



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

TRACT 3

Situated in Sections 32 and 33, Canaan Township, Town 5, Range 13, Athens County, Ohio and described as follows:

Commencing at a 4" x 7" sandstone with notched cross recognized as the northwest corner of the northeast quarter of Section 32, Canaan Township at THE TRUE POINT OF BEGINNING of this tract, same being the southeast corner of an 8.545 acre tract described as Tract III in Volume 133, Page 798, Athens County Official Records; thence along the east line of said 8.545 acre tract, North 00 Degrees 20 Minutes 32 Seconds West (passing a found iron pin at 399.95 feet) for a total distance of 868.77 feet to a point in the center of Athens County Road 90; thence along the center of said road, North 76 Degrees 31 Minutes 06 Seconds East for a distance of 51.34 feet to a point; thence leaving said road, South 00 Degrees 20 Minutes 32 Seconds East (passing a set iron pin at 25.00 feet) for a total distance of 880.26 feet to a point in the south line of Section 33 and the north line of Section 32; thence leaving said section line, South 00 Degrees 15 Minutes 50 Seconds East (passing a set iron pin at 248.07 feet) for a total distance of 546.68 feet to a set iron pin; thence South 37 Degrees 15 Minutes 00 Seconds East for a distance of 64.83 feet to a set iron pin; thence South 00 Degrees 15 Minutes 50 Seconds East for a distance of 204.13 feet to a set iron pin; thence North 87 Degrees 10 Minutes 24 Seconds East for a distance of 139.95 feet to a set iron pin; thence South 68 Degrees 35 Minutes 50 Seconds East for a distance of 193.36 feet to a set iron pin; thence South 48 Degrees 57 Minutes 37 Seconds East for a distance of 121.81 feet to a set iron pin; thence South 06 Degrees 38 Minutes 13 Seconds East for a distance of 394.36 feet to a set iron pin; thence North 68 Degrees 32 Minutes 33 Seconds East for a distance of 209.41 feet to a set iron pin; thence North 89 Degrees 15 Minutes 46 Seconds East for a distance of 711.82 feet to an iron pin set in the west line of a 50.00 acre tract

PROPERTY

CONSTRUCTION

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blausey
DATE: 1-9-02

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SUBDIVISIONS

described in Volume 282, Page 337, Athens County Official Records; thence along the west line of said 50.00 acre tract, South 00 Degrees 00 Minutes 44 Seconds West for a distance of 1451.69 feet to a set iron pin for the southwest corner of said 50.00 acre tract; thence along the north line of a 5.80895 acre tract described as Fourth Tract in Volume 60, Page 877, Athens County Official Records, South 89 Degrees 56 Minutes 44 Seconds West (passing an iron pipe found at the northwest corner of said 5.80895 acre tract at 20.26 feet) continuing along the north line of a 31.26 acre tract described as First Tract in Volume 287, Page 1617, Athens County Official Records for a total distance of 1443.84 feet to an iron pipe found at the northwest corner of said 31.26 acre tract and the southeast corner of an 8.5148 acre tract described in Volume 27, Page 863, Athens County Official Records; thence along the east line of said 8.5148 acre tract, North 00 Degrees 15 Minutes 50 Seconds West (passing an iron pipe found at the northeast corner of said 8.5148 acre tract at 839.32 feet, 0.18 foot left) for a total distance of 2704.60 feet to the POINT OF BEGINNING, containing 55.048 acres of which 54.004 acres are in a 68.2 acre tract, more or less, described in Volume 252, Page 1711, Athens County Official Records and 1.044 acres are in a 7.0363 acre tract described in Volume 79, Page 191, Athens County Official Records.

Note: Unless otherwise noted all set iron pins are 5/8" in diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed L. F. Swoyer P.S. 6765.

The above description was prepared under the supervision of Leonard F. Swoyer, Jr., Registered Professional Land Surveyor Number 6765 and based on a field survey performed by Southeastern Land Surveys dated December 22, 2001.

Subject to all easements and right of ways of record.

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PLAT SHOWING SURVEY OF THREE TRACTS IN SECTIONS 32 AND 33, CANAAN TOWNSHIP, T5N, R13W, ATHENS COUNTY, OHIO

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4.623 Acres
Randy G. and Susan C. Wolfe
240-388 O.R.

ATHENS COUNTY ROAD 90
N76°31'06"E N82°40'58"E
70.86' 99.50'

- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN SET-5/8" REBAR CAPPED SCRIBED L.F.S. PS 6765

BEARINGS ARE RELATIVE TO RECOGNIZED WEST LINE OF OF NE QUARTER OF SECTION 32 ESTABLISHED BY FOUND MONUMENTS AS N 00°15'50" W.

REFERENCES
DEEDS AS SHOWN
TAX PLATS
RECORDED PLAT OF THE KATHLEEN SMITH SUBDIVISION SURVEYED BY LEONARD F. SWOYER, JR. 11-16-89.



Section 33

Section 32

8.545 Acres
Ann E. Barr
79-365 O.R.
133-798 O.R.

POINT OF COMMENCEMENT:
4" x 7" SANDSTONE WITH "+"
RECOGNIZED AS NORTHWEST
CORNER OF NORTHEAST QUARTER
OF SECTION 32, CANAAN TWP.

2.68 Acres
Ann E. Barr
79-365 O.R.

31.54 Acres-2nd Tract
Marian Louise R. Keller
Revocable Trust (1993)
287-1617 O.R.

8.5148 Acres
Douglas C. and Phyllis Field Baxter
27-863 O.R.

31.26 Acres-1st Tract
Marian Louise R. Keller
Revocable Trust (1993)
287-1617 O.R.

16.37 Acres
David and Susan
Crehan Hasteller
91-23 O.R.

33.49 Acres
Doris M. Mingus
25-206 O.R.

50.00 Acres
David W. Darnell
282-337 O.R.

5.80895 Acres
Mark Lane
60-877 O.R.

252-1711 O.R.
(54.004 Ac.)

TRACT 3
55.048 ACRES

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 1-9-02

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SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Plat of Survey of Three Tracts of Land Scale: 1" = 300'
 Surveyed for: Ann Barr/Marie Morrison Date: 12-22-01
 Subdivision _____
 Township Canaan Section 32/33 Town 5 Range 13
 Corporation _____ County Athens Ohio
 Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765

