



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in River Lots 341 and 342 of Section 20, Village of Chauncey Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at the northeast corner of said Section 20; thence along the east line of said Section 20 on an assumed bearing of South 0 degrees 27 minutes 38 seconds West, a distance of 363.69 feet to an iron pin\* on the north line of a 30 acre tract described in Volume 127 Page 812 of the Athens County Official Deed Records; thence along the north line of the said 30 acre tract South 89 degrees 15 minutes 38 seconds West, a distance of 1065.32 feet to a found iron pin; thence continuing along the north line of the said 30 acre tract South 89 degrees 15 minutes 31 seconds West, a distance of 281.38 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence leaving the north line of said 30 acre tract South 0 degrees 43 minutes 42 seconds East, a distance of 319.65 feet to a set iron pin; thence South 89 degrees 15 minutes 39 seconds West, a distance of 370.37 feet to a set iron pin; thence South 0 degrees 43 minutes 42 seconds East, a distance of 22.00 feet to a set iron pin; thence South 89 degrees 16 minutes 18 seconds West (passing a found iron pin at 25.00 feet, the northeast corner of a 0.72 acre tract described in Volume 152 Page 346 of the Athens County Official Deed Records) for a total distance of 100.00 feet to a found iron pin, the southeast corner of a 0.95 acre tract described in Volume 163 Page 329 of the Athens County Official Deed Records; thence along the east line of said 0.95 acre tract North 1 degrees 18 minutes 23 seconds West, a distance of 120.03 feet to a found iron pin; thence continuing along the east line of said 0.95 acre tract North 3 degrees 14 minutes 24 seconds West, a distance of 209.65 feet to a found iron pin on the south line of an unimproved alley; thence along the south line of said unimproved alley North 89 degrees 13 minutes 41 seconds East, a distance of 123.69 feet to a set iron pin on the east end of said unimproved alley; thence along the east end of said unimproved alley North 0 degrees 44 minutes 22 seconds East, a distance of 12.07 feet to a found iron pin; thence along the north line of the aforesaid 30 acre tract North 89 degrees 15 minutes 39 seconds East, a distance of 356.77 feet to the point of beginning and containing 3.5000 acres, and being a part of a 30 acre tract described in Volume 127 Page 812 of the

PROPERTY

CONSTRUCTION

SUBDIVISIONS

Dover #20

Athens County Official Deed Records, said tract was surveyed by John Branner P.S. 6805 in July of 1993 and contained 29.48 acres.

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.

\* Denotes iron pin and section corner located by calculation from a survey performed by John Branner P.S. 6805 dated July 1993.

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 November 7, 1996.

Subject to all easements and right of ways of record.

Description checked for  
accuracy  
ATHENS COUNTY  
ENGINEERING DEPT  
BY: S. Blause  
DATE: 11-27-96

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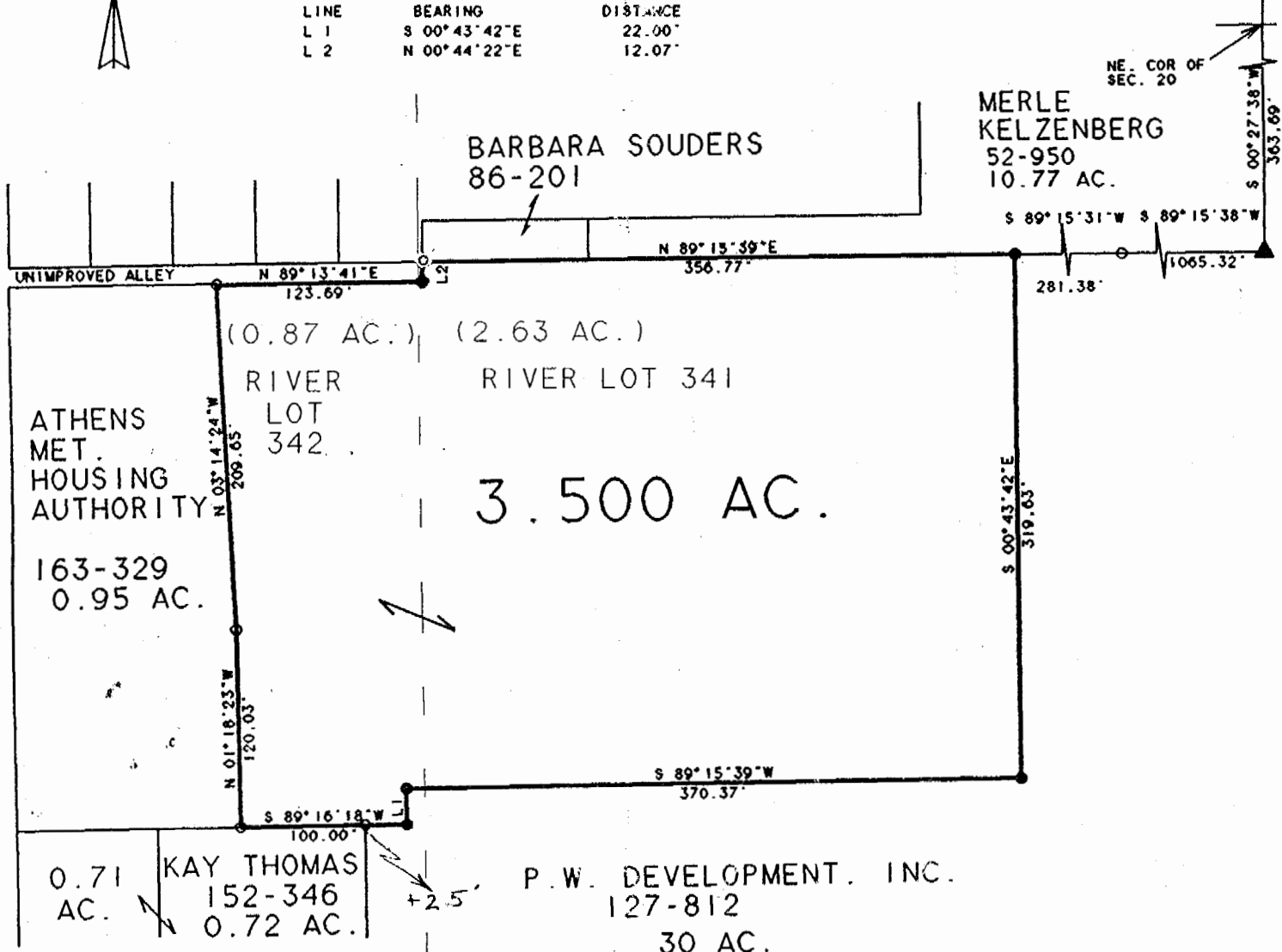
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- - IRON PIN FOUND
- - IRON PIN SET
- ▲ - IRON PIN LOCATED BY CALC.

LINE	BEARING	DISTANCE
L 1	S 00°43'42"E	22.00'
L 2	N 00°44'22"E	12.07'



Checked for  
 Accuracy  
 COUNTY  
 OFFICE  
*S. Blauer*  
 11-27-96

Plat of 3.500 Ac. Scale 1" = 100'  
 Surveyed for Community Action Date Nov. 11, 1996  
 Subdivision River Lot 341 & 342  
 Township Dover Section 20 Town 10 Range 14  
 Corporation Chauncey County Athens State Ohio

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

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