



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Section 1, Town 5, Range 11, Troy Township, Athens County, Ohio and described as follows:

Commencing at a found iron pin at the southwest corner of 8 Acre Lot 1052; thence along the west line of said Lot 1052 North 7 degrees 30 minutes 43 seconds East, a distance of 141.58 feet to a point in State Route 124, witnessed by a found iron pin which bears North 7 degrees 30 minutes 43 seconds East, a distance of 36.16 feet; thence along said road North 67 degrees 14 minutes 56 seconds East, a distance of 303.92 feet to a point on the northerly extension of the east line of 0.52 acre tract described in Volume 56 Page 283 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along said road North 67 degrees 16 minutes 36 seconds East, a distance of 298.27 feet to a point on the grantor's east line, the west line of a 21.32 acre tract described in Volume 91 Page 656 of the Athens County Official Deed Records; thence along the grantor's east line and westline of said 21.32 acre tract South 31 degrees 11 minutes 36 seconds East, passing a found iron pin which bears 0.09 feet right at 40.48 feet, and a found iron pin at 193.17 feet, for a total distance of 228.17 feet to a point located approximately 15 feet beyond the water's edge of the Ohio River; thence South 51 degrees 09 minutes 53 seconds West, a distance of 351.71 feet to a point approximately 15 feet beyond the water's edge of the Ohio River on the east line of a 0.11 acre tract described in Volume 109 Page 381 of the Athens County Official Deed Records; thence along the east line of said 0.11 acre tract and the east line of aforesaid 0.52 acre tract North 21 degrees 39 minutes 27 seconds West, passing a set iron pin at 50.0 feet and a found iron pin at 294.42 feet, for a total distance of 323.34 feet to the POINT OF BEGINNING and containing 2.020 acres (subject to the right of way of State Route 124), and being a part of the tracts described in Volume 276 Page 1331 of the Athens County Official Deed Records. It is the grantor's intention to convey all the property owned between the center of State Route 124 and the Ohio River in the lands described in Volume 276 Page 1331 of the Athens County Official Deed Records.

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 November 18, 1998.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausch
DATE: 11-23-98

PROPERTY

CONSTRUCTION

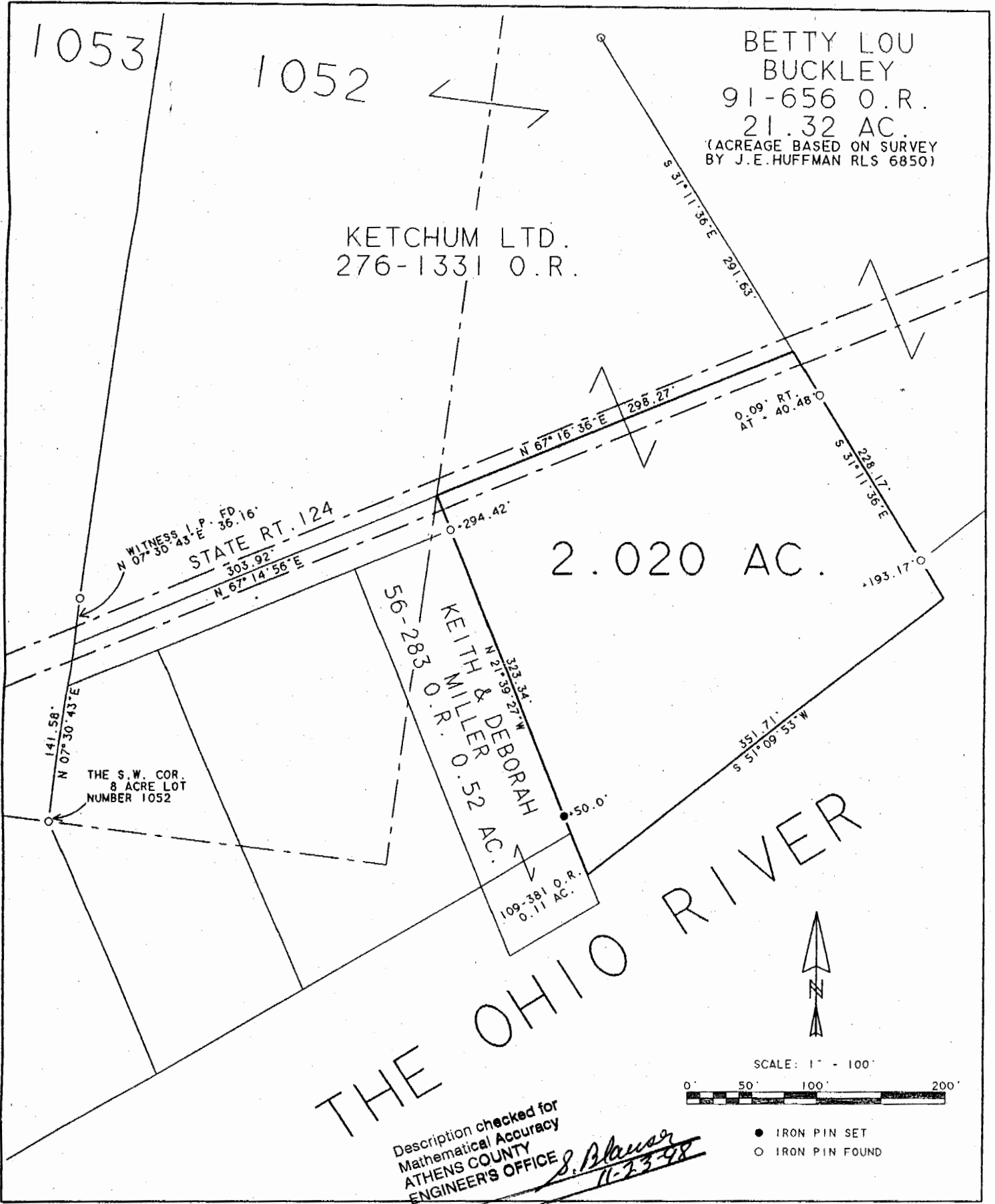
SUBDIVISIONS



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Plat of Survey of a 2.020 Acre Tract Scale 1" = 100'
 Surveyed for Roger Ketchum Date 11-18-98
 Subdivision ---
 Township Troy Section 1 Town 5 Range 11
 Corporation --- County Athens State Ohio

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

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TRY #1