



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Sections 18 and 12, Dover Township, Town 10, Range 14, Athens County, Ohio and described as follows:

Commencing at the estimated southwest corner of said Section 12; thence on an assumed bearing North 00 Degrees 00 Minutes 00 Seconds East a distance of 2696.05 feet to a point; thence North 02 Degrees 53 Minutes 22 Seconds West a distance of 11.90 feet to a point in Dover Township Road 331 at the northeast corner of a 3.754 acre tract described in Volume 338 Page 2604 of the Athens County Official Deed Records, THE TRUE POINT OF BEGINNING; thence along said road the following five bearings and distances: 1) North 01 Degrees 28 Minutes 47 Seconds West a distance of 37.72 feet to a point; thence 2) North 03 Degrees 07 Minutes 05 Seconds West a distance of 89.57 feet to a point; thence 3) North 01 Degrees 45 Minutes 17 Seconds West a distance of 88.08 feet to a point; thence 4) North 03 Degrees 30 Minutes 05 Seconds West a distance of 95.16 feet to a point; thence 5) North 00 Degrees 04 Minutes 55 Seconds West a distance of 61.41 feet to a point; thence leaving said road along a new line the following four bearings and distances: 1) North 02 Degrees 13 Minutes 33 Seconds West, passing a set iron pin at 58.26' feet, for a total distance of 215.99 feet to a set iron pin; thence 2) North 87 Degrees 46 Minutes 27 Seconds East a distance of 49.35 feet to a set iron pin; thence 3) North 01 Degrees 18 Minutes 25 Seconds West a distance of 114.58 feet to a set iron pin; thence 4) North 84 Degrees 11 Minutes 25 Seconds East a distance of 239.11 feet to a set iron pin at the northwest corner of an 8.56 acre tract described in Volume 256 Page 150 of the Athens County Official Deed Records on the southerly line of a 41.73 acre tract described in Volume 341 Page 748 of the Athens County Official Deed Records; thence along said southerly line the following three bearings and distances: 1) North 10 Degrees 46 Minutes 47 Seconds West a distance of 163.07 feet to a set iron pin; thence 2) North 82 Degrees 38 Minutes 30 Seconds West a distance of 545.94 feet to a set iron pin; thence 3) South 00 Degrees 37 Minutes 35 Seconds West a distance of 941.93 feet to a set iron pin at the intersection of said southerly line of the 41.73 acre tract with the north line of aforesaid 3.754 acre tract; thence along the north line of said 3.754 acre tract South 87 Degrees 05 Minutes 08 Seconds East, passing a found iron pin at 299.74 feet, for a total distance of 320.90 feet to the POINT OF BEGINNING and containing 7.708 acres and being a part of the Second Tract of Parcel One as described in Volume 91 Page 147 of the Athens County Official Deed Records. Said 7.708 acre tract is estimated to contain 6.353 acres in Section 18 and 1.355 acres in Section 12.\*Denotes calculated location of monument based on a 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 PS 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 September 18, 2003. Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 9-23-03

Dav #18



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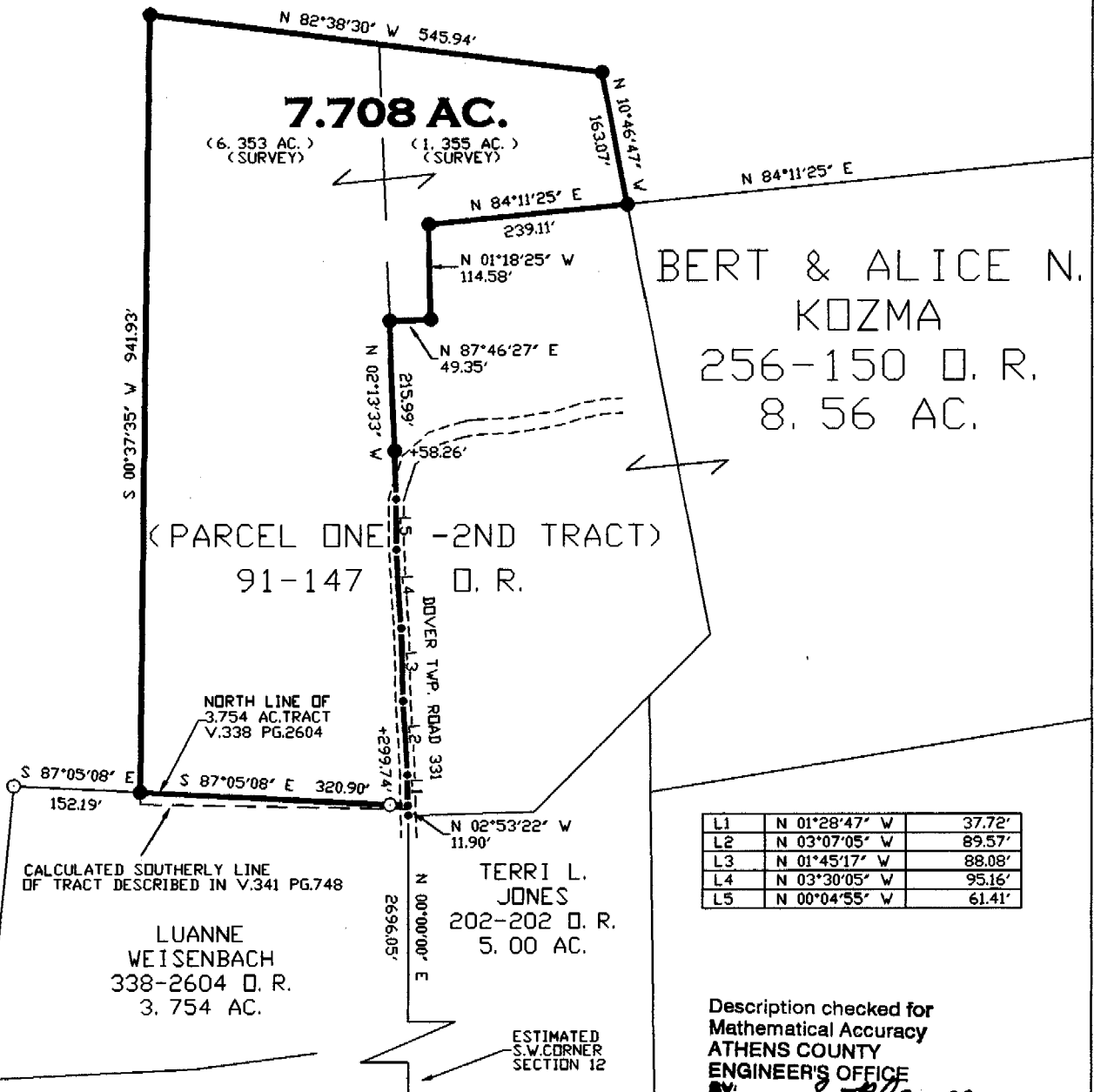
3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-6701

RICHARD  
ZIPPERT ETAL  
341-748 Q. R.  
41.73 AC.



SCALE: 1" = 200'

- = IRON PIN SET
- = IRON PIN FOUND
- = A POINT



Plat of A 7.708 ACRE TRACT Scale: 1" = 200'  
 Surveyed for: BERT & ALICE KOZMA Date: 9 / 18 / 03  
 Subdivision ---  
 Township DOVER Section 18 & 12 Town 10 Range 14  
 Corporation --- County ATHENS Ohio  
*Leonard F. Swoyer Jr.*  
 Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765 Job No. 07057503

