

PROFESSIONAL LAND SURVEYORS

- URBAN LOTS & FARM SURVEYS
- CONSTRUCTION STAKEOUT
- OIL WELL PERMITTING
- LAND PLANNING
- SUBDIVISIONS
- AERIAL
- GPS

SEYMOUR & ASSOCIATES



Voice: 614.385.4349 - Fax: 614.385.5954
830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

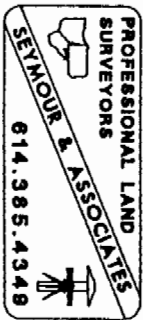
Re: 4.0237 acre survey in Fractional Lot 1, (Section 21), Dover Township, Athens County, Ohio.

Grantor: Gloria J. Phillips

Grantee:

Legal Description: See Attached Exhibit "A"

SEE ATTACHED PLAT OF SURVEY EXHIBIT "B"



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Dov #21

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Gloria J. Phillips as recorded in Official Record 217 at page 163, Athens County Recorder's Office, said tract being part of Fractional Lot 1 (Section 21), T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southwest corner of Fractional Lot 1 (Section 21);

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 1096.98 feet to a point in the center of Township Road No. 293;

Thence leaving the west line of Fractional Lot 1 (Section 21) and along the center of said road the following four courses:

1. South 40 degrees 35 minutes 36 seconds East a distance of 315.72 feet to a point;
2. South 30 degrees 53 minutes 43 seconds East a distance of 425.06 feet to a point;
3. South 25 degrees 35 minutes 12 seconds East a distance of 657.14 feet to a point, and;
4. South 31 degrees 35 minutes 59 seconds East a distance of 103.12 feet to a point on a grantor's line and the principal place of beginning for the tract herein described;

Thence leaving the center of said road and with a new line through the grantor's land, North 59 degrees 09 minutes 35 seconds East, passing through 5/8" X 30" iron pins with plastic identification caps set at 50.00 feet and 383.76 feet, going a total distance of 488.22 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a grantor's line;

Thence along a grantor's line the following two courses:

1. South 20 degrees 00 minutes 08 seconds East a distance of 409.74 feet to a 30" Elm Tree, and;
2. South 59 degrees 09 minutes 35 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 325.88 feet, going a total distance of 375.88 feet to a point on a grantor's line and in the center of Township Road 293;

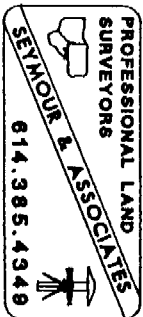
Thence along a grantor's line and the center of said road the following two courses:

1. North 37 degrees 07 minutes 59 seconds West a distance of 310.73 feet to a point, and;
2. North 31 degrees 35 minutes 59 seconds West a distance of 93.58 feet to the principal point of beginning, containing 4.0237 acres, more or less, and subject to the right of way of Township Road No. 293 and all easements of record.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

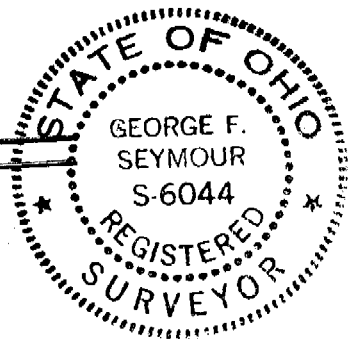
The bearings used in the above described tract were based on the west line of Fractional Lot 1 (Section 21) as bearing North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, August 1, 1995.



George F. Seymour, P.S. #6044

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blausen
 DATE: 3-30-98



SEE ATTACHED PLAT EXHIBIT "B"

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830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

Re: ~~1.8.24~~ survey in Fractional Lot 1, (Section 21), Dover Township, Athens County, Ohio.


Grantor: Gloria J. Phillips

Grantee:

Legal Description: See Attached Exhibit "A"

SEE ATTACHED PLAT OF SURVEY EXHIBIT "B"

PROFESSIONAL LAND SURVEYORS



SEYMOUR & ASSOCIATES

614.385.4349

85

Dover # 21

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Gloria J. Phillips as recorded in Official Record 217 at page 163, Athens County Recorder's Office, said tract being part of Fractional Lot 1 (Section 21), T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southwest corner of Fractional Lot 1 (Section 21);

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 1096.98 feet to a point in the center of Township Road No. 293;

Thence leaving the west line of Fractional Lot 1 (Section 21) and along the center of said road the following two courses:

