



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED LAND SURVEYOR

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

Situated in Lease Lot 1, Section 34, Town 8, Range 14, Alexander Township, Athens County, Ohio and described as follows:

Commencing at the northwest corner of said Lease Lot 1; thence along the north line of said Lease Lot 1 on an assumed bearing South 85°31'30" East 1,296.24 feet to a point; thence South 04°28'30" West 1,434.55 feet to a "x" marked on concrete, center line station 332+14.50 of the center line of U.S. Route 50; thence South 04°27'04" West 127.61 feet to a point 122 feet right of station 331+24.03 (witness a found iron pin North 47°16'01" East 1.10 feet) said point is THE TRUE POINT OF BEGINNING; thence along the west property line of a 5.88 acre tract described in Volume 331 Page 307 of the Athens County Deed Records and along Alexander Township Road 1146 South 04°28'47" West 665.70 feet to a found iron pin at the intersection of Athens County Road 80 and Alexander Township Road 1146; thence along said Athens County Road 80 North 88°10'53" West 284.03 feet to a point 399.30 feet right of station 324+42.50 of the center line survey of U.S. Route 50; thence along the easterly right of way of said U.S. Route 50 the following five courses:

- 1. North 19°51'53" East 31.58 feet to a point; thence
- 2. North 78°57'12" West 113.06 feet to a point; thence
- 3. North 61°33'12" West (passing a set iron pin at 22.36 feet) for a total distance of 112.36 feet to a point; thence
- 4. North 40°41'56" West 75.00 feet to a point; thence
- 5. North 36°02'16" East 78.17 feet to a set iron pin at the southwest corner of Lot 1 of the Rodney Howery Subdivision; thence along the south line of said Lot 1 South 84°16'19" East 217.09 feet to a set iron pin, the southeast corner of said Lot 1; thence along the easterly line of said Lot 1 the following three courses:

- 1. North 05°11'21" East 63.03 feet to a set iron pin; thence
- 2. North 86°56'58" East 117.99 feet to a set iron pin; thence
- 3. North 04°57'34" East 44.56 feet to a set iron pin, the northeast corner of said Lot 1; thence along the northerly line of said Lot 1 North 72°54'04" West 119.16 feet to a set iron pin; thence South 05°11'21" West 50.17 feet to a set iron pin; thence North 84°16'19" West 132.54 feet to a set iron pin on

ALX #34



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the easterly right of way of aforesaid U.S. Route 50; thence along the easterly right of way of said U.S. Route 50 North $55^{\circ}49'15''$ East 286.47 feet to a point 122.00 feet right of station 328+50.00; thence continuing along said right of way North $49^{\circ}18'04''$ East 274.03 feet to the point of beginning containing 4.2747 acres and being part of a 7.15 acre tract described in ~~the~~ Volume 344 Page 365 of the Athens County Deed Records.

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

The above description was written by Leonard F. Swoyer Registered Professional Land Surveyor Number 6765 and based on a survey prepared by Southeastern Land Surveys dated June 1, 1987.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Bob Eichenberg*
~~6-2-87~~



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Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: Bob Eickensberg

DATE: 6-2-87

Athens County, Ohio

Date 6-2-87

Application No. _____

The undersigned applies for ~~minor~~ subdivision approval under Section 711. ~~11~~ of the Ohio Revised Code, and certifies all material submitted with this application is true and correct. Action must be taken within seven (7) working days.

Signature FOR RODNEY HOWERY

Address ALX. 534

Phone _____

Minor Subdivision approval may be granted only under the following conditions.

1. The proposed subdivision is along an existing public road and involves no openings, widening or extension of any street.
2. No more than 5 lots are involved after the original parcel has been completely subdivided.
3. The subdivision is not contrary to applicable platting, subdividing, or zoning regulations. Variance can only be requested before the entire commission.
4. The property has been surveyed and a sketch and legal description is submitted.
5. Approval is granted, where applicable, by the agencies listed on the reverse side.

