 15, 1986.

Subject to all easements and right of ways of record.

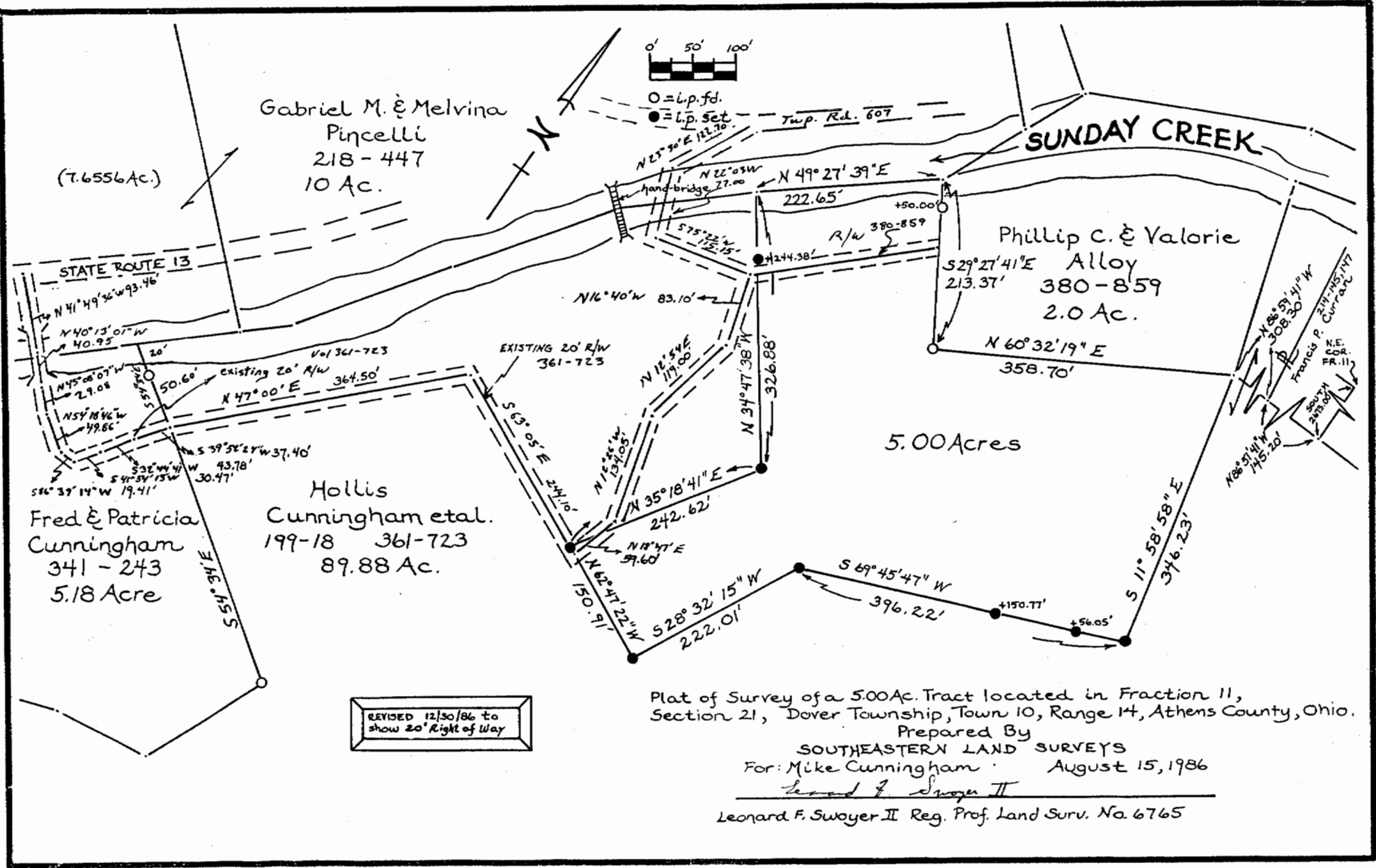
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Bob Eichenberg*

DATE: *1-9-87*

*No Regional Planning Commission approval
is required. Lot size = 5 acres
access is existing RW*

B.E.



○ = L.p. fd.
● = L.p. Set

REVISED 12/30/86 to show 20' Right of Way

Plat of Survey of a 5.00Ac. Tract located in Fraction 11, Section 21, Dover Township, Town 10, Range 14, Athens County, Ohio.

Prepared By
SOUTHEASTERN LAND SURVEYS
For: Mike Cunningham August 15, 1986
Leonard F. Swoyer II
Leonard F. Swoyer II Reg. Prof. Land Surv. No. 6765