



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 1

Situated in Fraction 5, Section 10, Town 11, Range 15, Waterloo Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the southeast corner of said Fraction 5; thence on an assumed bearing North 86 degrees 09 minutes 12 seconds West, a distance of 315.49 feet to a stone* at the southeast corner of a 19.36 acre tract described in Volume 82 Page 222 of the Athens County Official Deed Records; thence North 86 degrees 08 minutes 49 seconds West, a distance of 631.72 feet to a found iron pin at the grantor's southeast property corner on the northerly line of a 6.88 acre tract described in Volume 34 Page 265 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along the the grantor's south property line and the northerly line of said 6.88 acre tract North 86 degrees 10 minutes 03 seconds West, a distance of 660.76 feet to a point at the grantor's southwest property corner and southeast corner of a 3.36 acre tract described in Volume 190 Page 119 of the Athens County Official Deed Records; thence along the grantor's west property line and the east line of said 3.36 acre tract North 4 degrees 20 minutes 41 seconds East, passing a found iron pin at 3.82 feet, and a set iron pin at 433.61 feet, for a total distance of 453.61 feet to a found railroad spike in Athens County Road 100 at the northeast corner of said 3.36 acre tract and the southwest corner of a 5.79 acre tract described in Volume 218 Page 307 of the Athens County Official Deed Records; thence along said road the following four bearings and distances: 1) South 50 degrees 25 minutes 48 seconds East, a distance of 70.08 feet to a point; thence 2) South 59 degrees 47 minutes 18 seconds East, a distance of 140.89 feet to a point; thence 3) South 65 degrees 43 minutes 07 seconds East, a distance of 234.80 feet to a point; thence 4) South 66 degrees 07 minutes 04 seconds East, a distance of 271.80 feet to a point on the grantor's east property line on the northerly line of aforesaid 6.88 acre tract at the southwest corner of aforesaid 19.36 acre tract; thence leaving said Athens County Road 100 and along the grantor's east property line on the northerly line of said 6.88 acre tract the following two bearings and distances: 1) South 4 degrees 25 minutes 24 seconds West, passing a set iron pin at 24.26 feet, for a total distance of 169.15 feet to a found iron pin; thence 2) South 3 degrees 45 minutes 33 seconds West, a distance of 5.70 feet to the POINT OF BEGINNING and containing 4.547 acres, and being a part of a 20.93 acre tract described in Volume 141 Page 188 of the Athens County Official Deed Records.

*denotes calculated location of monument found in 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 February 4, 1997. Subject to all easements and right of ways of record.

*S. Swoyer
3-12-97*

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PROPERTY

CONSTRUCTION

SUBDIVISIONS



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EASEMENT TO BE INCLUDED WITH TRACT 1

Grantor reserves the right to use access and maintain the existing two water wells and the right to use access and maintain a water tap to the LEAX WATER LINE said tap and wells are located on the south side of Athens County Road 100 and are within fifty feet of the center of said road.

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TRACT 2

Situated in Fraction 5, Section 10, Town 11, Range 15, Waterloo Township, Athens County, Ohio and described as follows:

Commencing at a stone* at the southeast corner of said Fraction 5; thence North 86 degrees 09 minutes 12 seconds West, a distance of 315.49 feet to a stone* at the southeast corner of a 19.36 acre tract described in Volume 82 Page 222 of the Athens County Official Deed Records; thence North 86 degrees 08 minutes 49 seconds West a distance of 631.72 feet to a found iron pin at the grantor's southeast property corner on the northerly line of a 6.88 acre tract described in Volume 34 Page 265 of the Athens County Official Deed Records; thence along the grantor's east property line and the northerly line of said 6.88 acre tract, the following two bearings and distances: 1) North 3 degrees 45 minutes 33 seconds East, a distance of 5.70 feet to a found iron pin; thence 2) North 4 degrees 25 minutes 24 seconds East, passing a set iron pin at 144.89 feet, for a total distance of 169.15 feet to a point in Athens County Road 100 at the southwest corner of aforesaid 19.36 acre tract, THE TRUE POINT OF BEGINNING; thence along said road the following four bearings and distances: 1) North 66 degrees 07 minutes 04 seconds West, a distance of 271.80 feet to a point; thence 2) North 65 degrees 43 minutes 07 seconds West, a distance of 234.80 feet to a point; thence 3) North 59 degrees 47 minutes 18 seconds West, a distance of 140.89 feet to a point; thence 4) North 50 degrees 25 minutes 48 seconds West, a distance of 70.08 feet to a found railroad spike on the grantor's west property line at the northeast corner of a 3.36 acre tract described in Volume 190 Page 119 of the Athens County Official Deed Records and the southeast corner of a 5.79 acre tract described in Volume 218 Page 307 of the Athens County Official Deed Records; thence leaving said road and along the grantor's west property line and the east property line of said 5.79 acre tract North 4 degrees 19 minutes 37 seconds East, passing a found iron pin at 226.02 feet and iron pins* at 739.17 feet and 889.02 feet, for a total distance of 923.39 feet to an iron pin* at the grantor's northwest property corner and the northeast corner of said 5.79 acre tract on the south line of a 31.0 acre tract described in Volume 309 Page 921 of the Athens County Deed Records; thence along the grantor's north property line and the south line of said 31.0 acre tract South 87 degrees 23 minutes 19 seconds East, a distance of 663.17 feet to an iron pin* at the grantor's northeast property corner and the northwest corner of aforesaid 19.36 acre tract; thence along the grantor's east property line and the west line of said 19.36 acre tract South 4 degrees 25 minutes 24 seconds West, passing iron pins* at 52.25 feet and 865.33 feet and a found iron pin at 1039.68 feet, for a total distance of 1216.30 feet to the POINT OF BEGINNING and containing 16.478 acres, and being a part of a 20.93 acre tract described in Volume 141 Page 188 of the Athens County Official Deed Records. *denotes calculated location of monument based on a previous survey.

