



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in the southeast quarter of Section 5, Town 10, Range 14, Dover Township, Athens County, Ohio and described as follows:

Commencing at the approximate location of the southeast corner of said Section 5; thence on an assumed bearing along the south line of the grantor North 83 degrees 24 minutes 00 seconds West, a distance of 891.27 feet to an iron pin\*; thence leaving the south line of the grantor and along the east line of a hitherto unrecorded 5.01 acre tract North 34 degrees 22 minutes 26 seconds West, a distance of 300.00 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence continuing North 34 degrees 22 minutes 26 seconds West along said line, a distance of 170.33 feet to a found iron pin; thence continuing along the aforesaid east line North 23 degrees 43 minutes 53 seconds West (passing a found iron pin at 287.06 feet) for a total distance of 322.67 feet to a point in the center of Athens County Road 94, the northeast corner of aforesaid 5.01 acre tract; thence along said county road and the North property line of the grantor the following fourteen courses and distances: 1. North 71 degrees 11 minutes 37 seconds East, a distance of 31.55 feet to a point; thence 2. North 75 degrees 34 minutes 34 seconds East, a distance of 140.87 feet to a point; thence 3. North 76 degrees 48 minutes 13 seconds East, a distance of 79.91 feet to a point; thence 4. North 81 degrees 14 minutes 43 seconds East, a distance of 112.81 feet to a point; thence 5. North 87 degrees 36 minutes 10 seconds East, a distance of 32.93 feet to a point; thence 6. South 89 degrees 34 minutes 46 seconds East, a distance of 44.49 feet to a point; thence 7. South 82 degrees 55 minutes 33 seconds East, a distance of 75.70 feet to a point; thence 8. South 74 degrees 24 minutes 23 seconds East, a distance of 39.70 feet to a point; thence 9. South 64 degrees 31 minutes 22 seconds East, a distance of 45.86 feet to a point; thence 10. South 54 degrees 18 minutes 51 seconds East, a distance of 37.42 feet to a point; thence 11. South 48 degrees 27 minutes 05 seconds East, a distance of 67.05 feet to a point; thence 12. South 55 degrees 57 minutes 26 seconds East, a distance of 53.60 feet to a point; thence 13. South 77 degrees 21 minutes 36 seconds East, a distance of 57.40 feet to a point; thence 14. South 80 degrees 40 minutes 55 seconds East, a distance of 9.35 feet to a point; thence leaving the said Athens County Road 94 and the north line of the grantor South 56 degrees 20 minutes 11 seconds West (passing a set iron pin at

PROPERTY

CONSTRUCTION

SUBDIVISIONS

43.08 feet and a 32 inch Beech tree at 90.64 feet) for a total distance of 663.15 feet to the point of beginning and containing 5.0880 acres, and being a part of a 24.32 acre tract described in Volume 349 Page 749 of the Athens County 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 P.S. 6765.

\* Denotes the calculated location of an iron pin based on an unrecorded survey dated May 2, 1988.

The above description was prepared under the supervision of Leonard F. Swoyer Professional Land Surveyor Number 6765 and was based on a survey performed by Southeastern Land Surveys dated July 13, 2004.

Subject to all easements and right of ways of record.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaua  
DATE: 7-13-04



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3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/893-6701

