



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 1

Situated in the northwest quarter of Section 35, Town 6, Range 12, Rome Township, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the northwest corner of Section 35 and the northwest corner of a 65.01 acre tract described in Volume 299 Page 178 of the Athens County Deed Records; thence along the west line of Section 35 and the west line of the 65.01 acre tract South 2 degrees 34 minutes 34 seconds West, a distance of 1349.92 feet to a point at the southwest corner of said 65.01 acre tract, said point is witnessed by a found iron pin which bears North 87 degrees 24 minutes 45 seconds West a distance of 10.62 feet; thence leaving the west line of Section 35 and along the south line of said 65.01 acre tract the following two bearings and distances: 1) South 87 degrees 24 minutes 45 seconds East, a distance of 1219.33 feet to an iron pin found; thence 2) South 2 degrees 24 minutes 06 seconds West, a distance of 180.20 feet to an iron pin found, THE TRUE POINT OF BEGINNING; thence continuing along the south line of said 65.01 acre tract South 87 degrees 27 minutes 19 seconds East, passing a set iron pin at 788.83 feet, for a total distance of 813.60 feet to an iron pin found in Athens County Road 48; thence along said road South 2 degrees 16 minutes 19 seconds West, a distance of 315.23 feet to a point; thence leaving said road and along an arbitrary line the following two bearings and distances: 1) North 87 degrees 27 minutes 19 seconds West, passing a set iron pin at 23.68 feet, for a total distance of 814.32 feet to an iron pin set; thence 2) North 2 degrees 24 minutes 07 seconds East, a distance of 315.23 feet to the POINT OF BEGINNING and containing 5.89 acres, and being a part of a 43.99 acre tract (deed) described in volume 253 Page 177 of the Athens County Deed Records.

*denotes calculated location based on a previous survey.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated January 30, 1995.

Subject to all easements and right of ways of record.

Drawn to scale by
Mathematical Accuracy
ATHENS COUNTY
ENGINEERING OFFICE
BY: S. Blause
DATE: 1-31-95

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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Row #35



SOUTHEASTERN LAND SURVEYS

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

TRACT 2

Situated in the northwest quarter of Section 35, Town 6, Range 12, Rome Township, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the northwest corner of Section 35 and the northwest corner of a 65.01 acre tract described in Volume 299 Page 178 of the Athens County Deed Records; thence along the west line of Section 35 and along the west line of said 65.01 acre tract South 2 degrees 34 minutes 34 seconds West, passing the southwest corner of said 65.01 acre tract at 1349.92 feet, for a total distance of 1846.26 feet to an iron pin set on the grantor's west property line, **THE TRUE POINT OF BEGINNING**; thence leaving the west line of said Section 35 and the grantor's west property line and along an arbitrary line South 87 degrees 27 minutes 19 seconds East, passing set iron pins at 1220.83 feet and 2011.47 feet, for a total distance of 2035.15 feet to a point in Athens County Road 48; thence along said road South 2 degrees 16 minutes 19 seconds West, a distance of 564.10 feet to a point at the northeast corner of an 11.00 acre tract described in Volume 114 Page 656 of the Athens County Official Deed Records; thence leaving said road and along the north line of said 11.00 acre tract North 87 degrees 17 minutes 40 seconds West, passing a found iron pin at 31.08 feet, for a total distance of 2038.15 feet to an iron pin found on the west line of aforesaid Section 35 and the grantor's west property line; thence along the west line of Section 35 and the grantor's west property line North 2 degrees 34 minutes 34 seconds East, a distance of 558.38 feet to the **POINT OF BEGINNING** and containing 26.241 acres, and being a part of a 43.99 acre tract (deed) described in Volume 253 Page 177 of the Athens County Deed Records.

*denotes calculated location of an iron pin based on previous survey.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated January 30, 1995.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 1-31-95

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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SOUTHEASTERN LAND SURVEYS