1. South 40 degrees 35 minutes 36 seconds East a distance of 315.72 feet to a point, and;
2. South 30 degrees 53 minutes 43 seconds East a distance of 359.89 feet to a point being the most southerly corner of a tract in the name of Ordice Dean and Carol Lee Thacker as recorded in Official Record 259 at page 1480 and the principal place of beginning for the tract herein described;

Thence leaving the center of said road and along a line to the grantor and the southerly line of the Thacker tract, North 59 degrees 35 minutes 29 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 294.26 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the most easterly corner of the Thacker tract and a corner to the grantor;

Thence with a new line through the grantor's land the following two courses:

1. South 40 degrees 36 minutes 49 seconds East a distance of 166.22 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
2. South 25 degrees 35 minutes 13 seconds East a distance of 100.35 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a corner to the grantor and the most northerly corner of a tract in the name of Joshua Gene Phillips as recorded in Official Record 199 at page 766;

Thence along the northerly line of the Phillips tract and a line to the grantor, South 64 degrees 24 minutes 48 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 280.28 feet, going a total distance of 330.28 feet to a point in the center of Township Road 293, the most westerly corner of the Phillips tract and a corner to the grantor;

Thence along the center of said road and a grantor's line the following two courses:

1. North 25 degrees 35 minutes 12 seconds West a distance of 171.26 feet to a point, and;
2. North 30 degrees 53 minutes 43 seconds West a distance of 65.17 feet to the principal point of beginning, ~~containing 1.8234 acres, more or less~~ of which 0.76 acre lies north of an old tract line as delineated on the Athens County Auditor's Tax Map and 1.02 acres lies south of said old tract line, and subject to the right of way of Township Road No. 293 and all easements of record.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

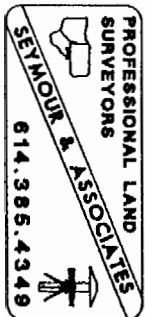
The bearings used in the above described tract were based on the west line of Fractional Lot 1 (Section 21) as bearing North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, August 1, 1995.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blaus
 DATE: 3-30-98

George F. Seymour, P.S. #6044

SEE ATTACHED PLAT EXHIBIT "B"

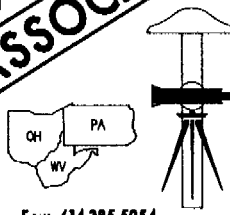


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830 W. Hunter St., P.O. Box 624, Logan, OH, 43138-0624

PLAT OF SURVEY

BEING CITIZEN IN F.R. LOT NO. 1 -
(SECTION 21) - TOWN 10 NORTH -
RANGE 14 WEST - DOVER TWP. -
ATHENS CO. - STATE OF OHIO.



COPY REDUCED

EXHIBIT "B"

DATE: (FLD)
March 26, 1998

BY: *GS*

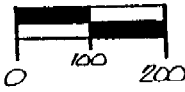
FOR: *GLORIA J. PHILLIPS*

PROJ. NO.: AT9101
Billing & GCD - AT9811

COPY REDUCED

SCALE:

1" = 200'



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1 DAY OF AUG. 1998 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY.

