



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

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

Situated in Section 12, Waterloo Township, Town 11, Range 15, Athens County, Ohio and being more particularly described as follows:

Commencing at the northeast corner of Section 12 Waterloo Township; thence along the north line of Section 12 an assumed bearing North 86 degrees 30 minutes 00 seconds West 908.85 feet to a round stone; thence continuing along said line North 86 degrees 30 minutes 00 seconds West 1,106.27 feet to a set railroad spike on State Route 691, the northeast property corner of land herein described and the true point of beginning; thence along the east boundary of said property and the west boundary of a tract described in Volume 326 Page 325 of the Athens County Deed Records the following described distances and bearings:

South 57 degrees 15 minutes 20 seconds west 214.39 feet to a set iron pin; thence

South 29 degrees 45 minutes 00 seconds West 182.82 feet to a set railroad spike; thence

South 41 degrees 30 minutes 00 seconds West 198.00 feet to a set railroad spike; thence

South 54 degrees 00 minutes 00 seconds west 497.64 feet to a set iron pin on the east property line of a tract

described in Volume 297-Page 475 of the Athens County Deed Records and the southwest corner of lands herein described; thence North 30 degrees 48 minutes 13 seconds West passing a set iron pin at 608.58 feet for a total distance of 924.00 feet to a set iron pin the northeast corner of a tract described in Volume 297 Page 475 of the Athens County Deed Records and the northwest corner of land herein described; thence along the north line of Section 12 Waterloo Township the south property line of a tract described in Volume 246 Page 117 of the Athens County Deed Records, and the north property line of land herein described South 86 degrees 30 minutes 00 seconds East passing set iron

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WAT#12



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pins at 458.26 feet and 1236.65 feet for a total distance of 1280.40 feet to a set railroad spike on State Route 691 and the true point of beginning containing 11.5666 acres and being a more accurate description of land described in Volume 316 Page 217 of the Athens County Deed Records. All set iron pins are 31 inches in length and $\frac{1}{2}$ inch in diameter.

The above description was based on a survey dated June 12 1982 and prepared by Southeastern Land Surveys Leonard F. Swoyer Registered Surveyor No. 6765.

Subject to all easements and right of way of records.

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PROPERTY

CONSTRUCTION

SUBDIVISIONS



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Tract 1: Situated in Section 12, Town 11, Range 15, Waterloo Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of said Section 12; thence along the north line of said Section 12 North 86 degrees 30 minutes 00 seconds West 2992.82 feet to a set iron pin THE TRUE POINT OF BEGINNING; thence South 24 degrees 33 minutes 24 seconds East (passing set iron pins at 205.82 feet and 596.14 feet) for a total distance of 742.22 feet to a set iron pin on the south surveyed property line of a 11.59 acre (deed) tract described in Volume 316 Page 217 of the Athens County Deed Records, said set iron pin is also on the north edge of pavement of State Route 691; thence along said south property line and the north property line of a 100.41 acre tract described in Volume 326 Page 325 of the Athens County Deed Records South 53 degrees 52 minutes 39 seconds West 170.00 feet to a found iron pin on the easterly property line of a 12.10 acre tract described in Volume 297 Page 475 of the Athens County Records; thence along said easterly property line North 30 degrees 48 minutes 13 seconds West 924.15 feet to a found iron pin the northeast corner of aforementioned 12.10 acre tract; thence along the north line of said Section 12 South 86 degrees 30 minutes 00 seconds East 302.68 feet to the place of beginning containing 4.0712 acres and being part of a 11.59 acre tract (deed) described in Volume 316 Page 217 of the Athens County Deed Records. Said 11.59 acre tract contains 11.5666 acres, as surveyed by me June 12, 1982, which leaves a remainder of 7.4954 acres.

Note: All set iron pins are capped, 5/8 inch diameter rebar and 31 inches in length.

The above description was written by Leonard F. Swoyer Registered Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Survey dated August 17, 1984.

The above description is to be kept as contiguous and continuous ownership for all time with the following tract 2.

Subject to all easements and right of ways of record.

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TRACT 2: Situated in Section 7, Town 12, Range 15, York Township, Athens County, Ohio and described as follows:

Commencing at the southeast corner of said Section 7; thence along the south line of said Section 7 and the north line of Section 12 Waterloo Township North 86 degrees 00 minutes 00 seconds West (passing a found stone at 908.85 feet) for a total distance of 2992.82 feet to a set iron pin THE TRUE POINT OF BEGINNING; thence continuing along the south line of said section 7 and the north line of said Section 12 North 86 degrees 30 minutes 00 seconds West 302.68 feet to a found iron pin the northeast corner of a 12.10 acre tract described in Volume 297 Page 475 of the Athens County Deed Records; thence North 18 degrees 37 minutes 55 seconds West 217.36 feet to a set iron pin; thence North 05 degrees 11 minutes 14 seconds West 439.10 feet to a set iron pin; thence North 70 degrees 06 minutes 06 seconds East 99.37 feet to a set iron pin; thence South 24 degrees 33 minutes 24 seconds East (passing a set iron pin at 311.40 feet) for a total distance of 764.73 feet to the point of beginning containing 3.3316 acres of which approximately 0.56 acres is in Tract 3, 2.6 acres is in Tract 5 and 0.17 acres is in Tract 7 of a deed described in Volume 246 Pages 117 and 118 of the Athens County Deed Records.