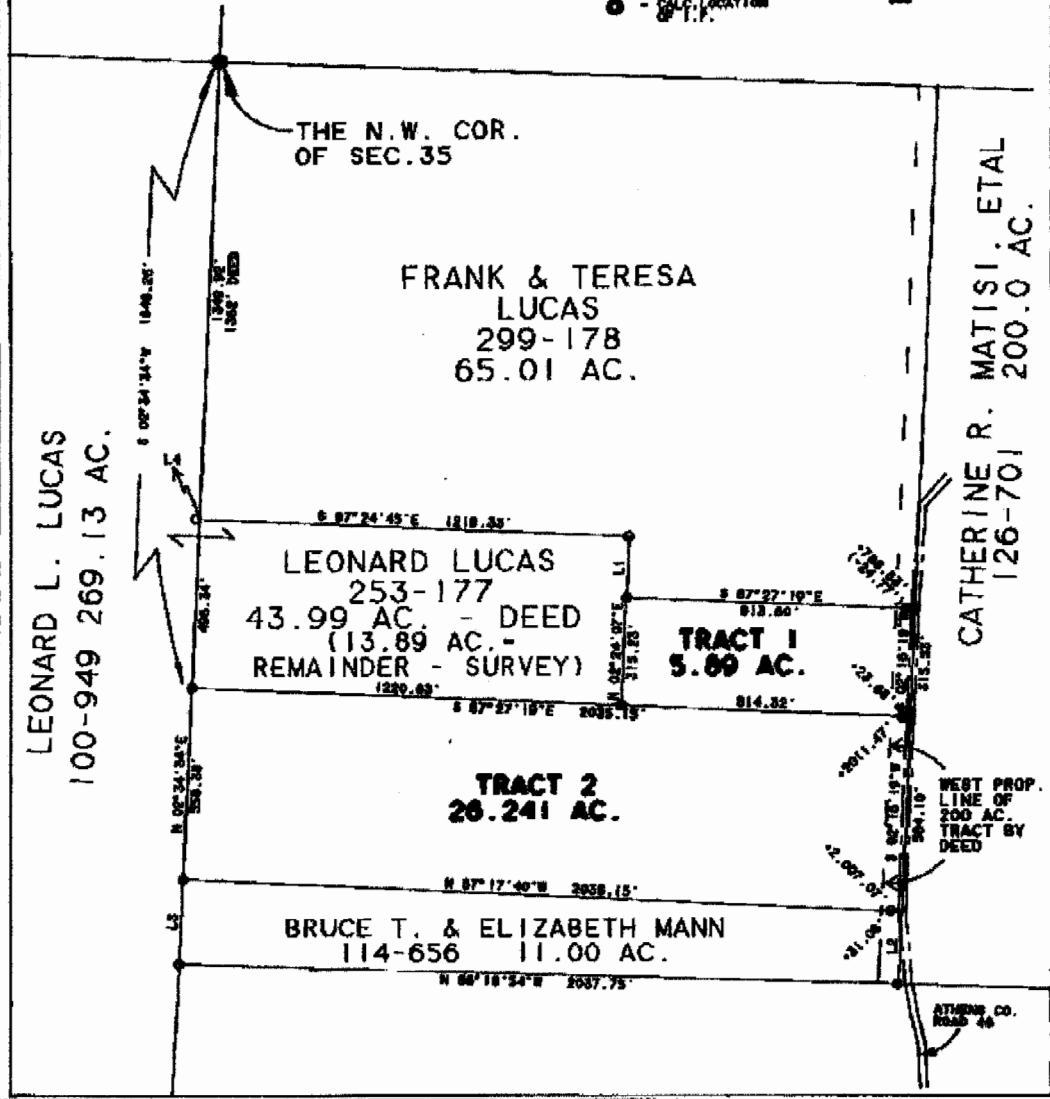
LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3426 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701

LINE	BEARING	DISTANCE
L 1	S 02° 24' 00" W	190.20'
L 2	S 02° 42' 16" W	218.91'
L 3	N 02° 32' 01" E	233.00'
L 4	N 87° 24' 45" W	16.02'



SCALE: 1" = 400'
 ○ - I.P. FB.
 ● - I.P. SET
 ⊙ - CALC. LOCATION
 P.P.



Plat of Survey of Tracts 1 & 2 Scale 1" = 400'

Surveyed for Leonard L. Lucas Date 1/30/95

Subdivision N.W. 1/4

Township Rome Section 35 Town 6 Range 12

Corporation --- County Athens State Ohio

Leonard F. Swayer Jr.

