



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the southeast quarter of Section 21, Town 10, Range 14, Dover Township, Athens County,
Ohio and described as follows:

Commencing at the southeast corner of the southeast quarter of said Section 21 and the southeast corner of Lot 1 of the Theodore Kelzenburg Subdivision as described in Volume 101 Page 475 of the Athens County Official Deed Records; thence along the south line of said Section and the south line of said Lot 1 on an assumed bearing of North 85 degrees 57 minutes 00 seconds West, (passing a set iron pin at 661.22 feet) for a total distance of 740.31 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing North 85 degrees 57 minutes 00 seconds West along said line (passing set iron pins at 244.84 feet and 302.41 feet) for a total distance of 402.97 feet to a found iron pin at the southwest corner of said Lot 1; thence along the west line of said Lot 1 North 4 degrees 28 minutes 00 seconds West, a distance of 402.32 feet to a found iron pin at the northwest corner of said Lot 1; thence along the north line of said Lot 1 South 85 degrees 13 minutes 33 seconds East, a distance of 369.51 feet to a set iron pin; thence leaving the north line of said Lot 1 South 9 degrees 15 minutes 57 seconds East (passing a set iron pin at 202.00 feet) for a total distance of 404.08 feet to the point of beginning and containing 3.5030 acres, and being a part of a 10.5385 acre tract described in Volume 101 Page 475 of the Athens County Official 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.

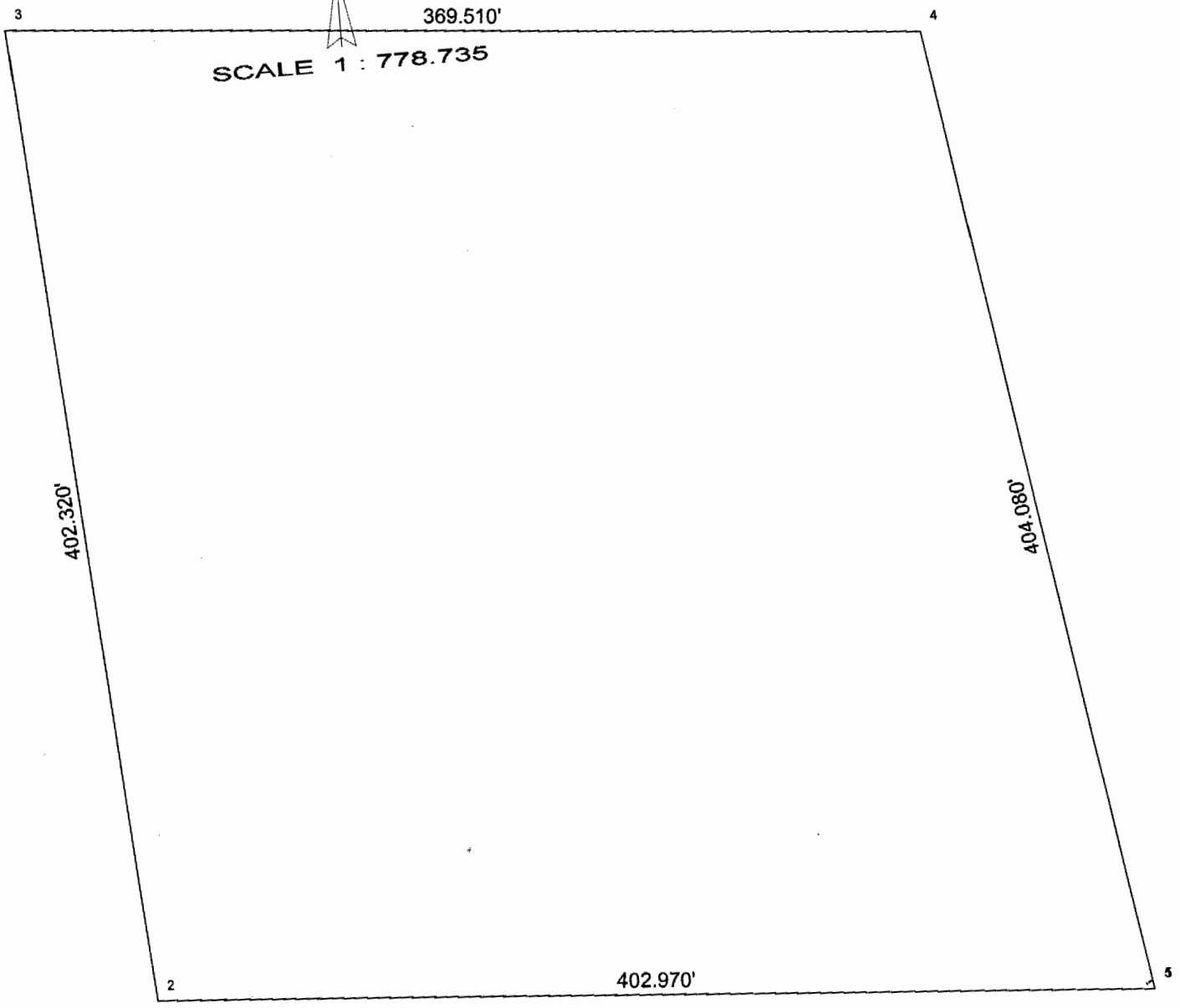
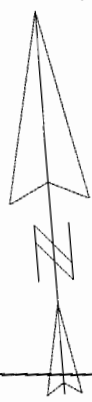
The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and based on a survey performed by Southeastern Land Surveys dated July 22, 1997.

Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 7-23-97

Dover Twp

Set 21



7

8

ABDELLAH 251-1239
7.6 AC.

JOELLEN

N 04° 28' 00" W 402.32'

3.5030 AC.

SEPTIC WITH LEACH BED

BRG.

1 STORY LOG

+ 302.41'

244.84'

S 09° 15' 57" E

404.08'

+ 202.00'

N 85° 57' 00" W

402.97'

+ 661.22'

N 85° 57' 00" W

740.31'

S 05° 11' 33" W

382.66'

21 15
20 14

COMMUNITY IMPROVEMENT CORP.
225-795 37.50 AC.

S 85° 13' 33" E
841.07'

LOT 1 = 10.5385 AC.

REMAINDER = 7.0355 AC.

WILADENE K. & WARD P. KEMPTON
101-475

REMAINDER TO BE CONTIGUOUS
AND CONTINUOUS WITH LOT 2

SE. COR
SE. 1/4
SEC. 21

MERLE DAVID KELZENBERG
328-175
0.48 AC.

S 04° 15' 27" E
166.57'

EXISTING 50' EASEMENT
FOR INGRESS AND EGRESS

PLAT OF SURVEY OF
3.5030 AC.
LOCATED IN SEC. 21 DOVER TWP.
TOWN 10 RANGE 14. ATHENS
COUNTY, OHIO
FOR WILADENE KEMPTON
PREPARED BY SOUTHEASTERN LAND SURVEYS
JULY 22, 1997

MERLE KELZENBERG
LOT 2
10.7692 AC
52-950



SCALE 1" = 100'
● = IRON PIN SET
○ = IRON PIN FOUND

Leonard F. Swoyer
LEONARD F. SWOYER PLS. 6765

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