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

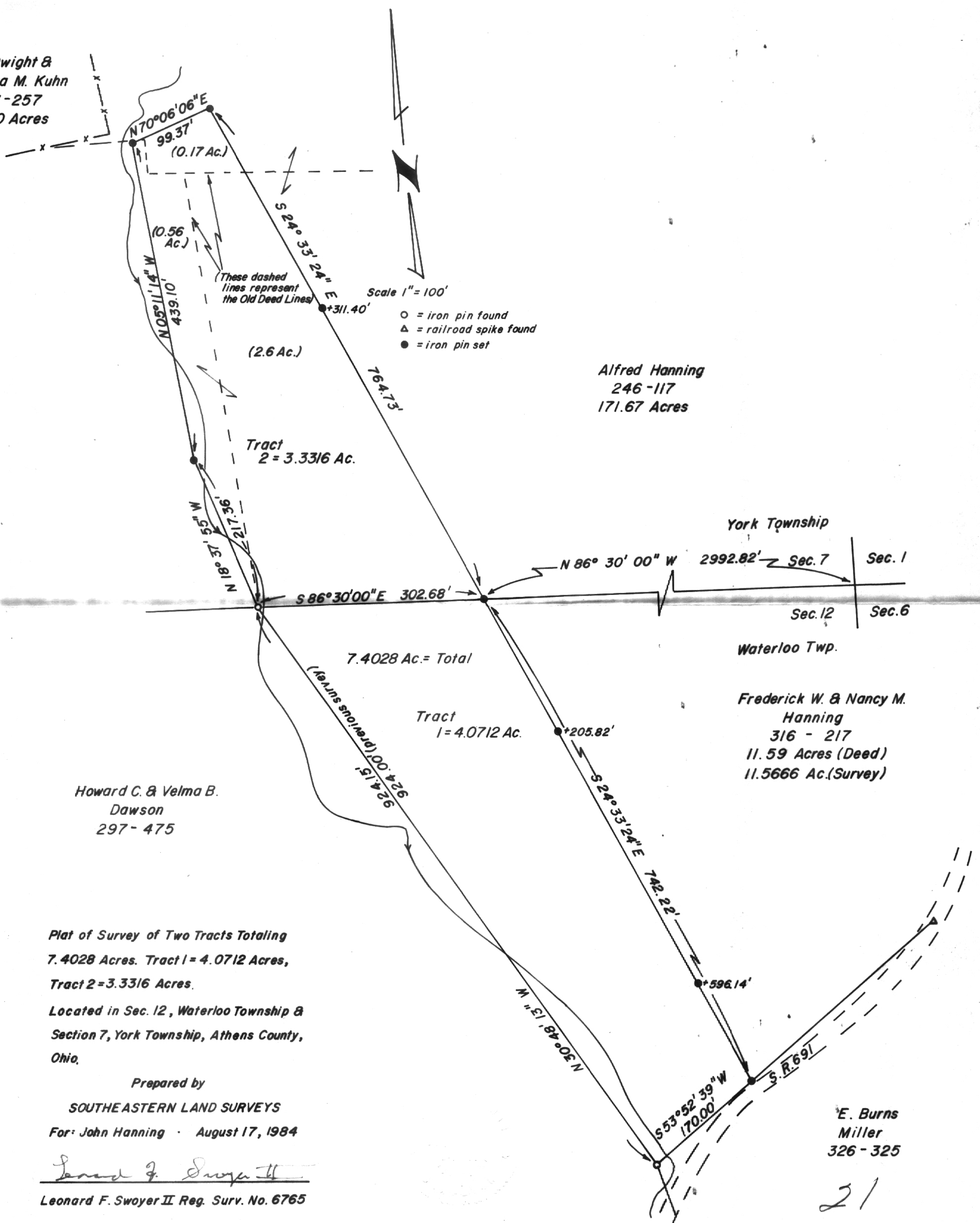
The above description was written by Leonard F. Swoyer Registered Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys and dated August 17, 1984.

The above Tract 2 is to be kept as contiguous and continuous ownership for all times with Tract 1 also surveyed August 17, 1984 by me.

Subject to all easements and right of ways of record.

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P. Dwight &
Geneva M. Kuhn
281-257
15.00 Acres



Scale 1" = 100'

- = iron pin found
- △ = railroad spike found
- = iron pin set

Alfred Hanning
246-117
171.67 Acres

York Township

N 86° 30' 00" W 2992.82' → Sec. 7 Sec. 1

Sec. 12 Sec. 6

Waterloo Twp.

Frederick W. & Nancy M.
Hanning
316 - 217
11.59 Acres (Deed)
11.5666 Ac. (Survey)

Howard C. & Velma B.
Dawson
297 - 475

Plat of Survey of Two Tracts Totaling
7.4028 Acres. Tract 1 = 4.0712 Acres,
Tract 2 = 3.3316 Acres.

Located in Sec. 12, Waterloo Township &
Section 7, York Township, Athens County,
Ohio.

Prepared by

SOUTHEASTERN LAND SURVEYS

For: John Hanning · August 17, 1984

Leonard F. Swoyer II

Leonard F. Swoyer II Reg. Surv. No. 6765

E. Burns
Miller
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