



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lease Lot 17 of Section 3, Town 9, Range 14, Athens Township, Athens City, Athens County, Ohio and described as follows:

Commencing at the approximate location of the southeast corner of Lease Lot 20 of said Section 3; thence on an assumed bearing of South 54 degrees 38 minutes 19 seconds West, a distance of 760.53 feet to a set iron pin, **THE TRUE POINT OF BEGINNING**; thence South 9 degrees 51 minutes 18 seconds East (passing a set iron pin at 59.53 feet) for a total distance of 83.58 feet to a set iron pin; thence South 57 degrees 51 minutes 11 seconds East (passing a set iron pin at 163.35 feet) for a total distance of 194.41 feet to a point in the center of Hooper Street; thence along Hooper Street South 86 degrees 13 minutes 11 seconds West, a distance of 111.20 feet to a found railroad spike; thence South 83 degrees 25 minutes 44 seconds West, a distance of 47.78 feet to a point; thence South 78 degrees 29 minutes 36 seconds West, a distance of 161.94 feet to a found railroad spike, the southwest corner of a 0.6257 acre tract described in Volume 306 Page 2227 of the Athens County Official Records; thence leaving the said Hooper Street and leaving the west line of said 0.6257 acre tract North 51 degrees 42 minutes 41 seconds West (passing a set iron pin at 29.34 feet) for a total distance of 130.97 feet to a set iron pin; thence North 15 degrees 27 minutes 56 seconds West, a distance of 28.86 feet to a set iron pin; thence North 34 degrees 55 minutes 12 seconds East, a distance of 92.82 feet to a found iron pin at the northwest corner of said 0.6257 acre tract; thence along the north line of said 0.6257 acre tract North 76 degrees 48 minutes 45 seconds East (passing a found iron pin at 163.79 feet, the northeast corner of said 0.6257 acre tract) for a total distance of 200.86 feet to the point of beginning and containing 1.2261 acres, and being all of tract four and 0.6004 acres out of tract two as described in Volume 306 Page 2225 of the Athens County Official 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 P.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated June 28, 2004. Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: B. Blalock  
DATE: 6-29-04 SUBDIVISIONS



