



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in River Lots 338 to 340, inclusive, Section 19, Dover Township, Town 10, Range 14, Athens County, Ohio and described as follows:

Commencing at a point at the estimated northwest corner of River Lot 335; thence on an assumed bearing North 31 Degrees 33 Minutes 47 Seconds West a distance of 1467.83 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence along a new line the following five bearings and distances: 1) South 85 Degrees 37 Minutes 51 Seconds West a distance of 72.32 feet to an iron pin set; thence 2) South 76 Degrees 34 Minutes 30 Seconds West a distance of 253.92 feet to an iron pin set; thence 3) South 69 Degrees 19 Minutes 33 Seconds West a distance of 100.94 feet to an iron pin set; thence 4) South 89 Degrees 02 Minutes 43 Seconds West a distance of 123.32 feet to an iron pin set; thence 5) South 50 Degrees 59 Minutes 05 Seconds West a distance of 472.98 feet to an iron pin found on the grantor's westerly line at the southeast corner of a 5.51 acre tract described in Volume 335 Page 177 of the Athens County Deed Records at the northeast corner of a 42.76 acre tract described in Volume 137 Page 840 of the Athens County Official Deed Records; thence along the grantor's westerly line and the east line of said 5.51 acre tract North 03 Degrees 36 Minutes 43 Seconds East a distance of 327.22 feet to an iron pin\* at the southwest corner of a 1.11 acre tract described in Volume 351 Page 853 of the Athens County Deed Records ; thence along the grantor's westerly line and the south line of said 1.11 acre tract the following two bearings and distances: 1) North 89 Degrees 05 Minutes 05 Seconds East a distance of 52.32 feet to an 18" cherry tree\*; thence 2) North 84 Degrees 54 Minutes 59 Seconds East a distance of 109.38 feet to an iron pin\* at the southeast corner of said 1.11 acre tract ; thence along the grantor's westerly line and the east line of said 1.11 acre tract North 03 Degrees 39 Minutes 02 Seconds East, passing a found iron pin at 251.68 feet, for a total distance of 261.39 feet to a point in Dover Township Road 251 on the grantor's north line at the northeast corner of said 1.11 acre tract on the south line of a 7.30 acre tract described in Volume 297 Page 1248 of the Athens County Official Deed Records ; thence along said road and the north line of the grantor and the south line of said 7.30 acre tract the following thirteen bearings and distances: 1) South 74 Degrees 05 Minutes 27 Seconds East a distance of 79.32 feet to a point; thence 2) South 82 Degrees 20 Minutes 19 Seconds East a distance of 63.34 feet to a point; thence 3) North 78 Degrees 49 Minutes 20 Seconds East a distance of 81.90 feet to a point; thence 4) North 69 Degrees 02 Minutes 53 Seconds East a distance of 67.13 feet to a point; thence 5) North 69 Degrees 33 Minutes 59 Seconds East a distance of 42.68 feet to a point; thence 6) North 72 Degrees 10 Minutes 55 Seconds East a distance of 43.11 feet to a point; thence 7) North 76 Degrees 24 Minutes 56 Seconds East a distance of 39.81 feet to a point; thence 8) North 85 Degrees 13 Minutes 13 Seconds East a distance of 41.62 feet to a point; thence 9) South 89 Degrees 06 Minutes 56 Seconds East a distance of 35.51 feet to a point; thence 10) South 85 Degrees 48 Minutes 03 Seconds East a distance of 45.24 feet to a point; thence 11) South 84 Degrees 45 Minutes 11 Seconds East a distance of 44.77 feet to a point; thence 12) South 84 Degrees 34 Minutes 05 Seconds East a distance of 42.14 feet to a point; thence 13) South 88 Degrees 19 Minutes 12 Seconds East a distance of 61.40 feet to a point ; thence leaving said road and along a new line South 08 Degrees 13 Minutes 38 Seconds East passing a set iron pin at 8.39 feet, for a total distance of 237.36 feet to the point of beginning and containing 5.846 acres and being a part of an 85.43 acre tract described in Volume 170 Page 427 of the Athens County Official Deed Records and consists of 0.033 acres in River Lot 338, 2.770 acres in River Lot 339 and 3.044 acre in River Lot 340.

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: S. Blause

DATE: 8-4-04

Dover 19



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\*Denotes calculated location of monument based on a previous survey.

THE ABOVE DESCRIBED 6.754 ACRE TRACT IS SUBJECT TO A 100 FOOT WIDE POWER LINE EASEMENT AS SHOWN ON THE PLAT AND TO ALL RESTRICTIONS WHICH MAY EXIST THEREIN.

