



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Farm Lot 1, Section 25, Alexander Township, Town 8, Range 14, Athens County, Ohio and described as follows:

Commencing at the estimated southeast corner of said Farm Lot 1 ; thence on an assumed bearing along the estimated east line of said Farm Lot 1 North 00 Degrees 36 Minutes 53 Seconds West a distance of 677.52 feet to a found iron pin at the southeast corner of a 1.0 acre tract described in Volume 127 Page 606 of the Athens County Official Deed Records; thence along the estimated east line of Farm Lot 1 and the east line of said 1.0 acre tract North 00 Degrees 36 Minutes 53 Seconds West ,passing a found iron pin at 239.31 feet, for a total distance of 261.85 feet to a point at the northeast corner of said 1.0 acre tract in Athens County Road 69; thence along said road and the north line of said 1.0 acre tract North 54 Degrees 22 Minutes 04 Seconds West a distance of 54.00 feet to a point, THE TRUE POINT OF BEGINNING ; thence continuing along said road and the north line of said 1.0 acre tract the following two bearings and distances: 1) North 54 Degrees 22 Minutes 04 Seconds West a distance of 41.70 feet to a point ; thence 2) North 85 Degrees 34 Minutes 00 Seconds West a distance of 117.25 feet to a point at the northwest corner of said 1.0 acre tract ; thence continuing along said road the following two bearings and distances: 1) North 85 Degrees 38 Minutes 41 Seconds West a distance of 80.42 feet; thence 2) North 85 Degrees 31 Minutes 36 Seconds West a distance of 236.22 feet to a point ; thence leaving said road along a new line the following four bearings and distances: 1) North 00 Degrees 36 Minutes 52 Seconds West, passing set iron pins at 25.31 feet, and 151.12 feet for a total distance of 474.00 feet to a set iron pin ; thence 2) South 85 Degrees 28 Minutes 33 Seconds East, passing a set iron pin at 243.50 feet, for a total distance of 467.72 feet to set iron pin ; thence 3) South 00 Degrees 38 Minutes 58 Seconds East a distance of 401.13 feet to a set iron pin ; thence 4) South 00 Degrees 28 Minutes 00 Seconds East, passing a set iron pin at 79.89 feet, for a total a distance of 93.87 feet to the POINT OF BEGINNING and containing 5.076 acres and being a part of a 69 acre tract described in Volume 15 Page 50 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 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 February 5, 2004.

Subject to all easements and right of ways of record.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blau
DATE: 2-5-04

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Thursday, February 05, 2004 12:05 pm. Pg:

1

Registered to:

ATHENS COUNTY ENGINEER DEPT.

File Name:

C:\LOTSPL~1\ALEX\S25\C69-5-0.ZAK

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Thursday, February 05, 2004 12:00 pm.					
Assigned point					
1			5000.00000	5000.00000	0.000
Start					
1			5000.00000	5000.00000	0.000
Raw:	n54.2204w	41.70			
TR	N 54°22'04.0" W	41.700			
2			5024.29359	4966.10736	0.000
Raw:	n85.3400w	117.25			
TR	N 85°34'00.0" W	117.250			
3			5033.35691	4849.20817	0.000
Raw:	n85.3841w	80.42			
TR	N 85°38'41.0" W	80.420			
4			5039.46406	4769.02040	0.000
Raw:	n85.3136w	236.22			
TR	N 85°31'36.0" W	236.220			
5			5057.88807	4533.51999	0.000
Raw:	n00.3652w	474.00			
TR	N 0°36'52.0" W	474.000			
6			5531.86081	4528.43687	0.000
Raw:	s85.2833e	467.72			
TR	S 85°28'33.0" E	467.720			
7			5494.96726	4994.69953	0.000
Raw:	s00.3858e	401.13			
TR	S 0°38'58.0" E	401.130			
8			5093.86302	4999.24621	0.000
Raw:	s00.2800e	93.87			
TR	S 0°28'00.0" E	93.870			
9			4999.99614	5000.01077	0.000
IN	N 70°15'51.2" W	0.011			
1			5000.00000	5000.00000	0.000

