



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Section 23, Town 5, Range 12, Carthage Township, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the southwest corner of Lot 1 of the White Pine Meadows Subdivision (envelope 529 A Athens County Recorder's Office), said found iron pin is **THE TRUE POINT OF BEGINNING**; thence South 10 degrees 31 minutes 51 seconds East, a distance of 50.00 feet to an iron pin* on the south side of a 50 foot private easement shown on the aforesaid White Pine Meadows Subdivision; thence along the west line of a 1.310 acre tract described in Volume 363 Page 1869 of the Athens County Official Records South 10 degrees 21 minutes 44 seconds West, a distance of 203.05 feet to an iron pin* at the southwest corner of said 1.310 acre tract; thence along the easterly right of way of U.S. Route 50 the following three courses and distances:

1. South 84 degrees 42 minutes 03 seconds West, a distance of 114.81 feet to a found $\frac{3}{4}$ " iron pin; thence 2. North 52 degrees 41 minutes 39 seconds West, a distance of 298.04 feet to a found $\frac{3}{4}$ " iron pin; thence 3. North 29 degrees 03 minutes 32 seconds West (passing a set iron pin at 203.17 feet) for a total distance of 430.64 feet to a point (witness a found $\frac{3}{4}$ inch iron pin which bears North 29 degrees 03 minutes 32 seconds West 0.14 feet);

thence leaving the easterly right of way of said U.S. Route 50 and along the north line of the grantor and the south line of a 10.73 acre tract described in Volume 104 Page 836 of the Athens County Official Records North 79 degrees 26 minutes 48 seconds East (passing a found iron pin at 443.87 feet) for a total distance of 513.78 feet to an iron pin* at the northwest corner of the aforementioned Lot 1;

thence along the west line of the aforementioned Lot 1 South 11 degrees 56 minutes 39 seconds East (passing a set iron pin at 201.02 feet) for a total distance of 400.32 feet to the point of beginning and containing 5.5509 acres, and being all of the remaining property described in Volume 281 Page 1239 of the Athens County Official Records.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 7-26-04

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Note: Unless otherwise noted, all set iron pins and all iron pins denoted with an * 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.

* Denotes calculated location of iron pins set by Southeastern Land Surveys on previous surveys.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 on July 22, 2004 and was based on a survey performed by Southeastern Land Surveys dated January 15, 2004.

Subject to all easements and right of ways of record.





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3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/593-6701

RALPH III & BRENDA
STOVER
104-836 O. R.
10.73 AC.

WITNESS A FOUND
3/4" IRON PIN
NORTH 29° 03' 32" WEST
0.14 FEET

N 79° 26' 48" E
513.78'

+443.87'

MARGARET RUSH FORMERLY
MARGARET E. SMITH
VOL. 281-1239 O. R.

+201.02'

5.5509 AC.

+203.17'

N 29° 03' 32" N

430.64'

U.S. ROUTE 50
OHIO STATE OF

S 10° 31' 51" E
50.00'

50' PRIV. EASEMENT
WHITE PINE MEADOWS
SUBDIV.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blauvelt*
DATE: 7-26-04

1.310 AC.
BRENT A.
SMITH
363-1869
O. R.

N 52° 41' 39" W
298.04'

N 44° 12' 07" S
49.502'

S 84° 42' 03" W
114.81'

S 87° 06' 17" E
144.56'

S 84° 42' 03" W
22.10'

PERTINENT DOCUMENTS:

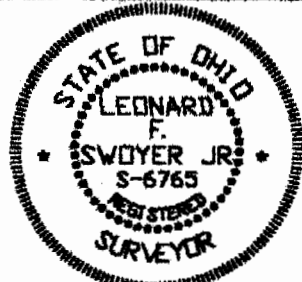
DEEDS, SUBDIV. PLAT, AND ODOT R/W MAPS
AS SHOWN

- ⊕ = 3/4" IRON PIN FOUND WITH I. D. CAP SCRIBED 'ZANDEE & ASSOC.'
- ⊙ = 5/8" IRON PIN SET BY SOUTHEASTERN LAND SURVEYS ON A PREVIOUS SURVEY
- = 5/8" IRON PIN SET, 30" IN LENGTH, I.D. CAP LF SWOYER P. S. 6765
- = FOUND 5/8 INCH REBAR

BEARINGS ARE TO AN ASSUMED MERIDIAN AND DENOTE ANGLE ONLY

Flat of	5.5509 ACRES	Scale:	1" = 100'
Surveyed for:	DAVID DUNFEE	Date:	07/22/04
Subdivision			
Township	CARTHAGE	Section	23
Corporation		Town	5
		Range	12
		County	ATHENS
		State	OHIO

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



CA# 23