# SOUTHEASTERN LAND SURVEYS

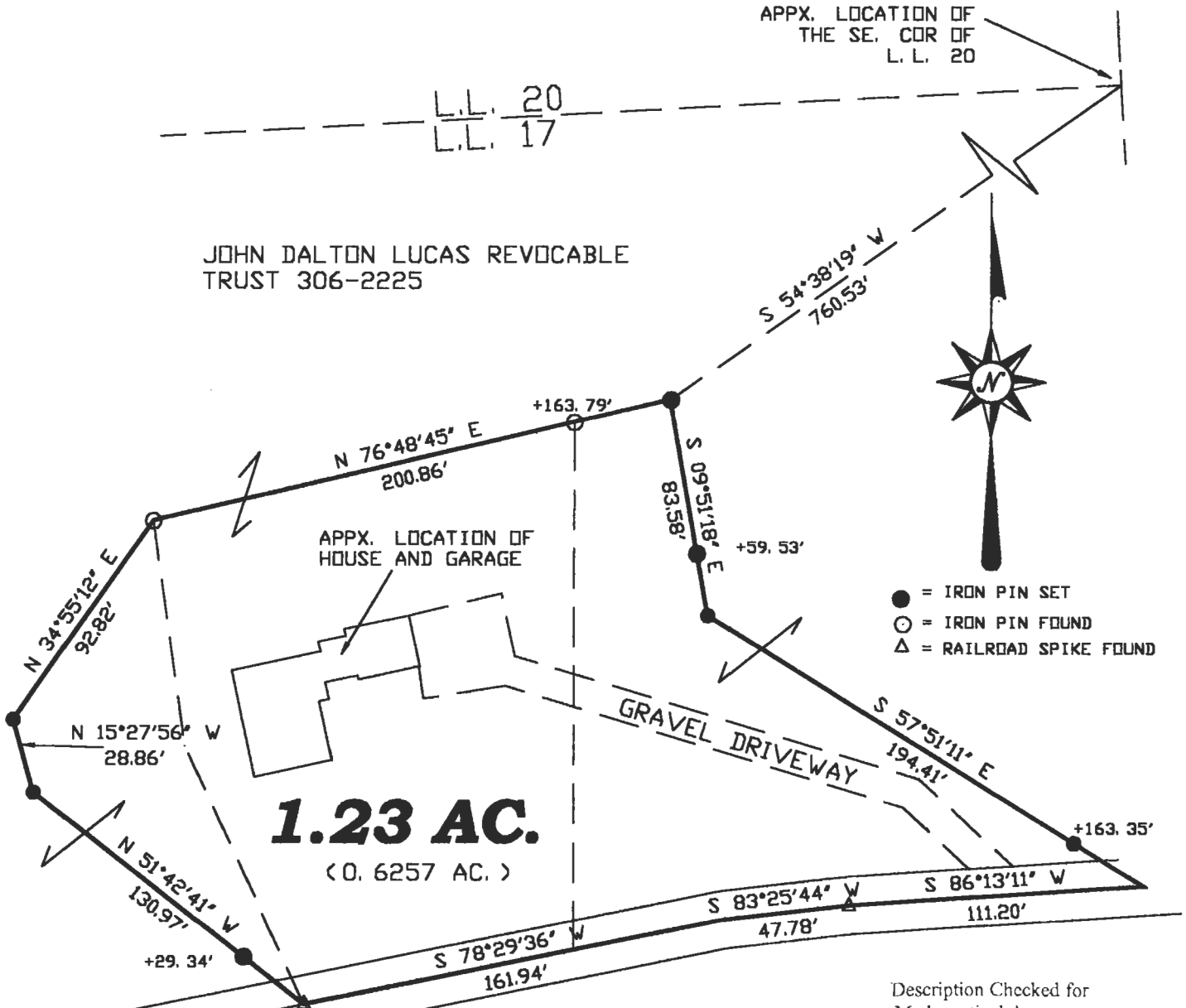
LEONARD F. SWOYER  
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3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-8701

APPX. LOCATION OF  
THE SE. COR OF  
L. L. 20

L.L. 20  
L.L. 17

JOHN DALTON LUCAS REVOCABLE  
TRUST 306-2225



- = IRON PIN SET
- = IRON PIN FOUND
- △ = RAILROAD SPIKE FOUND

**1.23 AC.**  
(0.6257 AC.)

HOOPER STREET

GRAVEL DRIVEWAY

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blauer  
DATE: 6-29-04

RICHARD J. AND PAULA K.  
BRAGGA 365-509



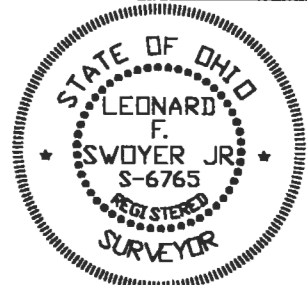
PERTINENT DOCUMENTS:  
TAX PLATS  
DEEDS AS SHOWN

BEARINGS ARE TO AN ASSUMED MERIDIAN AND  
DENOTE ANGLE ONLY

IRON PINS SET ARE 5/8 INCH REBAR 30 INCHES IN LENGTH  
WITH YELLOW CAP SCRIBED L. F. SWOYER PS. 6765

Plat of 1.23 ACRES Scale: 1" = 60'  
 Surveyed for: JOHN D. LUCAS REVOCABLE TRUST Date: 06/28/04  
 Subdivision: L. L. 17  
 Township: ATHENS Section: 3 Town: 9 Range: 14  
 Corporation: ATHENS CITY County: ATHENS State: OHIO

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



ATH #3