



# SOUTHEASTERN LAND SURVEYS

L. RONARD P. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT II

Situated in Lease Lot 2 of Section 31, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of Lease Lot 5 and the southeast corner of Lease Lot 4 of said Section 31; thence North 1 degrees 27 minutes 47 seconds East, a distance of 845.58 feet to a found iron pin at the northwest corner of a 7.40 acre tract described in Volume 359 Page 291 of the Athens County Deed Records; thence along the north line of said 7.40 acre tract South 86 degrees 15 minutes 00 seconds East, a distance of 484.18 feet to a set railroad spike in Alexander Township Road 41; thence along the said Alexander Township Road 41 North 14 degrees 03 minutes 37 seconds East, a distance of 125.31 feet to a point; thence North 10 degrees 56 minutes 40 seconds East, a distance of 114.40 feet to a point, THE TRUE POINT OF BEGINNING; thence continuing along said Alexander Township Road 41 North 8 degrees 26 minutes 18 seconds East, a distance of 173.33 feet to a point; thence North 9 degrees 03 minutes 45 seconds East, a distance of 172.46 feet to a point; thence leaving the said Alexander Township Road 41 South 85 degrees 28 minutes 28 seconds East (passing a set iron pins at 19.16 feet and 176.69 feet) for a total distance of 708.17 feet to a set iron pin; thence South 4 degrees 01 minute 46 seconds West, a distance of 260.00 feet to a set iron pin; thence South 87 degrees 56 minutes 53 seconds West (passing a set iron pin at 695.76 feet) for a total distance of 740.76 feet to the point of beginning and containing 5.0051 acres and being all of a 0.29 acre tract 1 and 1.0 acre of a 2.22 acre tract 2 and 3.7151 acres of a 95 acre FIRST TRACT described in Volume 211 Page 823 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 R.L.S. 6765. The above description

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 1-10-96

PROPERTY

CONSTRUCTION

SUBDIVISIONS

101

ALX# 31

was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated January 9, 1996.

Subject to all easements and right of ways of record.

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	85°	28'	28"	East	708.17 feet.
2	South	04°	01'	46"	West	260.00 feet.
3	South	87°	56'	53"	West	740.76 feet.
4	North	08°	26'	18"	East	173.33 feet.
5	North	09°	03'	45"	East	172.46 feet.

The easting error is 0.01 feet.  
The northing error is 0.00 feet.  
The gap in closure is 0.01 feet.

The precision of the field survey is  
0.04 feet error per 10,000 feet traverse.

The area computes to be 5.01 acres.

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	85°	28'	28"	East	708.17 feet.
2	South	04°	01'	46"	West	260.00 feet.
3	South	87°	56'	53"	West	740.76 feet.
4	North	08°	26'	18"	East	173.33 feet.
5	North	09°	03'	45"	East	172.46 feet.

The easting error is 0.01 feet.  
The northing error is 0.00 feet.  
The gap in closure is 0.01 feet.

The precision of the field survey is  
0.04 feet error per 10,000 feet traverse.

The area computes to be 5.01 acres.