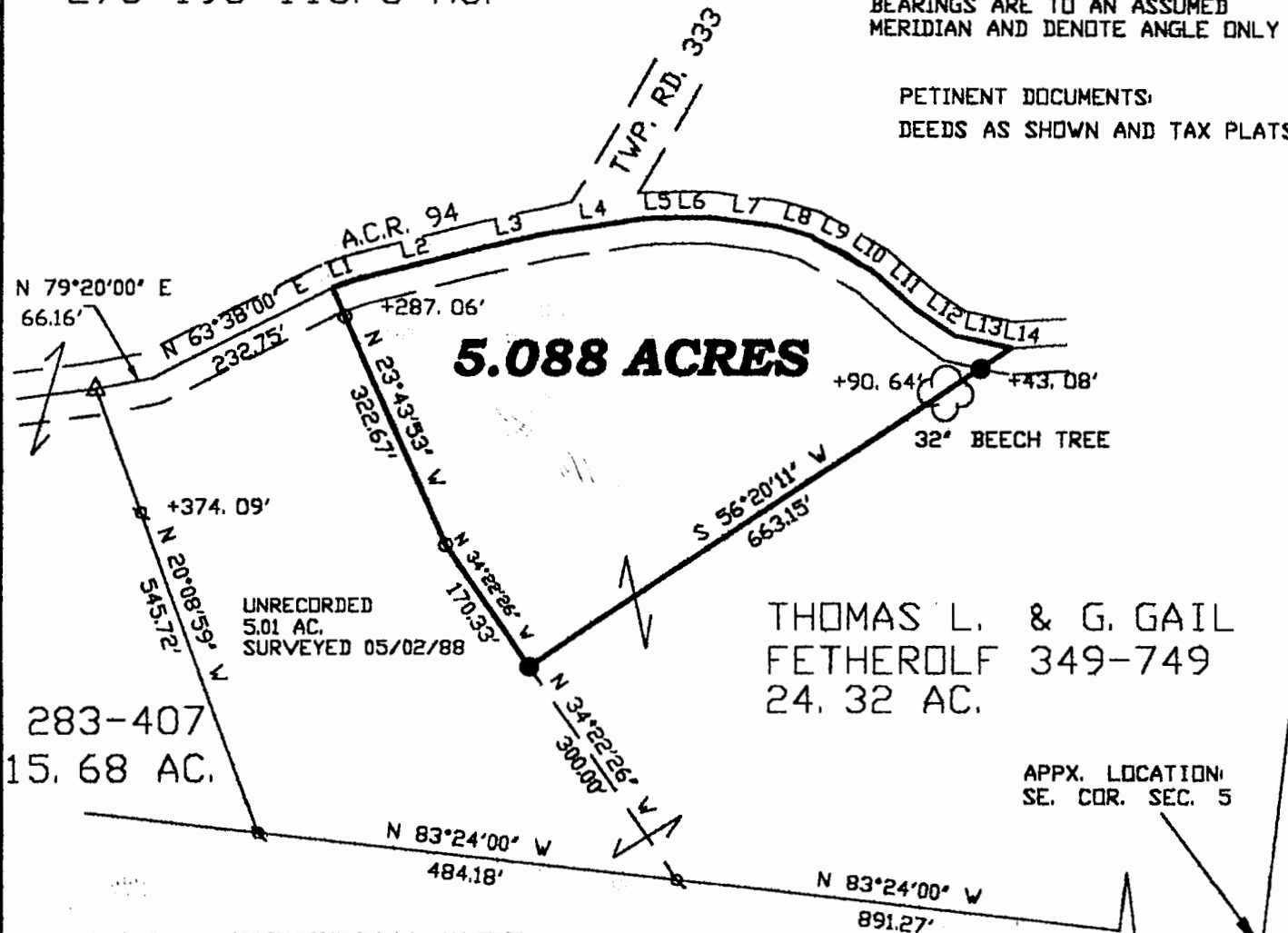
- = IRON PIN FOUND SURVEY OF 5.01 AC. MAY 2, 1988
- ⊗ = IRON PIN CALCULATED LOCATION
- △ = RAILROAD SPIKE FOUND
- = IRON PIN SET 5/8" REBAR WITH I. D. CAP



EVELYN L. RUSSEL  
278-193 110.0 AC.

BEARINGS ARE TO AN ASSUMED  
MERIDIAN AND DENOTE ANGLE ONLY

PETINENT DOCUMENTS:  
DEEDS AS SHOWN AND TAX PLATS



283-407  
15.68 AC.

THOMAS L. & G. GAIL  
FETHEROLF 349-749  
24.32 AC.

APPX. LOCATION:  
SE. COR. SEC. 5

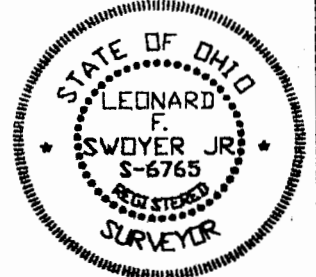
James McCoy et al  
156-866 OR 138.35 AC.

LINE	BEARING	DISTANCE
L1	N 71°11'37" E	31.55'
L2	N 75°34'34" E	140.87'
L3	N 76°48'13" E	79.91'
L4	N 81°14'43" E	112.81'
L5	N 87°36'10" E	32.93'
L6	S 89°34'46" E	44.49'
L7	S 82°55'33" E	75.70'
L8	S 74°24'23" E	39.70'
L9	S 64°31'22" E	45.86'
L10	S 54°18'51" E	37.42'
L11	S 48°27'05" E	67.05'
L12	S 55°57'26" E	53.60'
L13	S 77°21'36" E	57.40'
L14	S 80°40'55" E	9.35'

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Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blawie  
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Plat of 5.08 ACRES Scale: 1" = 200'  
 Surveyed for: THOMAS FETHEROLF Date: JULY 13, 2004  
 Subdivision SE QUARTER  
 Township DOVER Section 5 Town 10 Range 14  
 Corporation \_\_\_\_\_ County ATHENS State OHIO

Leonard F. Swoyer Jr. Registered Professional Land Surveyor No. 6765



DOV#5