



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road  
Athens, Ohio 45701  
740/593-8701

Situated in Lease Lot 1 of Section 21, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at a found bolt in the pavement of Alexander Township Road 52 at the southwest corner of said Lease Lot 1, THE TRUE POINT OF BEGINNING; thence along the west line of a 40.06 acre remainder tract described in Volume 383 Page 177 of the Athens County Deed Records and the east line of a 37.68 acre tract described in Volume 298 Page 621 of the Athens County Deed Records on an assumed bearing of North 1 degrees 08 minutes 27 seconds East, a distance of 1111.52 feet to a set iron pin; thence leaving the east line of said 37.68 acre tract and the west line of said 40.06 acre tract and along a new line South 80 degrees 01 minute 35 seconds East, a distance of 463.97 feet to a set iron pin; thence South 1 degrees 08 minutes 28 seconds West, a distance of 422.95 feet to a set iron pin on the north line of a 10.00 acre tract described in Volume 381 Page 545 of the Athens County Deed Records; thence along the north line of said 10 acre tract North 88 degrees 49 minutes 01 second West, a distance of 409.23 feet to a found bolt at the northwest corner of said 10.00 acre tract; thence along the west line of said 10 acre tract South 1 degrees 04 minutes 01 second West (passing a found disturbed 1 inch pipe at 596.42 feet and 0.02 feet west of the line and a found ½ inch rebar at 617.74 feet and 0.31 feet east of the line) for a total distance of 617.69 feet to a point in the north side of Alexander Township Road 52; thence along the north side of said road North 88 degrees 47 minutes 59 seconds West, a distance of 50.03 feet to the point of beginning and containing 5.5284 acres, and being a part of a 40.06 acre remainder tract described as tract 1 in Volume 383 Page 177 of the Athens County 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 P.S. 6765. The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated April 24, 2003.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausy  
DATE: 4-25-03 SUBDIVISIONS

PROPERTY

CONSTRUCTION

"Sight" Survey 970324-Z-0324  
 Friday, April 25, 2003 9:57 am.  
 Pg: 1

Registered to:  
 ATHENS COUNTY ENGINEER DEPT.  
 File Name:  
 C:\LOTSPL~1\ALEX\S21\T52-5-52.ZAK

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Friday, April 25, 2003 9:46 am.					
Assigned point					
Start	1		5000.00000	5000.00000	0.000
Raw:	n01.0827e	1111.52			
TR	N 1°08'27.0" E	1111.520			
	2		6111.29967	5022.13034	0.000
Raw:	s80.0135e	463.97			
TR	S 80°01'35.0" E	463.970			
	3		6030.94258	5479.08866	0.000
Raw:	s01.0828w	422.95			
TR	S 1°08'28.0" W	422.950			
	4		5608.07646	5470.66568	0.000
Raw:	n88.4901w	409.23			
TR	N 88°49'01.0" W	409.230			
	5		5616.52573	5061.52291	0.000
Raw:	s01.0401w	617.69			
TR	S 1°04'01.0" W	617.690			
	6		4998.94282	5050.02114	0.000
Raw:	n88.4759w	50.03			
TR	N 88°47'59.0" W	50.030			
	7		4999.99081	5000.00212	0.000
IN	N 13°00'03.4" W	0.009			
	1		5000.00000	5000.00000	0.000

Area = 240820.331 Sq. Feet or 5.528 Acres

Database Saved: Friday, April 25, 2003 9:57 am.



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3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-8701



- = IRON PIN SET
- = IRON PIN FOUND
- = STONE FOUND
- ◇ = BOLT FOUND

BEARINGS ARE TO AN ASSUMED MERIDIAN AND DENOTE ANGLE ONLY

5.5284 ACRES

RICHARD & TINA  
JEFFERS  
298-621  
49.55 AC.  
(37.68 AC.)

LOWELL & FLORENCE  
ASHCRAFT 383-177  
40.06 AC.

BERT L. & TAMMY S.  
ASHCRAFT 381-545  
10.00 AC.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: *S. Blaus*  
DATE: *4-25-03*

PERTINENT DOCUMENTS  
DEEDS AS SHOWN

2 1 DISTURBED 1" PIPE FD.  
+596.42 RT. O. 02 ALEX. TWP.  
+617.74 LT. O. 31 RD. 52  
1/2" BENT REBAR  
N 88°47'59" W  
50.03'



**Plat of** 5.5528 ACRES **Scale:** 1" = 150'  
**Surveyed for:** BEN ASHCRAFT **Date:** 04/24/03  
**Subdivision:** LEASE LOT 1  
**Township:** ALEXANDER **Section:** 21 **Town:** 8 **Range:** 14  
**Corporation:** \_\_\_\_\_ **County:** ATHENS **State:** OHIO  
*Leonard F. Swoyer Jr.*  
**Leonard F. Swoyer Jr. Registered Professional Land Surveyor No. 6765**



ALEX #21