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 PS 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 July 30, 2004. Subject to all right of ways and easements of record.

PROPERTY

CONSTRUCTION

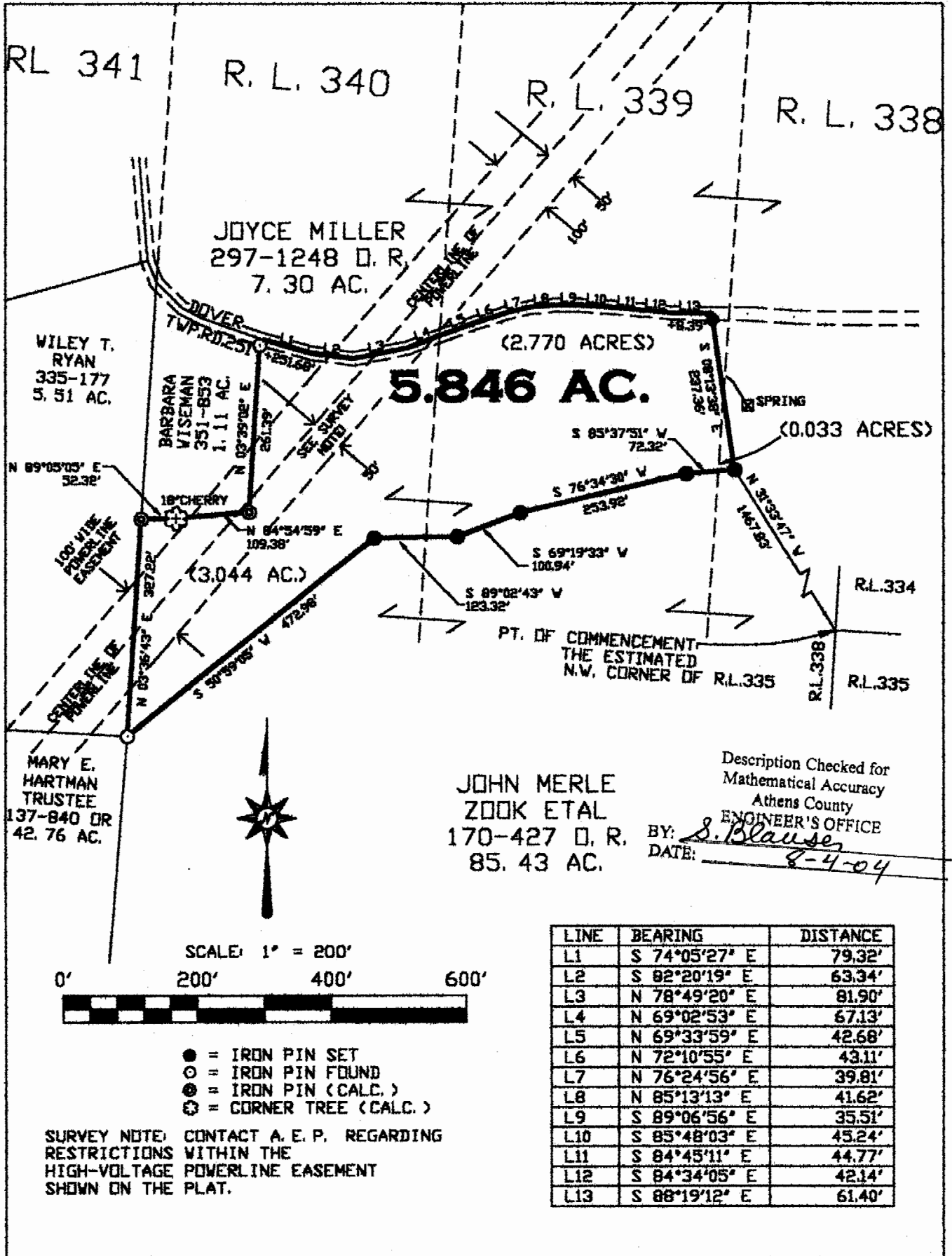
SUBDIVISIONS



# SOUTHEASTERN LAND SURVEYS

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3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/393-6701



**Plat of SURVEY OF A 5.846 ACRE TRACT**      **Scale: 1" = 200'**  
**Surveyed for: MR. JOHN ZOOK**      **Date: 7-12-04**  
**Subdivision: RIVER LOTS 338-340, INCLUSIVE**  
**Township: DOVER**      **Section: 19**      **Town: 10**      **Range: 14**  
**Corporation: ---**      **County: ATHENS**      **Ohio**  
*Leonard F. Swoyer Jr.*  
**Leonard F. Swoyer Jr., Reg. P.L.S. No. 6765**      **Job No. 07014004**