Area = 221097.159 Sq. Feet or 5.076 Acres

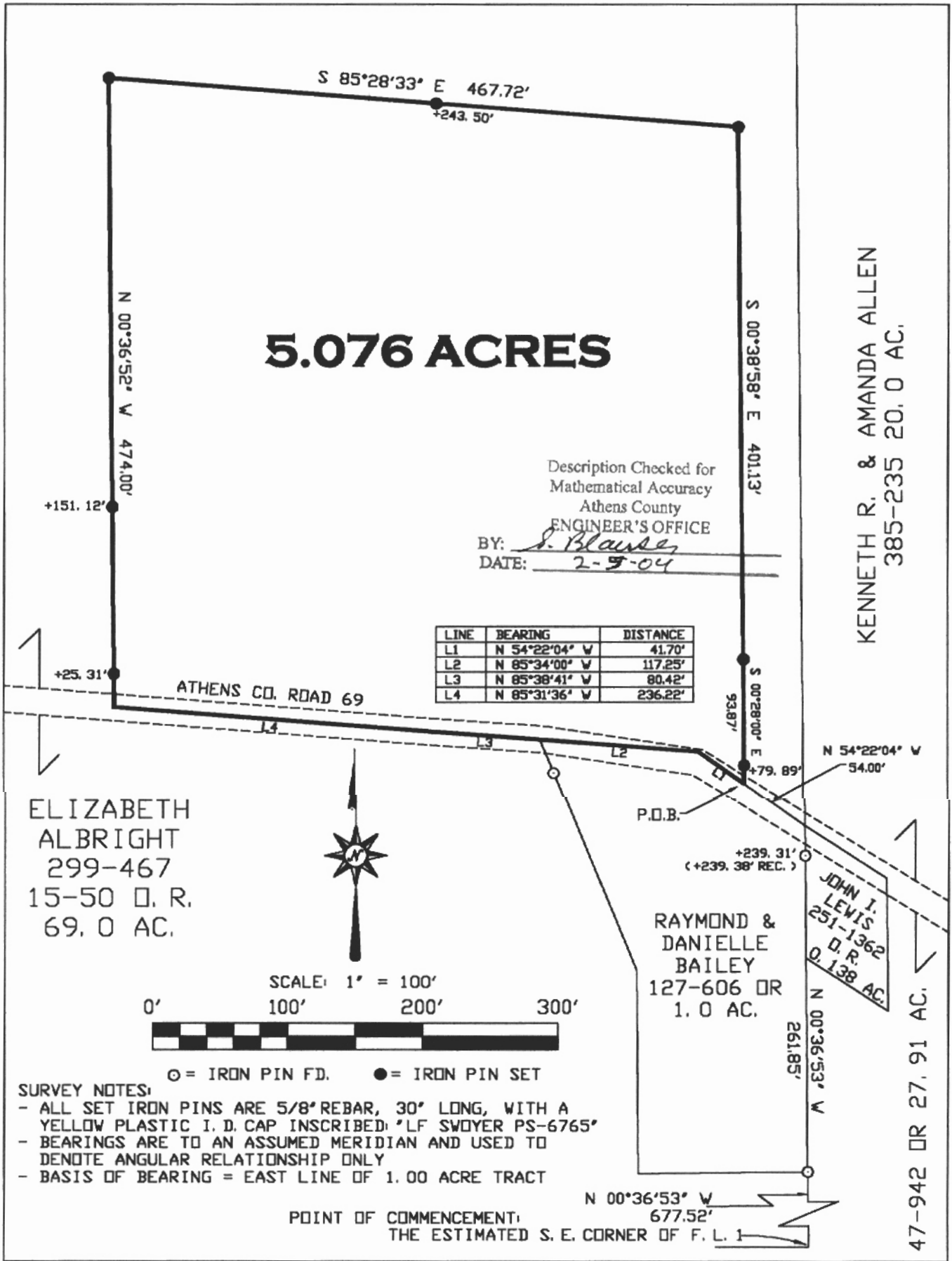
Database Saved: Thursday, February 05, 2004 12:02 pm.



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3428 PLEASANT HILL ROAD
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Plat of SURVEY OF A 5.076 ACRE TRACT Scale: 1" = 100'
Surveyed for: PENNY MC CUNE Date: 2-05-04
Subdivision: FARM LOT 1
Township: ALEXANDER Section: 25 Town: 8 Range: 14
Corporation: ... County: ATHENS Ohio
Leonard F. Swoyer Jr.
Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765 Job No. 02011104



ALX 25