



# SOUTHEASTERN LAND SURVEYS

**LEONARD F. SWOYER**  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Lease Lots 3 and 4 , Section 30 , Alexander Township, Town 8, Range 14, Athens County, Ohio and described as follows:

Commencing at the northwest corner of Lease Lot 3; thence on an assumed bearing along an arbitrary line South 52 degrees 29 minutes 18 seconds East, a distance of 1683.47 feet to a set iron pin, THE TRUE POINT OF BEGINNING; thence along an arbitrary line the following three bearings and distances: 1) North 68 degrees 34 minutes 00 seconds East, a distance of 708.73 feet to a set iron pin; thence 2) South 82 degrees 39 minutes 44 seconds East, a distance of 221.71 feet to a set iron pin; thence 3) South 71 degrees 12 minutes 51 seconds East, a distance of 352.16 feet to a set iron pin on the westerly right of way of U.S. Route 50, 155.72 feet left of Station 430+48.03; thence along the westerly right of way of said U.S. 50 the following four bearings and distances: 1) South 24 degrees 45 minutes 54 seconds West, a distance of 198.07 feet to an iron pin\*, 160.00 feet left of Station 428+50; thence 2) South 13 degrees 47 minutes 57 seconds West, a distance of 355.11 feet to an iron pin\*, 100 feet left of Station 425+00; thence 3) South 23 degrees 33 minutes 46 seconds West, a distance of 415.14 feet to a found iron pin, 100.26 feet left of Station 420+84.86, thence 4) South 32 degrees 29 minutes 04 seconds West, a distance of 192.97 feet to an iron pin\* at the intersection of the westerly right of way of U.S. 50 with the northerly right of way of Alexander Township Road 30, 130.31 feet left of Station 418+94.24 and 70 feet left of Station 8+74.06 of the northerly right of way of said Alexander Township Road 30; thence leaving the westerly right of way of U.S. 50 and along the northerly right of way of said Alexander Township Road 30 the following four bearings and distances: 1) along a non-tangential curve to the left a distance of 410.17 feet, said curve has a radius of 388.31 feet, a central angle of 60 degrees 31 minutes 14 seconds, and a chord which bears South 79 degrees 40 minutes 37 seconds West a distance of 391.36 feet to an iron pin\*, 70 feet left of Station 5+37.83; thence 2) South 49 degrees 25 minutes 00 seconds West, a distance of 165.85 feet to an iron pin\*, 70 feet left of Station 3+71.98; thence 3) South 52 degrees 14 minutes 24 seconds West, a distance of 150.84 feet to an iron pin\*, 50 feet left, radially, of Station 2+00; thence 4) South 70 degrees 58 minutes 45 seconds West, a distance of 168.00 feet to a point, 30 feet left of Station 0+25.00; thence leaving the northerly right of way of said Alexander Township Road 30 South 9 degrees 56 minutes 53 seconds East, a distance of 30.00 feet to a point in the centerline of Alexander Township Road 30; thence along said Alexander Township Road 30 the following two bearings and distances: 1) South 79 degrees 53 minutes 29 seconds West, a distance of 73.49 feet to a point; thence 2) South 85 degrees 36 minutes 01 second West, a distance of 42.88 feet to a set railroad spike; thence leaving said Alexander Township Road 30 and along a line which is 90 feet east of the grantor's westerly property line North 5 degrees 19 minutes 38 seconds East, a distance of

PROPERTY Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 3-19-96

CONSTRUCTION

SUBDIVISIONS

ALX # 30

72



# SOUTHEASTERN LAND SURVEYS

**LEONARD F. SWOYER**  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

1327.38 feet to the POINT OF BEGINNING and containing 30.00 acres, and being a part of a tract described in Volume 236 Page 545 of the Athens County Deed Records. There are 8.827 acres in Lease Lot 3 and 21.173 acres in Lease Lot 4.

\*denotes calculated location of a monument based on previous surveys.

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.

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 March 8, 1996.

Subject to all easements and right of ways of record.