S. Swoyer
3-12-97

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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.

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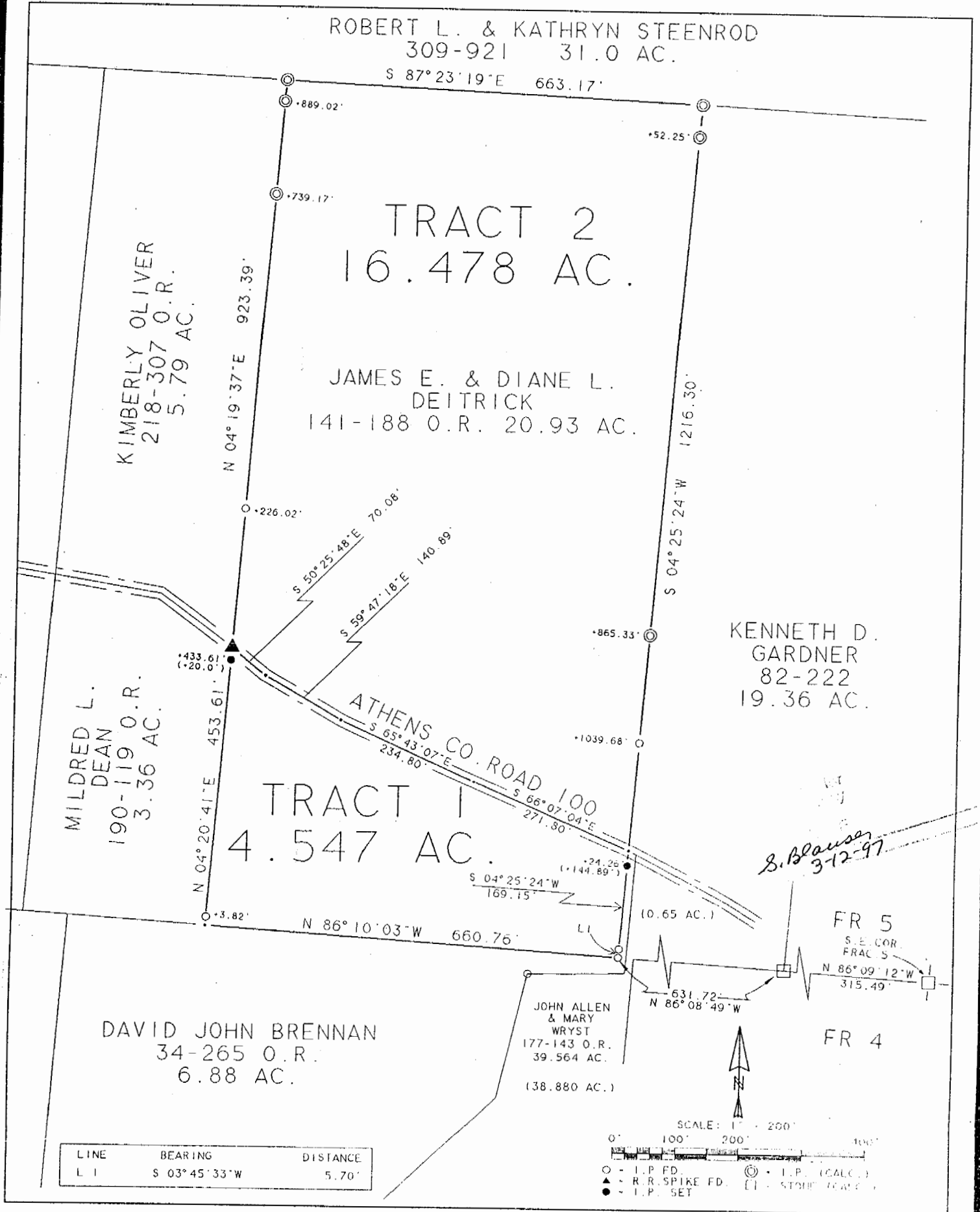
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Plat of Survey of Tracts 1 & 2 Scale 1" = 200'
 Surveyed for David John Brennan Date 2/04/97
 Subdivision Fraction 5
 Township Waterloo Section 10 Town 11 Range 15
 Corporation --- County Athens State Ohio

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

WAT #10