



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## TRACT 1

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; thence along the north line of Section 32 and the south line of Section 33, North 89 Degrees 26 Minutes 52 Seconds East for a distance of 50.00 feet to a point for THE TRUE POINT OF BEGINNING of this tract; thence North 00 Degrees 20 Minutes 32 Seconds West (passing a set iron pin at 855.26 feet) for a total distance of 880.26 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 119.52 feet to a point; thence continuing along the center of said road, North 82 Degrees 40 Minutes 58 Seconds East for a distance of 49.47 feet to a point; thence leaving said road, South 09 Degrees 10 Minutes 18 Seconds East (passing a set iron pin at 25.00 feet) for a total distance of 923.25 feet to a point in the south line of Section 33 and the north line of Section 32; thence leaving said section line, South 09 Degrees 06 Minutes 35 Seconds East for a distance of 258.22 feet to a set iron pin; thence South 65 Degrees 19 Minutes 32 Seconds West for a distance of 81.21 feet to a found iron pin; thence North 81 Degrees 53 Minutes 13 Seconds West for a distance of 76.83 feet to found iron pin; thence North 82 Degrees 11 Minutes 57 Seconds West (passing a found iron pin at 113.54 feet) for a total distance of 198.93 feet to a set iron pin; thence North 00 Degrees 15 Minutes 50 Seconds West for a distance of 248.07 feet to the POINT OF BEGINNING, containing 6.924 acres of which 4.962 acres are in a 7.0363 acre tract described in Volume 79, Page 191 and Volume 133, Page 798 and 1.962 acres are in a 68.2 acre tract, more or less, described in Volume 252, Page 1711, Athens County Official Records.

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

PROPERTY

CONSTRUCTION

SUBDIVISIONS

133

CAN 32

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.

**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.



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.

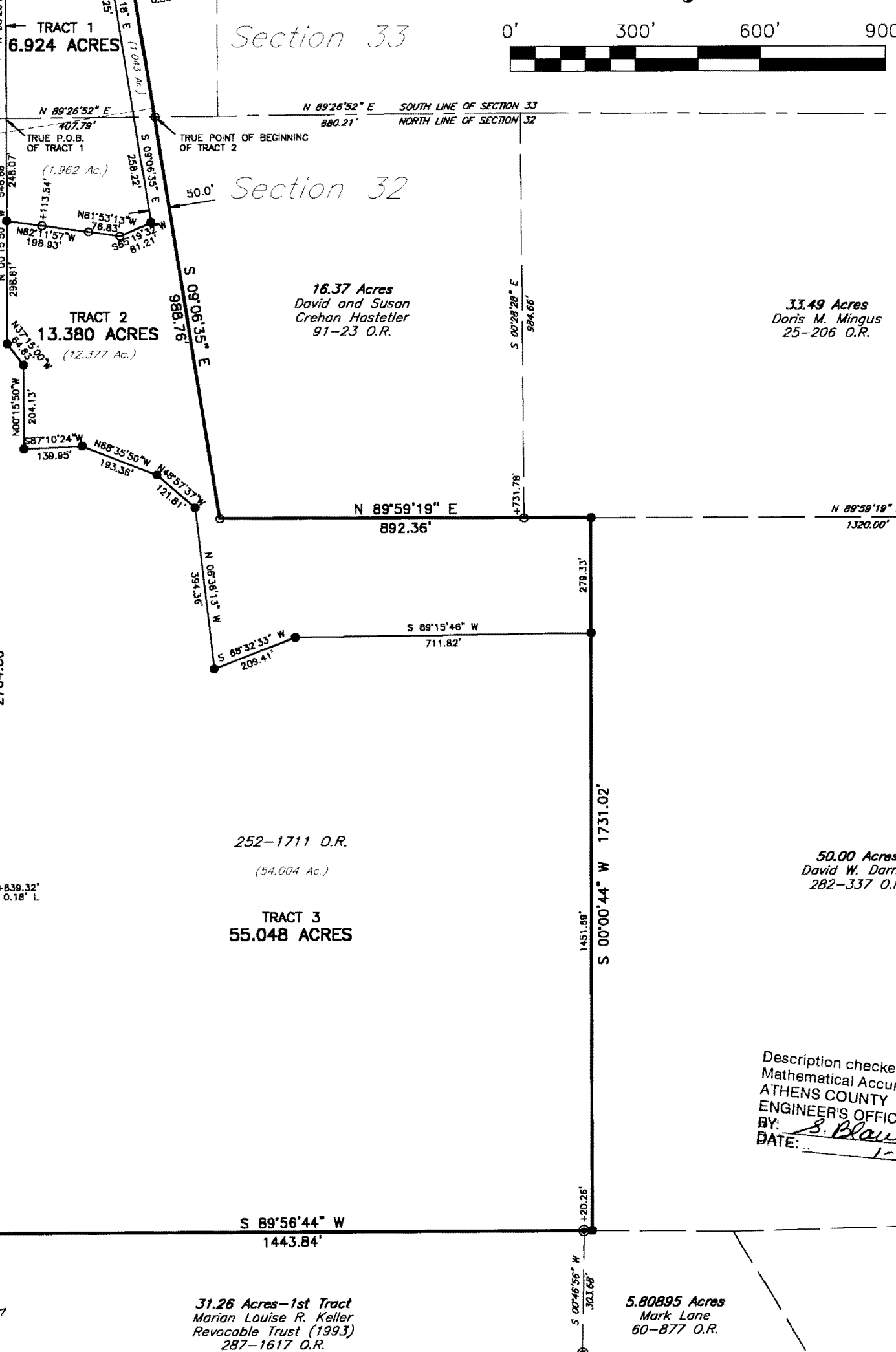
TRUE POINT OF BEGINNING  
OF TRACT 3

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.

Section 33

Section 32



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

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

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

TRACT 3  
55.048 ACRES

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

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

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

5.80895 Acres  
Mark Lane  
60-877 O.R.



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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



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