PROPERTY

CONSTRUCTION

SUBDIVISIONS

73

Line #	Direction	Angle	Distance	Direction	Distance
1	South	71°	12'	East	352.16 feet.
2	South	24°	45'	West	198.07 feet.
3	South	13°	47'	West	355.11 feet.
4	South	23°	33'	West	415.14 feet.
5	South	32°	29'	West	192.97 feet.
6	South	79°	40'	West	391.36 feet.
7	South	49°	25'	West	165.85 feet.
8	South	52°	14'	West	1,500.84 feet.
9	South	70°	58'	West	168.00 feet.
10	South	09°	56'	East	30.00 feet.
11	South	79°	53'	West	73.49 feet.
12	South	85°	36'	West	42.88 feet.
13	North	05°	19'	East	1,327.38 feet.
14	North	68°	34'	East	708.73 feet.
15	South	82°	39'	East	221.71 feet.

The easting error is -1067.28 feet.  
 The northing error is -826.68 feet.  
 The gap in closure is 1349.99 feet.

The precision of the field survey is  
 2197.37 feet error per 10,000 feet traverse.

The area computes to be 62.09 acres.

ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #	Direction	Angle	Distance	Direction	Distance
1	South	82°	39'	East	221.71 feet.
2	South	71°	12'	East	352.16 feet.
3	South	24°	45'	West	198.07 feet.
4	South	13°	47'	West	355.11 feet.
5	South	23°	33'	West	415.14 feet.
6	South	32°	29'	West	192.97 feet.
7	South	79°	40'	West	391.36 feet.

74

8	South	49°	25'	00"	West	165.85 feet.
9	South	52°	14'	24"	West	150.84 feet.
10	South	70°	58'	45"	West	168.00 feet.
11	South	09°	56'	53"	East	30.00 feet.
12	South	79°	53'	29"	West	73.49 feet.
13	South	85°	36'	01"	West	42.88 feet.
14	North	05°	19'	38"	East	1,327.38 feet.
15	North	68°	34'	00"	East	708.73 feet.

The easting error is 0.01 feet.

The northing error is 0.00 feet.

The gap in closure is 0.01 feet.

The precision of the field survey is

0.01 feet error per 10,000 feet traverse.

The area computes to be 30.32 acres.

