

SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

REMAINDER TRACT

Situated in the southeast quarter of Section 21, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at an iron pin* at the southeast corner of the southeast quarter of said Section 21 and the southeast corner of Lot 1 of the Theodore Kelzenburg Subdivision as described in Volume 101 Page 475 of the Athens County Official Deed Records said iron pin is also THE TRUE POINT OF BEGINNING; thence along the south line of said Lot 1 on an assumed bearing of North 85 degrees 57 minutes 00 seconds West (passing a set iron pin at 661.22 feet) for a total distance of 740.31 feet to a set iron pin on the east line of a proposed 3.5030 acre tract; thence along the said east line North 9 degrees 15 minutes 57 seconds West (passing a set iron pin at 202.08 feet) for a total distance of 404.08 feet to a set iron pin on the north line of said Lot 1; thence along the north line of said Lot 1 South 85 degrees 13 minutes 33 seconds East, a distance of 841.07 feet to an iron pin* at the northeast corner of the aforesaid Lot 1; thence along the east line of Lot 1 South 5 degrees 11 minutes 33 seconds West, a distance of 382.66 feet to the point of beginning and containing 7.0355 acres, and being the remainder of Lot 1 of the Theodore Kelzenburg Subdivision as described in Volume 101 Page 475 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. *Denotes iron pin located by calculation and not verified by this survey.

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 July 22, 1997.

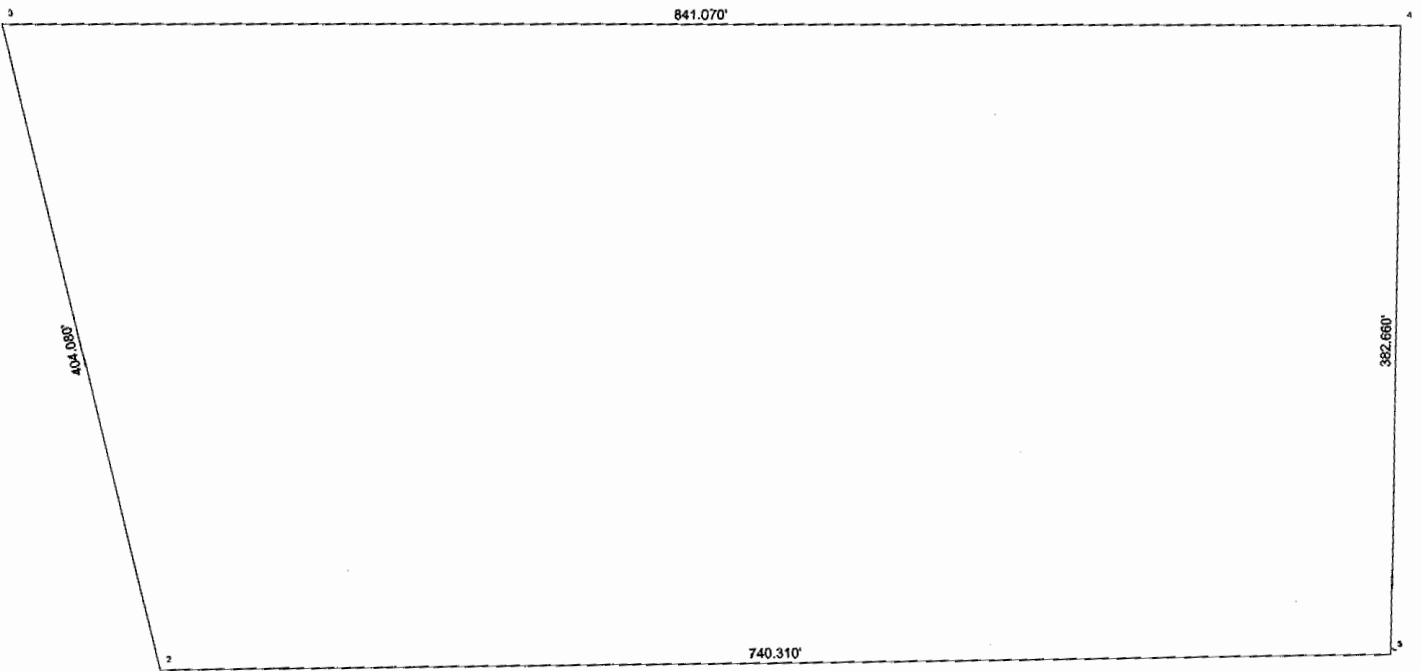
Subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 7-23-97

Dover Twp Sect 21



SCALE 1 : 1386.62



11

12

ABDELLAH 251-1239
7.6 AC.

JOELLEN

N 04° 28' 00" W 402.32'

3.5030 AC.

SEPTIC WITH LEACH BED

GRG.

STORY LOG

+ 302.41'

244.84'

S 09° 15' 57" E

404.08'

+ 202.00'

MERLE DAVID KELZENBERG
328-175
0.48 AC.

S 04° 15' 27" E
166.57'

EXISTING PRIVATE 50' EASEMENT FOR INGRESS AND EGRESS

PLAT OF SURVEY OF
3.5030 AC.
LOCATED IN SEC. 21 DOVER TWP.
TOWN 10 RANGE 14. ATHENS
COUNTY, OHIO
FOR WILADENE KEMPTON
PREPARED BY SOUTHEASTERN LAND SURVEYS
JULY 22, 1997

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna M. Dean
DATE: 7-23-97

Leonard F. Swoyer
LEONARD F. SWOYER PLS. 6765

COMMUNITY IMPROVEMENT CORP.
225-795 37.50 AC.

S 85° 13' 33" E
841.07'

LOT 1 = 10.5385 AC.
REMAINDER = 7.0355 AC.

WILADENE K. & WARD P. KEMPTON
101-475

REMAINDER TO BE CONTIGUOUS
AND CONTINUOUS WITH LOT 2

SE. COR
SE. 1/4
SEC. 21

S 05° 11' 33" W 382.66'

21 15
2014

N 85° 57' 00" W
740.31'

+ 661.22'

N 85° 57' 00" W

402.97'



MERLE KELZENBERG
LOT 2
10.7692 AC
52-950

SCALE 1" = 100'
● = IRON PIN SET
○ = IRON PIN FOUND