George F. Seymour
PROFESSIONAL SURVEYOR 100604

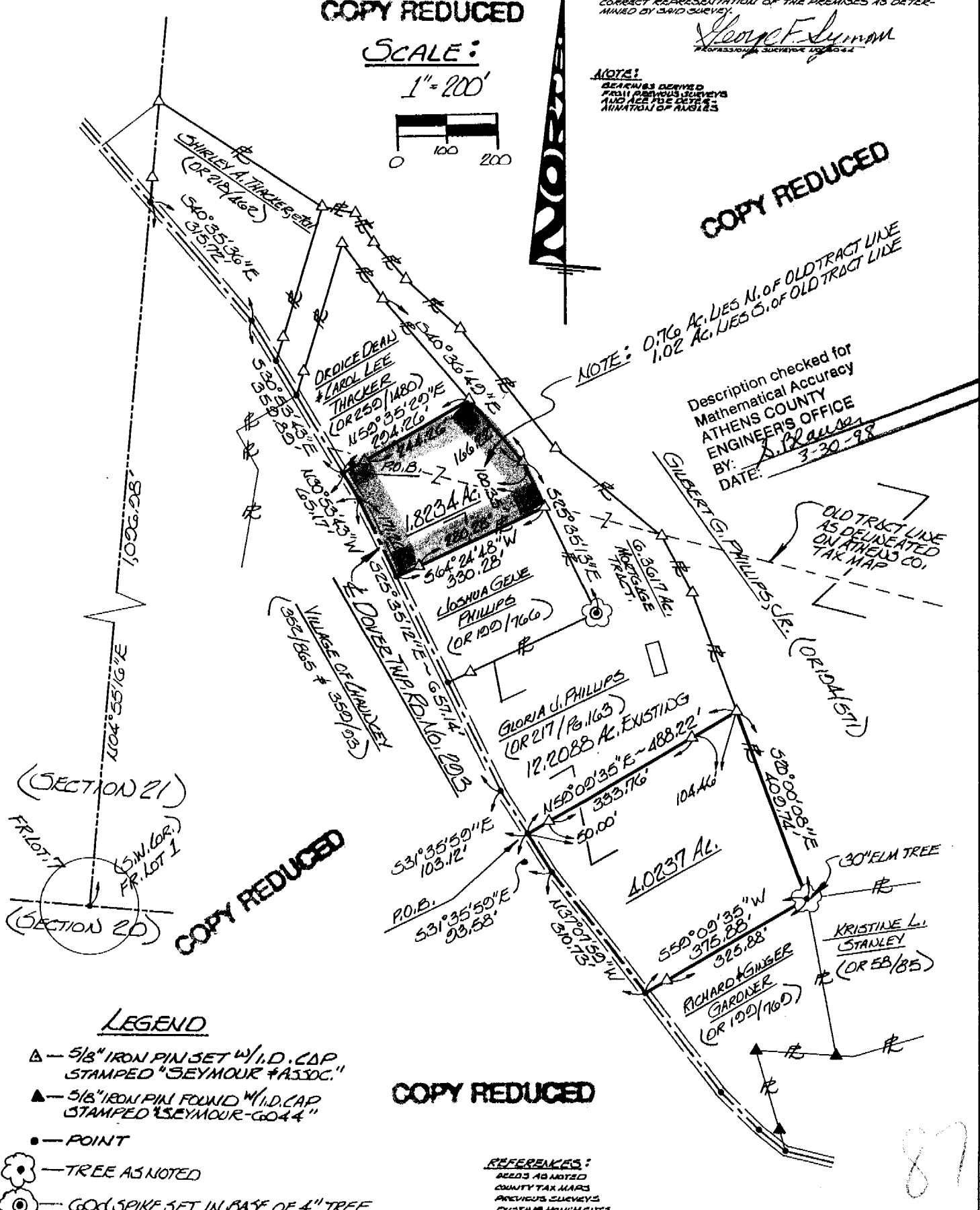
NOTE:
SEARCHES MADE
FR. PREVIOUS SURVEYS
AND ACE FILE DET. &
ADJUSTED ANGLES

COPY REDUCED

NOTE: 0.76 AC. LIES N. OF OLD TRACT LINE
1.02 AC. LIES S. OF OLD TRACT LINE

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *A. J. ...*
DATE: 3-30-98

OLD TRACT LINE
AS DELINEATED
ON ATHENS CO.
TAX MAP



COPY REDUCED

COPY REDUCED

LEGEND

- ▲ - 5/8" IRON PIN SET W/ I.D. CAP STAMPED "SEYMOUR & ASSOC."
- ▲ - 5/8" IRON PIN FOUND W/ I.D. CAP STAMPED "SEYMOUR-6044"
- - POINT

- ☼ - TREE AS NOTED
- ☼ - GOLF SPIKE SET IN BASE OF 4" TREE

REFERENCES:
ACCS AD NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
CUSTOM MONUMENTS

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PLAT OF SURVEY

BEING SITUATE IN F.R. LOT NO. 1
(SECTION 21) - TOWN 10 NORTH
RANGE 14 WEST - DOVER TWP.
ATHENS CO. - STATE OF OHIO.

**ATHENS CO. ENGINEER'S
OFFICE COPY**



DATE: (F267)
March 26, 1998

BY: *GS*

EXHIBIT "B"

FOR: *GLORIA J. PHILLIPS*

PROJ. NO.: AT9101
Billing & GCD - AT9811

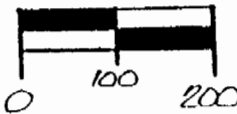
I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1 DAY OF AUG. 1998 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY.

George F. Seymour
PROFESSIONAL SURVEYOR NO. 6044

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES

SCALE:

1" = 200'



NOTE: 0.76 AC. LIES N. OF OLD TRACT LINE
1.02 AC. LIES S. OF OLD TRACT LINE

