



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LEGAL DESCRIPTION OF A 4.5702 ACRE TRACT

Situated in Lease Lot 1, Section 36, Alexander Township, Town 8, Range 14, Athens County, Ohio and described as follows:

Commencing at an iron pin* on the north line of a 13.2 acre tract described in Volume 288 Page 404 of the Athens County Deed Records at the southeast corner of Lot 6 of the JACK WALLACE ESTATES SUBDIVISION (REFERENCE: ENVELOPE 530 A,B OF THE ATHENS COUNTY RECORDER'S OFFICE) at the southwest corner of Lot 7 of said JACK WALLACE ESTATES SUBDIVISION, THE TRUE POINT OF BEGINNING; thence on an assumed bearing along the north line of said 13.2 acre tract and the south line of said Lot 6 North 84 Degrees 32 Minutes 25 Seconds West a distance of 351.89 feet to a set iron pin; thence along a new line the following two bearings and distances: 1) North 12 Degrees 28 Minutes 02 Seconds East passing an iron pin set at 161.97 feet for a total distance of 488.32 feet to a set iron pin; thence 2) North 02 Degrees 58 Minutes 10 Seconds West passing a set iron pin at 200.27 feet, for a total distance of 238.09 feet to a point in Athens County Road 79 on the south line of an 8.55 acre tract described in Volume 300 Page 482 of the Athens County Deed Records on the north line of aforesaid Lot 6; thence along the south line of said 8.55 acre tract and the north line of said Lot 6 the following two bearings and distances: 1) South 50 Degrees 30 Minutes 07 Seconds East a distance of 14.31 feet to a point; thence 2) South 57 Degrees 56 Minutes 11 Seconds East a distance of 293.90 feet to a point at the northeast corner of said Lot 6 and the northwest corner of Lot 7 of said JACK WALLACE ESTATES SUBDIVISION; thence leaving said road along the east line of Lot 6 and the west line of Lot 7 the following six bearings and distances: 1) South 13 Degrees 50 Minutes 37 Seconds East passing an iron pin* at 39.85 feet for a total distance of 172.27 feet to an iron pin*; thence 2) South 04 Degrees 30 Minutes 05 Seconds West a distance of 49.25 feet to an iron pin*; thence 3) South 15 Degrees 01 Minutes 55 Seconds West a distance of 104.27 feet to an iron pin*; thence 4) South 07 Degrees 43 Minutes 54 Seconds East a distance of 76.19 feet to an iron pin*; thence 5) South 01 Degrees 58 Minutes 21 Seconds West a distance of 69.58 feet to an iron pin*; thence 6) South 09 Degrees 53 Minutes 35 Seconds West a distance of 122.65 feet to the point of beginning and containing 4.5702 acres and being a part of 9.8338 acre Lot 6 of the JACK WALLACE ESTATES SUBDIVISION as described in Volume 367 Page 2512 of the Athens County Official Deed Records.

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

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 August 12, 2004.

Subject to all easements and right of ways of record.

Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE

BY: S. Blaise
DATE: 8-16-04

PROPERTY

CONSTRUCTION

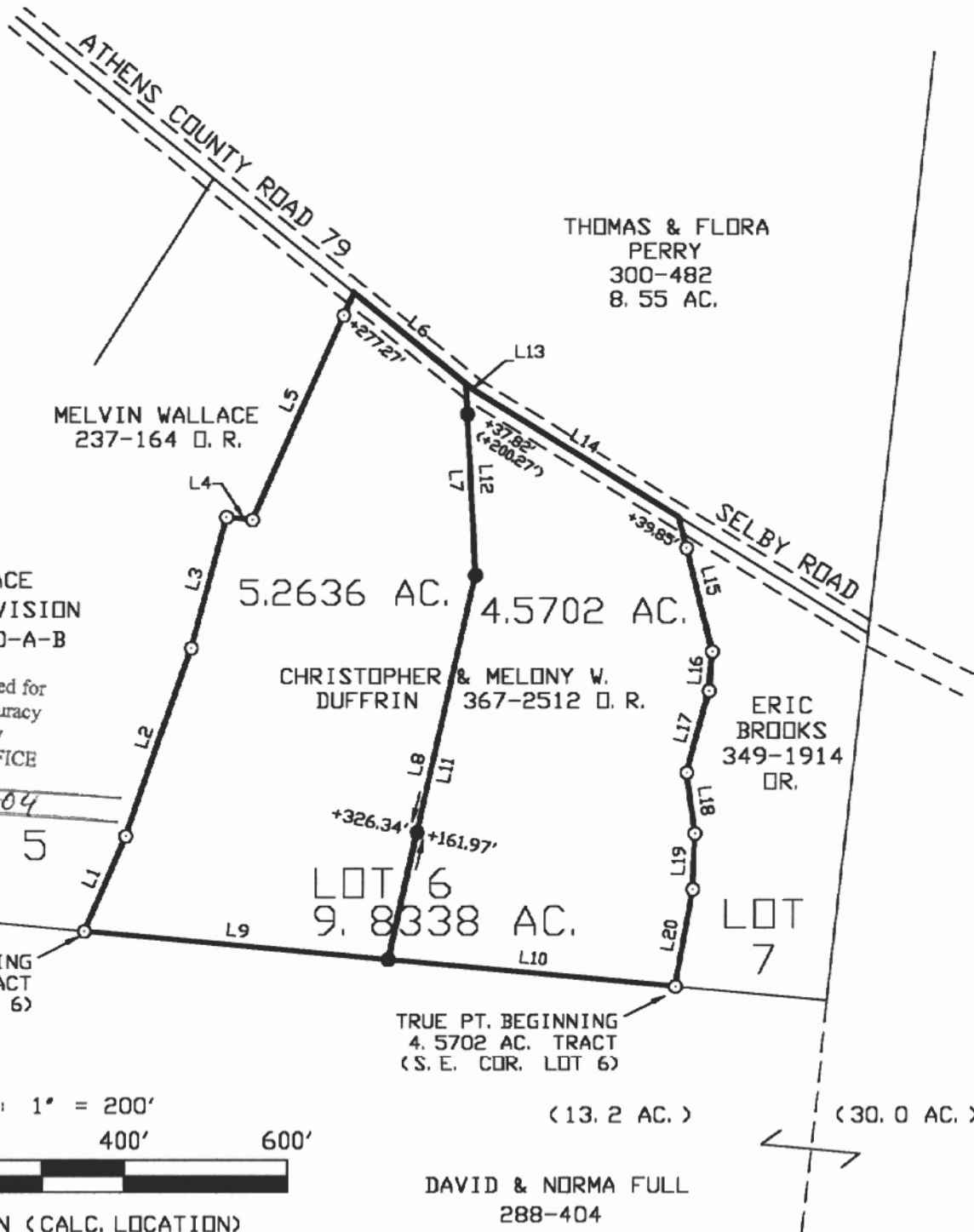
SUBDIVISIONS



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



JACK WALLACE
ESTATES SUBDIVISION
PLAT ENV. 530-A-B

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blause*
DATE: *8-16-04*

LOT 5

TRUE PT. BEGINNING
5.2636 AC. TRACT
(S. W. COR. LOT 6)

CHRISTOPHER & MELONY W.
DUFFRIN 367-2512 D. R.

LOT 6
9.8338 AC.

TRUE PT. BEGINNING
4.5702 AC. TRACT
(S. E. COR. LOT 6)

THOMAS & FLORA
PERRY
300-482
8.55 AC.

SELBY ROAD
ERIC
BROOKS
349-1914
D.R.

DAVID & NORMA FULL
288-404

SCALE: 1" = 200'

(13.2 AC.)

(30.0 AC.)

0' 200' 400' 600'



○ = IRON PIN (CALC. LOCATION)
● = IRON PIN SET

5.2636 ACRE TRACT:

LINE	BEARING	DISTANCE
L1	N 23°05'30" E	128.22'
L2	N 18°54'26" E	246.08'
L3	N 14°42'04" E	167.97'
L4	S 83°58'44" E	31.81'
L5	N 23°31'26" E	307.88'
L6	S 50°30'07" E	177.80'
L7	S 02°58'10" E	238.09'
L8	S 12°28'02" W	488.32'
L9	N 84°32'25" W	372.98'

4.5702 ACRE TRACT

LINE	BEARING	DISTANCE
L10	N 84°32'25" W	351.89'
L11	N 12°28'02" E	488.32'
L12	N 02°58'10" W	238.09'
L13	S 50°30'07" E	14.31'
L14	S 57°56'11" E	293.90'
L15	S 13°50'37" E	172.27'
L16	S 04°30'05" W	49.25'
L17	S 15°01'55" W	104.27'
L18	S 07°43'54" E	76.19'
L19	S 01°58'21" W	69.58'
L20	S 09°53'35" W	122.65'

SURVEY NOTES:

- 1) ALL SET IRON PINS ARE 5/8" DIA. REBAR, 30" LONG WITH A YELLOW PLASTIC I. D. CAP INSCRIBED "L. F. SWOYER PS-6765"
- 2) BEARINGS ARE TO AN ASSUMED MERIDIAN TO DENOTE ANGULAR RELATIONSHIP ONLY.
- 3) BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SUBJECT TRACTS= N 84° 32' 35" W
- 4) REFERENCES USED:
- TAX PLATS
- JACK WALLACE ESTATES SUBDIVISION PLAT
- FIELD EVIDENCE FOUND FROM THE JACK WALLACE SUBDIVISION SURVEY BY SOUTHEASTERN LAND SURVEYS.

Plat of 5.2636 AC. & 4.5702 AC. TRACT Scale: 1" = 200'
 Surveyed for: MR. CHRISTOPHER DUFFRIN Date: 8/12/04
 Subdivision: LEASE LOT 1
 Township: ALEXANDER Section: 36 Town: 8 Range: 14
 Corporation: _____ County: ATHENS State: OHIO

 Leonard F. Swoyer Jr. Registered Professional Land Surveyor No. 6765



ALX # 36