CHECKLIST FOR MINOR SUBDIVISION APPROVAL

	<u>Item</u>
1. <u> </u>	Location Description
2. <u> </u>	Name and address of owner, subdivider, surveyor, and engineer
3. <u> </u>	Date and North Point
4. <u> </u>	Vicinity Map
5. <u> </u> <i>ok</i>	Location, width, and names of existing streets, right-of-ways, easements
6. <u> </u>	Corporation, township, range, section lines
7. <u> </u>	Layout and dimensions of lots
8. <u> </u>	Survey markers, monuments and pins shown on plat
9. <u> </u>	Plat Map - 3 copies

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COUNTY BOARD OF HEALTH

Date Received _____

Action _____

Comments _____

Signature

COUNTY ENGINEER

Date Received _____

Action _____

Comments _____

Signature

PLANNING COMMISSION

Date Received _____

Action _____

Comments _____

Parcel Size(s) _____

Signature

Note: This form must be submitted to the County Auditor for transfer and the County Recorder for recording.

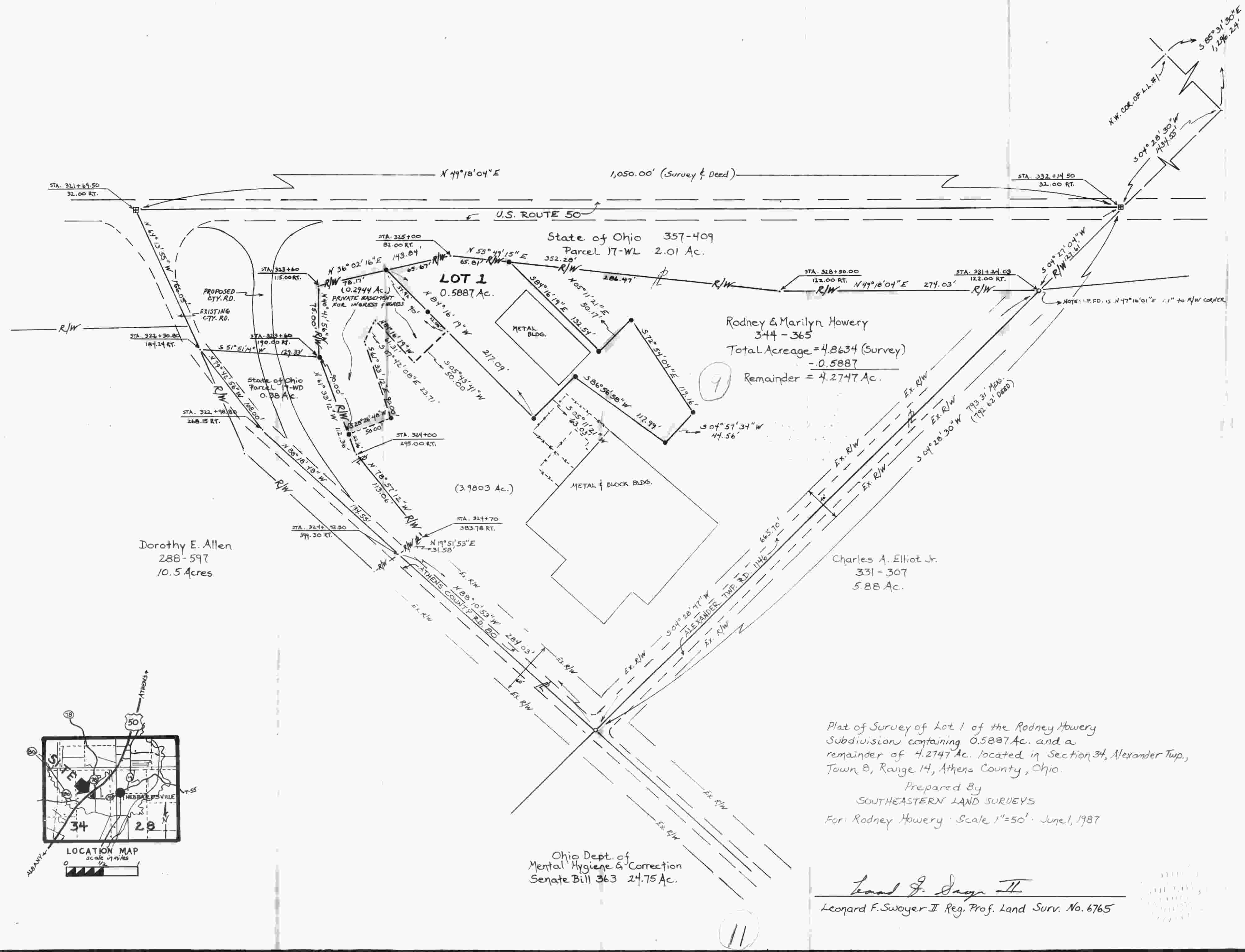
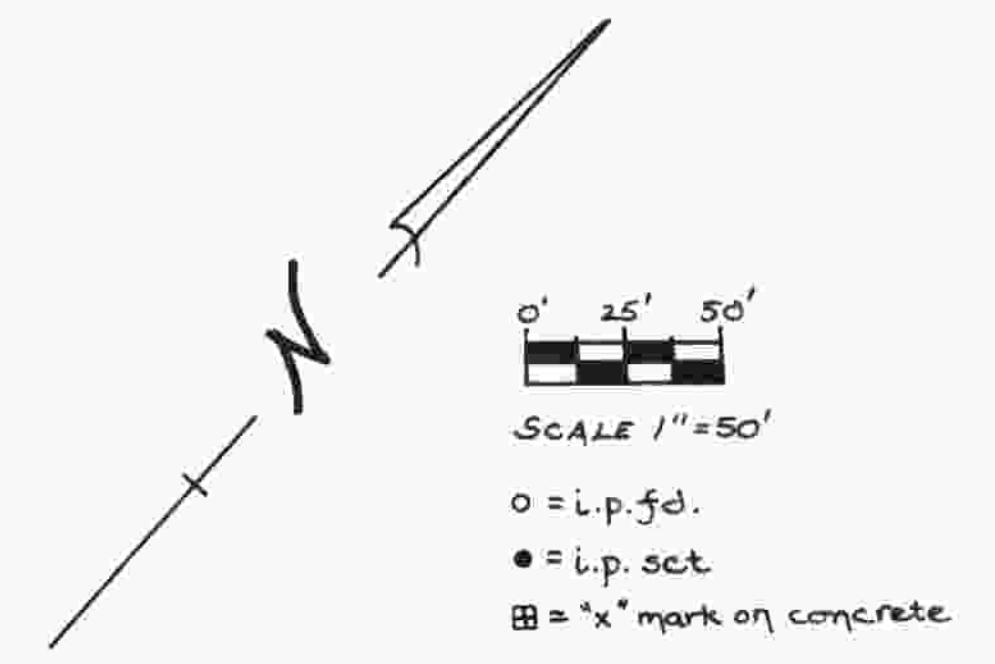
Approved By
Athens County Regional Planning Commission

Date 6-2-87

Bob Eichenberg

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THE RODNEY HOWERY SUBDIVISION



Reviewed this _____ day of _____, 19____

Approved this _____ day of _____, 19____
Township Trustees

Approved this _____ day of _____, 19____
County Engineer

Approved this _____ day of _____, 19____
City-County Board of Health

Approved this _____ day of _____, 19____
County Regional Planning Comm.

Approved this _____ day of _____, 19____ (Approval of this plat for recording does not constitute an acceptance of the dedication of any public street, road or highway dedicated on such plat, Section 711.04 and 711.041, Ohio Revised Code.)

Transferred this _____, 19____
County Auditor

Filed for Record this _____ day of _____, 19____, at _____ m.

Recorded this _____ day of _____, 19____ in Plat Book _____ Page No. _____

Rodney & Marilyn Howery
344 - 365
Total Acreage = 4.8634 (Survey)
- 0.5887
Remainder = 4.2747 Ac.

