



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Nelsonville Corporation, Section 12, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of Section 12; thence on an assumed bearing along an arbitrary line South 57 degrees 15 minutes 42 seconds West, a distance of 3491.49 feet to a point on the north edge of pavement of State Route 78 at the grantor's southeast property corner and the northeast corner of a 2.009 acre tract described in Volume 225 Page 98 of the Athens County Official Deed Records; thence along the grantor's southerly property line and the north edge of pavement of said State Route 78 and the north line of said 2.009 acre tract the following five bearings and distances: 1) North 84 degrees 09 minutes 18 seconds West, a distance of 125.68 feet to a point; thence 2) South 88 degrees 23 minutes 43 seconds West, a distance of 204.54 feet to a point; thence 3) South 79 degrees 32 minutes 05 seconds West, a distance of 148.30 feet to a point; thence 4) South 71 degrees 15 minutes 08 seconds West, a distance of 187.54 feet to a point; thence 5) South 63 degrees 15 minutes 48 seconds West, a distance of 52.77 feet to a set railroad spike; thence leaving the north edge of pavement of State Route 78 and the north line of said 2.009 acre tract and along an arbitrary line North 20 degrees 06 minutes 59 seconds West, passing an existing utility pole at 52.23 feet, for a total distance of 202.66 feet to a set iron pin on the grantor's north property line and the south line of a 5.89 acre tract described in Volume 359 Page 831 of the Athens County Deed Records; thence along the grantor's north property line, the south line of said 5.89 acre tract and the southerly line of a 7.02 acre tract described in Volume 361 Page 785 South 86 degrees 51 minutes 12 seconds East, passing a found iron pin at the southeast corner of said 5.89 acre tract at 654.23 feet, for a total distance of 773.32 feet to a point at the grantor's northeast property corner; thence along the southerly line of said 7.02 acre tract and the grantor's east property line South 3 degrees 08 minutes 48 seconds West, a distance of 44.02 feet to to the POINT OF BEGINNING, and being part of a 5 acre tract of land described in Volume 92 Page 425 of the Athens County Official Deed Records. There are 1.315 acres in Nelsonville Corporation and 0.113 acres outside of said Nelsonville Corporation.

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 August 12, 1996.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: L. Blausen
DATE: 8-14-96

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12R#12

PROPERTY

CONSTRUCTION

SUBDIVISIONS

BILLY J. & PATRICK L. GABRIEL
359-831 5.89 AC.

CHARLES E. & OPAL L. TOWNSEND
361-785 7.02 AC.

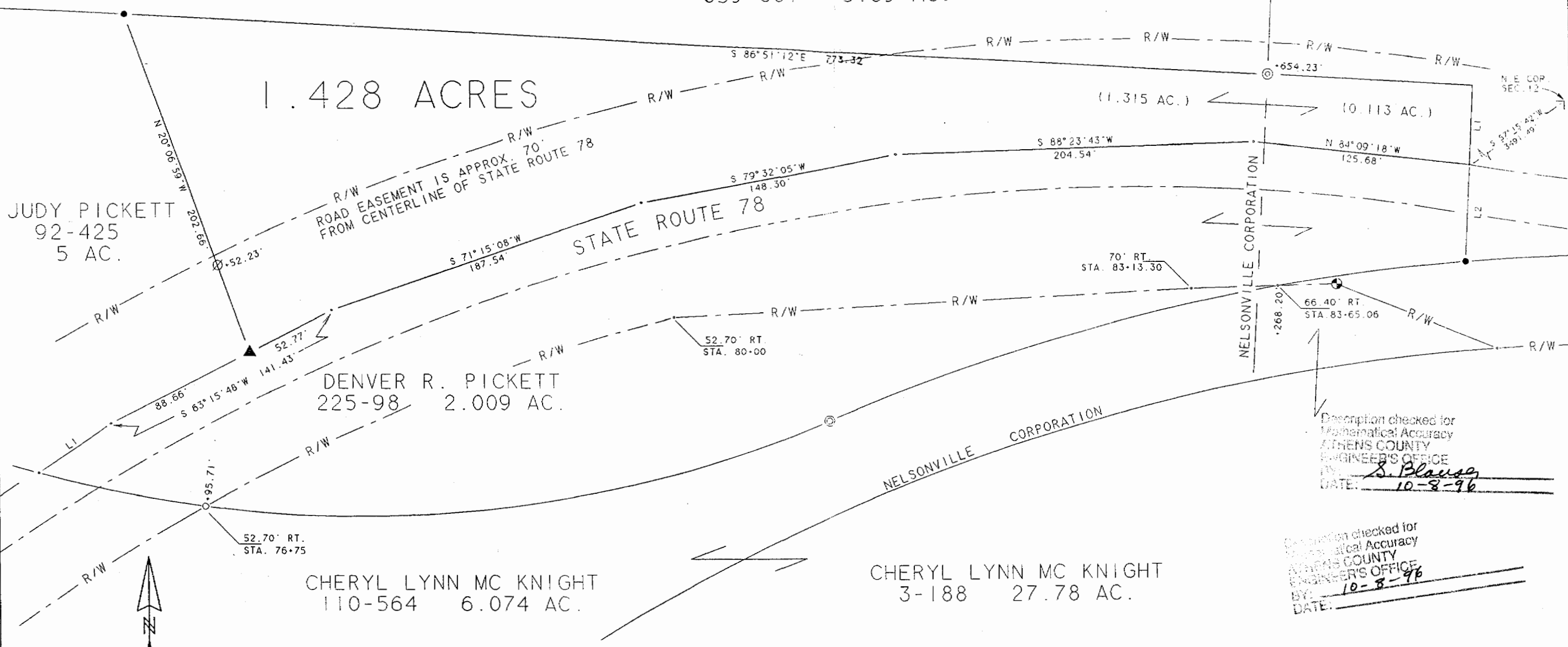
1.428 ACRES

JUDY PICKETT
92-425
5 AC.

DENVER R. PICKETT
225-98 2.009 AC.

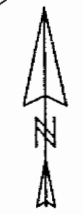
CHERYL LYNN MC KNIGHT
110-564 6.074 AC.

CHERYL LYNN MC KNIGHT
3-188 27.78 AC.

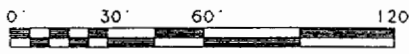


Description checked for
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SCALE: 1" = 60'



- CONCRETE R/W MONUMENT
- IRON PIN SET
- IRON PIN FOUND
- ⊙ IRON PIN (CALC.)
- ▲ RAILROAD SPIKE SET
- ⊗ UTIL. POLE

LINE	BEARING	DISTANCE
L 1	S 03° 08' 48" W	44.02'
L 2	S 03° 08' 48" W	55.47'

PLAT OF SURVEY OF A 1.428 ACRE TRACT
SITUATED IN NELSONVILLE CORPORATION, SECTION 12, TOWN 12,
RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO.
PREPARED BY: SOUTHEASTERN LAND SURVEYS
FOR: BUCK PICKETT * AUGUST 12, 1996
Leonard F. Swoyer
LEONARD F. SWOYER R.L.S. 6765



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