Leonard F. Swayer Jr. Reg. Prof. Land Surveyor No. 6765

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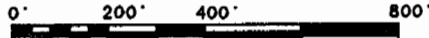


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3428 Pleasant Hill Road
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LINE	BEARING	DISTANCE
L 1	S 02° 24' 06" W	180.20'
L 2	S 02° 42' 18" W	216.61'
L 3	N 02° 32' 31" E	252.90'
L 4	N 87° 24' 45" W	10.62'

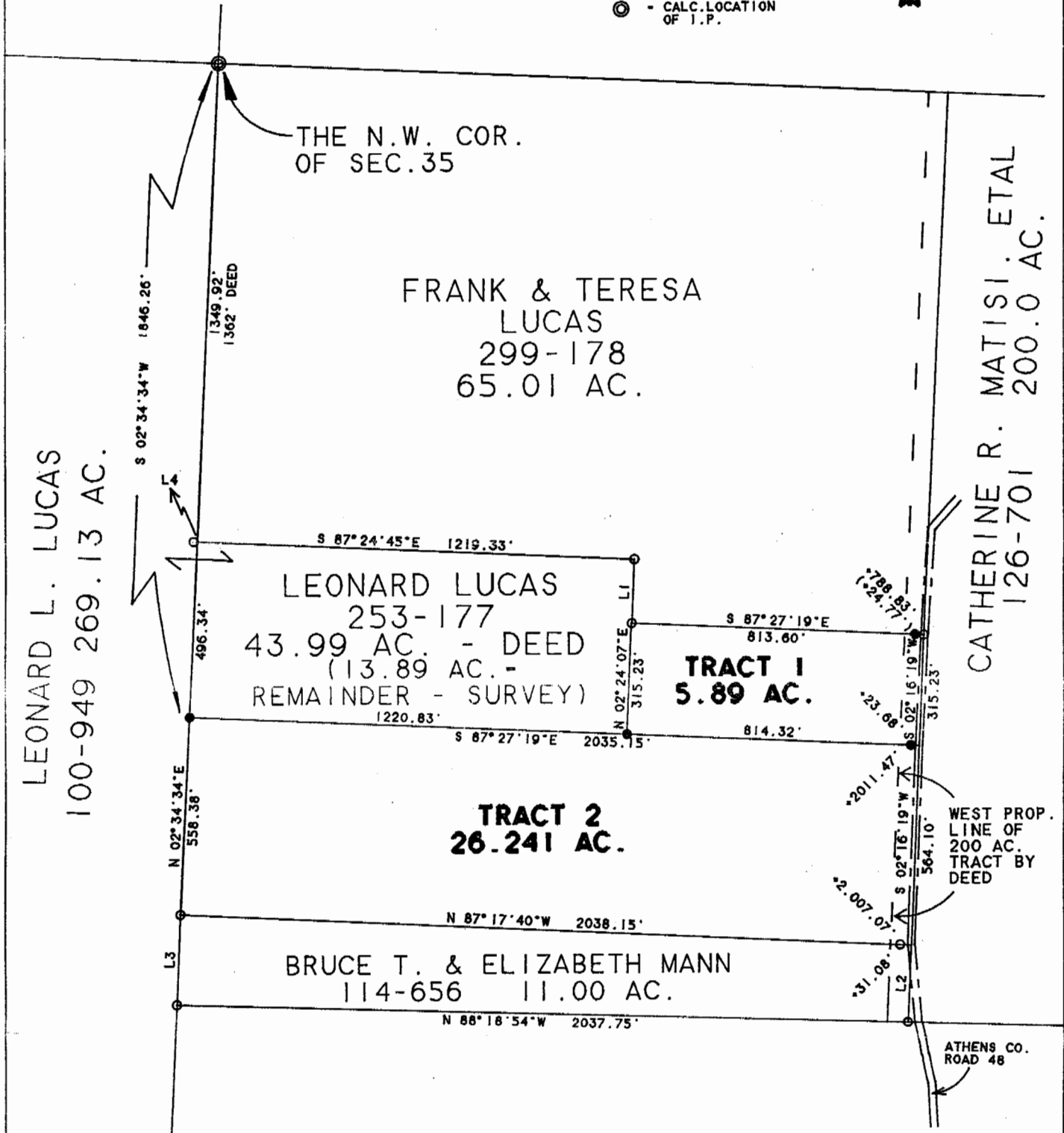


SCALE: 1" = 400'

○ - I.P. FD.

● - I.P. SET

⊙ - CALC. LOCATION OF I.P.



Plat of Survey of Tracts 1 & 2 Scale 1" = 400'

Surveyed for Leonard L. Lucas Date 1/30/95

Subdivision N.W. 1/4

Township Rome Section 35 Town 6 Range 12

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Leonard F. Swoyer Jr.

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