Dorothy E. Allen
288 - 597
10.5 Acres

Charles A. Elliot Jr.
331 - 307
5.88 Ac.

Situated in Section 34, Alexander Township, Range 14, Athens County, Ohio, containing Lot 1 and being part of the tract as conveyed to Rodney & Marilyn Howery and described in the deed recorded in Deed Book Vol 344 Page 365, Athens County, Ohio.

The undersigned Rodney & Marilyn Howery hereby certify that the attached plat correctly represents their division of property into a subdivision of Lot 1, and do hereby accept this plat of same and dedicate to private use as such all or parts of the roads, boulevards, cul-de-sacs, parks, planting strips, etc., shown herein and not hereto fore dedicated. The undersigned claims title to said lot by Deed Volume 344 Page 365 of the Athens County Deed Records.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of Athens County, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In Witness thereof _____ day of _____, 19____
Witness _____ Signed _____

We do hereby certify that we have surveyed the premises and prepared the attached plat and that said plat is correct.
By Leonard F. Swayer II

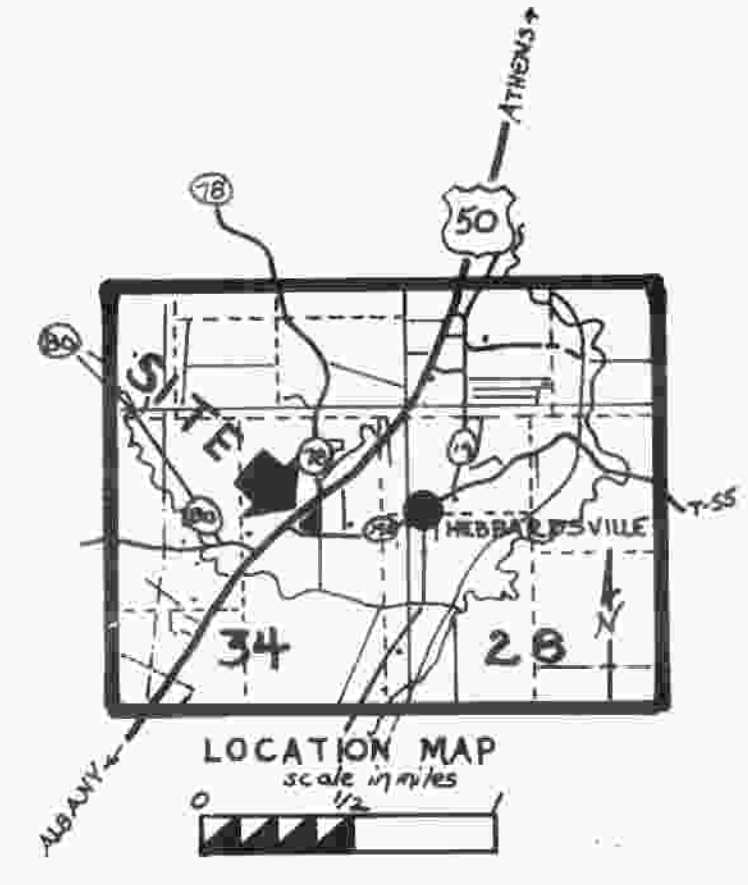
STATE OF OHIO
COUNTY OF _____
Before me a Notary Public in and for said County personally came _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.
In Witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 19____
By _____

Plat of Survey of Lot 1 of the Rodney Howery Subdivision containing 0.5887 Ac. and a remainder of 4.2747 Ac. located in Section 34, Alexander Twp., Town 8, Range 14, Athens County, Ohio.

Prepared By
SOUTHEASTERN LAND SURVEYS
For: Rodney Howery · Scale 1"=50' · June 1, 1987

Leonard F. Swayer II
Leonard F. Swayer II Reg. Prof. Land Surv. No. 6765

Ohio Dept. of
Mental Hygiene & Correction
Senate Bill 363 24.75 Ac.



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