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### TRACT III

Situated in Lease Lot 2 and Lease Lot 6 of Section 31, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of Lease Lot 5 and the southeast corner of Lease Lot 4 in said Section 31; thence along the east line of said Lease Lot 4 North 1 degree 27 minutes 47 seconds East, a distance of 845.58 feet to a found iron pin at the northwest corner of a 7.40 acre tract described in Volume 359 Page 291 of the Athens County Deed Records; thence along the north line of said 7.40 acre tract South 86 degrees 15 minutes 00 seconds East, a distance of 484.18 feet to a set railroad spike, THE TRUE POINT OF BEGINNING; thence along the center of Alexander Township Road 41 North 14 degrees 03 minutes 37 seconds East, a distance of 125.31 feet to a point; thence North 10 degrees 56 minutes 40 seconds East, a distance of 114.40 feet to a point; thence leaving the said Alexander Township Road 41 North 87 degrees 56 minutes 53 seconds East (passing a set iron pin at 45.00 feet) for a total distance of 740.76 feet to a set iron pin; thence South 4 degrees 01 minute 47 seconds West, a distance of 106.15 feet to a set iron pin; thence South 21 degrees 50 minutes 07 seconds East, a distance of 105.01 feet to a set iron pin; thence South 37 degrees 10 minutes 20 seconds East, a distance of 146.63 feet to a set iron pin on the north line of a 12 acre tract described in Volume 350 Page 425 of the Athens County Deed Records; thence along the north line of said 12 acre tract and the north line of a 7.5 acre tract described in Volume 157 Page 241 of the Athens County Official Deed Records North 86 degrees 15 minutes 00 seconds West (passing a found iron pipe at 75.00 feet and a set iron pin at 893.60 feet) for a total distance of 914.60 feet to the point of beginning and containing 5.0141 acres, and being 1.22 acres out of a 2.22 acre tract 1 and 0.06 acres out of a 15 acre "SECOND TRACT" and 3.7341 Acres out of 95 acre "FIRST TRACT" described in Volume 211 Page 823 of the Athens County Official Deed Records said 5.0141 acre tract is further divided as being 4.9541 acres in Lease Lot 2 and 0.06 acre in Lease Lot 6.

PROPERTY

CONSTRUCTION description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 1-10-96

SUBDIVISIONS

104  
ALX# 31

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 Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated January 9, 1996.

Subject to all easements and right of ways of record.

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	04°	01'	47"	West	106.15 feet.
2	South	21°	50'	07"	East	105.01 feet.
3	South	37°	10'	02"	East	146.63 feet.
4	North	86°	15'	00"	West	914.60 feet.
5	North	14°	03'	37"	East	125.31 feet.
6	North	10°	56'	40"	East	114.40 feet.
7	North	87°	56'	53"	East	740.76 feet.

The easting error is -0.01 feet.  
The northing error is 0.01 feet.  
The gap in closure is 0.01 feet.

The precision of the field survey is  
0.06 feet error per 10,000 feet traverse.

The area computes to be 5.01 acres.

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HERSHEL &  
TAMMY  
LEMASTER  
10.39 AC.

DANNY R. & VONDA L.  
COTTRELL

VOL. 211-823

- - IRON PIN SET
- - IRON PIN FOUND
- ▲ - RAILROAD SPIKE SET

LINE	BEARING	DISTANCE
L 1	N 07° 19' 34" E	100.12'
L 2	N 14° 03' 37" E	125.31'
L 3	N 10° 56' 40" E	114.40'
L 4	N 07° 19' 34" E	100.12'
L 5	N 14° 03' 37" E	125.31'
L 6	N 10° 56' 40" E	114.40'
L 7	S 04° 01' 47" W	106.15'
L 8	S 21° 50' 07" E	105.01'

ALEXANDER TWP. RD. 41

5.0064 AC.  
TRACT I

JERRY W. &  
MARGARET ANN  
SABINE  
67-528  
34.08 AC.  
(PRIOR REF.)

5.0051 AC.  
TRACT II  
(3.7151 AC.)

5.0141 AC.  
TRACT III  
(3.7341 AC.)

PAUL DAVIS  
359-291  
7.40 AC.

WARREN & DEBRA  
SMITH

157-241  
7.5 AC.

PETER LINN  
350-425  
12 AC.

4  
5

NE. COR. OF  
LEASE LOT 5

Plat of TRACT II 5.0051 AC. & TRACT III 5.01 AC. Scale 1" = 200'

Surveyed for Danny & Vonda Cottrell Date Jan. 9, 1996

Subdivision Lease Lot 2 & Lease Lot 6

Township Alexander Section 31 Town 8 Range 14

Corporation ----- County Athens State Oh.

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

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