



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LOT A

Situated in Section 12, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at the southeast corner of Section 12; thence on an assumed bearing along an arbitrary line North 14 degrees 59 minutes 31 seconds West, a distance of 3214.67 feet to a found iron pin in Dover Township Road 583 at the southwest corner of a 2.0 acre tract described in Volume 319 Page 537 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along the south line of said 2.0 acre tract the following two bearings and distances: 1) South 66 degrees 28 minutes 19 seconds East, a distance of 22.17 feet to a found iron pin; thence 2) South 66 degrees 18 minutes 48 seconds East, a distance of 191.34 feet to a found iron pin at the southeast corner of said 2.0 acre tract; thence along a new property line South 28 degrees 09 minutes 31 seconds East, a distance of 361.73 feet to a found iron pin at the northwest corner of an 8.00 acre tract described in Volume 161 Page 562 of the Athens County Official Deed Records; thence along the west line of said 8.00 acre tract the following two bearings and distances: 1) South 27 degrees 07 minutes 42 seconds West, a distance of 223.23 feet to a found iron pin; thence 2) South 22 degrees 39 minutes 04 seconds West, passing a found iron pin at 128.13 feet, for a total distance of 142.52 feet to a point in Dover Township Road 332; thence along said road the following two bearings and distances: 1) North 50 degrees 18 minutes 07 seconds West, a distance of 166.11 feet to a point; thence 2) North 54 degrees 42 minutes 33 seconds West, a distance of 337.08 feet to a point at the intersection of said road with Dover Township Road 583; thence along said Dover Township Road 583 the following three bearings and distances: 1) North 11 degrees 24 minutes 16 seconds East, a distance of 164.71 feet to a point; thence 2) North 25 degrees 25 minutes 34 seconds East, a distance of 187.90 feet to a point; thence 3) North 37 degrees 55 minutes 10 seconds East, a distance of 130.36 feet to the POINT OF BEGINNING and containing 5.518 acres, and being a part of a 79.18 acre tract described in Volume 65 Page 632 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 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 October 1, 1997. Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausy
DATE: 10-15-97

Doc # 12

PROPERTY

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CONSTRUCTION

SUBDIVISION



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LOT B

Situated in Section 12, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at the southeast corner of Section 12; thence on an assumed bearing along an arbitrary line North 14 degrees 59 minutes 31 seconds West, a distance of 3214.67 feet to a found iron pin in Dover Township Road 583 at the southwest corner of a 2.0 acre tract described in Volume 319 Page 537 of the Athens County Deed Records, THE TRUE POINT OF BEGINNING; thence along said road the following two bearings and distances: 1) South 37 degrees 55 minutes 10 seconds West, a distance of 130.36 feet to a point; thence 2) South 25 degrees 25 minutes 34 seconds West, a distance of 36.95 feet to a point; thence leaving said road and along a new property line the following five bearings and distances: 1) North 84 degrees 16 minutes 51 seconds West, passing a set iron pin at 25.29 feet, for a total distance of 145.28 feet to a set iron pin; thence 2) South 90 degrees 00 minutes 00 seconds West, a distance of 814.43 feet to a set iron pin; thence 3) North 00 degrees 00 minutes 00 seconds West, a distance of 399.04 feet to a set iron pin; thence 4) North 90 degrees 00 minutes 00 seconds East, a distance of 937.02 feet to a set iron pin; thence 5) South 66 degrees 27 minutes 29 seconds East, passing set iron pins at 182.25 feet and 313.37 feet, for a total distance of 343.72 feet to a point in aforesaid Dover Township Road 583 on the west line of aforesaid 2.0 acre tract; thence along said road and the west line of said 2.0 acre tract South 54 degrees 37 minutes 15 seconds West, a distance of 241.83 feet to the POINT OF BEGINNING and containing 10.000 acres, and being a part of a 79.18 acre tract described in Volume 65 Page 632 of the Athens County Official Deed Records. The above described 10.000 acre tract consists of 4.81 acres from the first tract and 5.19 acres from the second tract of the tracts of land described in aforesaid 79.18 acre tract.

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Description checked for
Mathematical Accuracy
ATHENS COUNTY
PLANNING OFFICE
BY: S. Blause
DATE: 10-15-97

PROPERTY

25

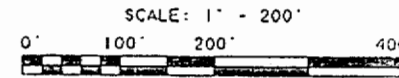
CONSTRUCTION

SUBDIVISION

JOSEPH A. & DEBORAH L. ELLIOT
86-952 O.R. 52.0 AC.

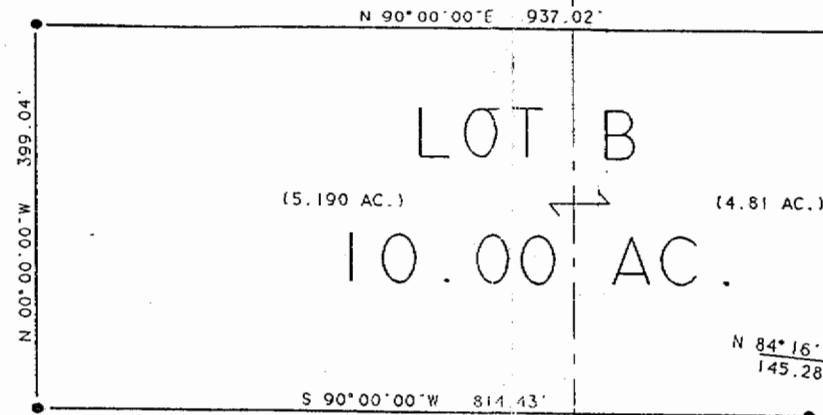
GEORGE JR. & MARGARETE
CHAPMAN
65-632 O.R. SECOND TRACT
79.18 AC. (29 AC.)

FIRST TRACT



● - IRON PIN SET
○ - IRON PIN FOUND

SANDRA GREEN 346-388 189.78 AC.



LINE	BEARING	DISTANCE
L 1	S 54° 37' 15" W	241.83'
L 2	S 37° 55' 10" W	130.36'
L 3	S 25° 25' 34" W	36.95'
L 4	S 66° 28' 19" E	22.17'
L 5	N 25° 25' 34" E	187.90'

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blawie*
DATE: 10-15-97

ARTHUR SAXE
304-171 119.0 AC.

BERNARD S.
& CELESTE V.
SALZMAN
376-317
31.0 AC.

LOT A
5.518 AC.

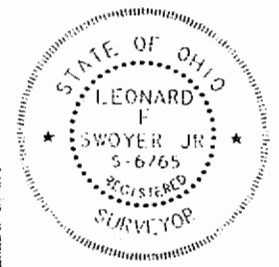
FREDERICK G. &
RUTH C. SAVAGE
161-562 O.R.
8.00 AC.

SEC. 12
SEC. 6

PLAT OF SURVEY OF LOTS A AND B, SITUATED IN SECTION 12, TOWN 10, RANGE 14,
DOVER TOWNSHIP, ATHENS COUNTY, OHIO.

PREPARED BY: SOUTHEASTERN LAND SURVEYS
OCTOBER 1, 1997
FOR: MR. GEORGE CHAPMAN

Leonard F. Swoyer
LEONARD F. SWOYER P.S. 6765



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