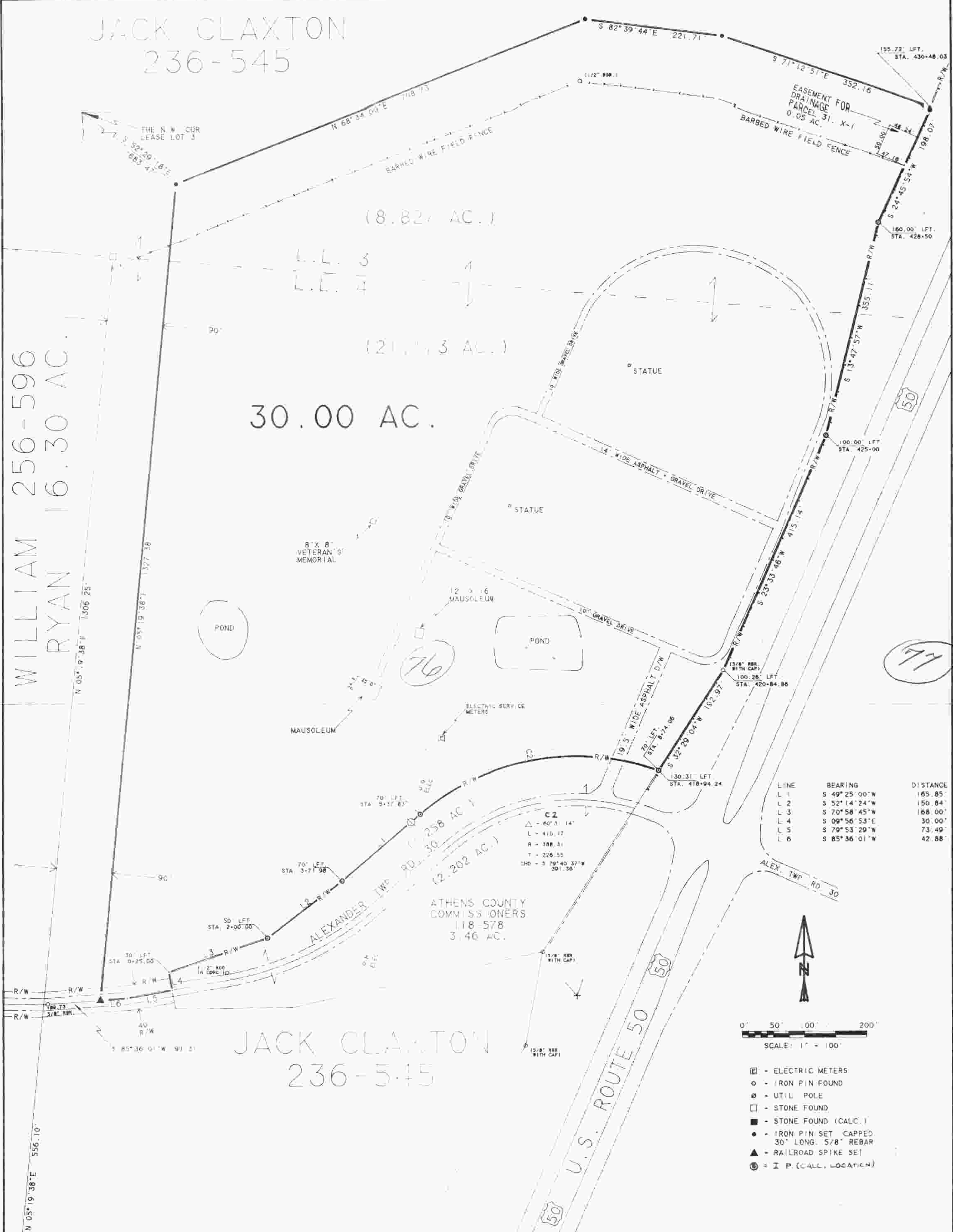
JACK CLAXTON  
236-545

WILLIAM RYAN  
256-596  
16.30 AC.

30.00 AC.

(8.827 AC.)

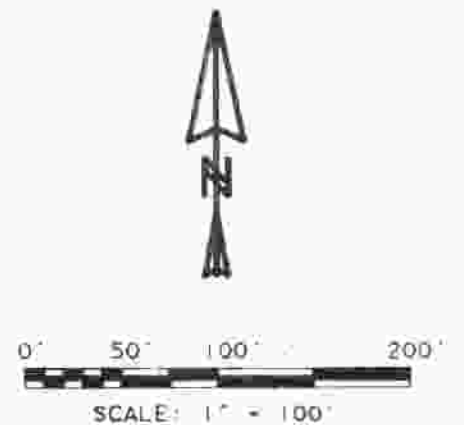
(21.173 AC.)



LINE	BEARING	DISTANCE
L 1	S 49° 25' 00" W	165.85'
L 2	S 52° 14' 24" W	150.84'
L 3	S 70° 58' 45" W	168.00'
L 4	S 09° 56' 53" E	30.00'
L 5	S 79° 53' 29" W	73.49'
L 6	S 85° 36' 01" W	42.88'

C 2  
 Δ - 607.3 14"  
 L - 410.17  
 R - 308.31  
 T - 226.55  
 CHD - 3 79° 40' 37" W  
 307.36

ATHENS COUNTY COMMISSIONERS  
118-578  
3.46 AC.



- - ELECTRIC METERS
- - IRON PIN FOUND
- - UTIL POLE
- - STONE FOUND
- - STONE FOUND (CALC.)
- - IRON PIN SET CAPPED 30" LONG 5/8" REBAR
- ▲ - RAILROAD SPIKE SET
- ⊙ - I.P. (CALC. LOCATION)

PLAT OF SURVEY OF:  
 A 30.00 ACRE TRACT  
 SITUATED IN LEASE LOTS 3 AND 4,  
 SECTION 30, ALEXANDER TOWNSHIP,  
 TOWN 8, RANGE 14, ATHENS COUNTY, OHIO

PREPARED BY:  
 SOUTHEASTERN LAND SURVEYS  
 \* MARCH 8, 1996 \*  
*Leonard F. Swoyer*  
 LEONARD F. SWOYER, R.L.S. 6765

