



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

Commencing at the northeast corner of Lease Lot 5 of said Section 31; thence along the east line of Lease Lot 4 on an assumed bearing of North 1 degrees 27 minutes 47 seconds East, a distance of 845.58 feet to a found iron pin at the northwest corner of a 7.40 acre tract described in Volume 359 Page 291 of the Athens County Deed Records; thence along the north line of said 7.40 acre tract South 86 degrees 15 minutes 00 seconds East, a distance of 484.18 feet to a set railroad spike in Alexander Township Road 41; thence along the center of said Alexander Township Road 41 North 14 degrees 03 minutes 37 seconds East, a distance of 125.31 feet to a point; thence North 10 degrees 56 minutes 40 seconds East, a distance of 114.40 feet to a point; thence North 8 degrees 26 minutes 18 seconds East, a distance of 173.33 feet to a point; thence North 9 degrees 03 minutes 45 seconds East, a distance of 172.46 feet to a point, THE TRUE POINT OF BEGINNING; thence continuing along said Alexander Township Road 41 North 7 degrees 39 minutes 35 seconds East, a distance of 287.07 feet to a point; thence North 7 degrees 19 minutes 34 seconds East, a distance of 100.12 feet to a point; thence leaving the said Alexander Township Road 41 South 68 degrees 22 minutes 30 seconds East (passing a set iron pin at the base of a 18 inch walnut tree at 68.56 feet) for a total distance of 268.63 feet to a set iron pin; thence South 82 degrees 13 minutes 17 seconds East, a distance of 415.83 feet to a set iron pin; thence South 1 degrees 22 minutes 06 seconds West, a distance of 284.49 feet to a set iron pin; thence North 85 degrees 28 minutes 28 seconds West (passing set iron pins at 531.48 feet and 689.01 feet) for a total distance of 708.17 feet to the point of beginning and containing 5.0064 acres, and being a part of a tract described as First Tract in Volume 64 Page 18 of the Athens County Official Deed Records. Grantor claims title to the above 5.0064 acre tract by Volume 211 Page 823 of the Athens County Official Deed Records.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 12-29-95

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ALX<sup>TH</sup> 31

PROPERTY

CONSTRUCTION

SUBDIVISIONS

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 December 24, 1995.

Subject to all easements and right of ways of record.

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ACREAGE, CLOSURE, AND ERROR OF PLAT

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Line #						
1	South	68°	22'	30"	East	268.63 feet.
2	South	82°	13'	17"	East	415.83 feet.
3	South	01°	22'	06"	West	284.49 feet.
4	North	85°	28'	28"	West	708.17 feet.
5	North	07°	39'	35"	East	287.07 feet.
6	North	07°	19'	34"	East	100.12 feet.

The easting error is 0.00 feet.

The northing error is 0.00 feet.

The gap in closure is 0.00 feet.

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

The area computes to be 5.01 acres.



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HERSHEL &  
TAMMY  
LEMASTER  
10.39 AC.

DANNY R. & VONDA L.  
COTTRELL

VOL. 211-823

- IRON PIN SET
- IRON PIN FOUND

LINE	BEARING	DISTANCE
L 1	N 07° 19' 34" E	100.12'
L 2	N 14° 03' 37" E	125.31'
L 3	N 10° 56' 40" E	114.40'
L 4	N 07° 19' 34" E	100.12'
L 5	N 14° 03' 37" E	125.31'
L 6	N 10° 56' 40" E	114.40'

ALEXANDER TWP. RD. 41

5.0064 AC.

.29 AC.

2.21 AC.

JERRY W. &  
MARGARET ANN  
SABINE  
67-528  
34.08 AC.  
(PRIOR REF.)

PAUL DAVIS  
359-291

7.40 AC.

N 01° 27' 47" E  
845.58'

S 86° 15' 00" E  
484.18'

RRS. SET

4  
5

NE. COR. OF  
LEASE LOT 5

Plat of 5.0064 AC. Scale 1" = 200'  
 Surveyed for Dan & Vonda Cottrell Date Dec. 24, 1995  
 Subdivision LEASE LOT 2  
 Township ALEXANDER Section 31 Town 8 Range 14  
 Corporation ----- County ATHENS State OH.

*Leonard F. Swoyer Jr.*  
 Leonard F. Swoyer Jr. Reg. Prof. Land Surveyor No. 6765

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