



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Farm Lot 2, Section 31, Alexander Township, Town 8, Range 14, Athens County, Ohio and described as follows:

Commencing at the northeast corner of Farm Lot 5; thence on an assumed bearing along a random line North 18 degrees 28 minutes 42 seconds East, a distance of 2206.16 feet to a point in Alexander Township Road 41 at the grantor's northwest property corner and the northeast corner of a 10.386 acre tract described in Volume 223 Page 179 of the Athens County Official Deed Records, said point being on the south line of a 61.29 acre tract described in Volume 334 Page 209 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence leaving said Alexander Township Road 41 and along the grantor's north property line and the south line of said 61.29 acre tract South 86 degrees 27 minutes 55 seconds East, passing a set iron pin at 20.00 feet, for a total distance of 634.62 feet to a set iron pin; thence leaving the grantor's north property line and the south line of said 61.29 acre tract and along a random line South 1 degrees 22 minutes 06 seconds West, a distance of 435.62 feet to a found iron pin at the northeast corner of a 5.0064 acre tract described in Volume 214 Page 714 of the Athens County Official Deed Records; thence along the north line of said 5.0064 acre tract the following two bearings and distances: 1) North 82 degrees 13 minutes 17 seconds West, a distance of 415.83 feet to an iron pin*; thence 2) North 68 degrees 22 minutes 30 seconds West, passing a an iron pin* at 200.07 feet, for a total distance of 268.63 feet to a point in Alexander Township Road 41; thence along said Alexander Township Road 41 the following three bearings and distances: 1) North 7 degrees 19 minutes 34 seconds East, a distance of 166.62 feet to a point; thence 2) North 6 degrees 11 minutes 45 seconds East, a distance of 95.02 feet to a point; thence 3) North 6 degrees 53 minutes 49 seconds East, a distance of 60.04 feet to the POINT OF BEGINNING and containing 5.969 acres, and being a part of a tract described in Volume 211 Page 823 of the Athens County Official Deed Records. *denotes calculated location of iron pin based on 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 R.L.S. 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 June 4, 1996. Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 6-5-96

ALX # 31

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #						
1	South	86.x	27'	55"	East	634.62 feet.
2	South	01.x	22'	06"	West	435.62 feet.
3	North	82.x	13'	17"	West	415.83 feet.
4	North	68.x	22'	30"	West	268.63 feet.
5	North	07.x	19'	34"	East	166.62 feet.
6	North	06.x	11'	45"	East	95.02 feet.
7	North	06.x	53'	49"	East	60.04 feet.

The easting error is -0.00 feet.
 The northing error is -0.01 feet.
 The gap in closure is 0.01 feet.

The precision of the field survey is
 0.07 feet error per 10,000 feet traverse.

The area computes to be 5.97 acres.

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LARRY & JUDY
223-179
10.386 AC.

RALPH G. &
GWENDA M. SMITH
334-209 61.29 AC.

5.969 ACRES
NOTE: SINCE A POSSIBILITY OF ADVERSE
POSSESSION EXISTS, WE ADVISE BUYER TO
CONSULT ADJOINING PROPERTY OWNER AND/OR
AN ATTORNEY.

NANCY L. WOLFE
214-714
5.0064 AC.

5.0051 AC.
(UNRECORDED
AT PRESENT)

LINE	BEARING	DISTANCE
L 1	N 07° 19' 34" E	166.62'
L 2	N 06° 11' 45" E	95.02'
L 3	N 06° 53' 49" E	60.04'



- - I.P. FD.
- - I.P. SET
- X-X-X- - FENCELINE
- - I.P. (CALC. LOCATION)

DANNY R. & VONDA L.
COTTRELL
211-823

PLAT OF SURVEY OF:
5.969 ACRES
SITUATED IN FARM LOT 2.
SECTION 31, TOWN 8, RANGE 14,
ALEXANDER TOWNSHIP, ATHENS COUNTY, OH.

PREPARED BY:

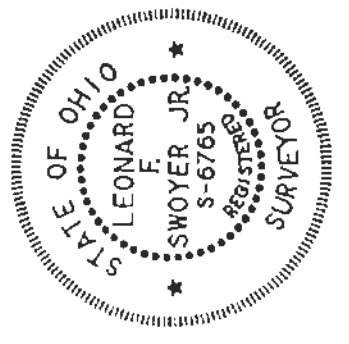
LEONARD F. SWOYER, R.L.S. 6765

- L 4 S 10° 56' 41" W 114.40'
- L 5 S 14° 03' 36" W 125.31'
- L 6 S 88° 42' 00" E 72.38'

MARTHA M. CARTER
340-547 369-523
79.82 AC.

DONALD J.
WRIGHT
383-508
5.00 AC.

HARRY L.
& DEBRA M.
SHUMATE
59-390
5.0 AC.



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