



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

## CONTIGUOUS AND CONTINUOUS TRANSFER OF 2.5054 ACRES FROM MARIE AND JENNY MORRISON TO ANN BARR

Situated in the northeast quarter of Section 32 and the southeast quarter of section 33, Town 5, Range 13, Canaan Township, Athens County, Ohio and described as follows:

Commencing at a found stone at the approximate location of the northwest corner of the northeast quarter of said Section 32; thence on an assumed bearing South 0 degrees 15 minutes 50 seconds East, a distance of 39.96 feet to a point, THE TRUE POINT OF BEGINNING; thence North 80 degrees 49 minutes 00 seconds East, (passing a found 1 inch pinch pipe at 40.47 feet) for a total distance of 409.37 feet to a point, the southeast corner of Lot 3 of the Kathleen Smith Subdivision; thence along the east line of said Lot 3 and the west line of a 4.65 acre tract described in Volume 250 Page 627 of the Athens County Deed Records South 9 degrees 10 minutes 18 seconds East 21.73 feet to a found iron pin on the approximate location of the north line of Section 32 and the southwest corner of said 4.65 acre tract; thence along the east line of a 68.20 acre tract described in Volume 252 Page 1711 of the Athens County Official Records and along the west line of a 16.37 acre tract described in Volume 91 Page 23 of the Athens County Official Records South 09 degrees 06 minutes 35 seconds East 236.77 feet to a set iron pin; thence leaving the west line of said 16.37 acre tract and the east line of said 68.20 acre tract South 65 degrees 19 minutes 32 seconds West (passing a set iron pin at 51.91 feet) for a total distance of 133.12 feet to a set iron pin; thence North 81 degrees 53 minutes 13 seconds West a distance of 76.83 feet to a set iron pin; thence North 82 degrees 11 minutes 54 seconds West (passing set iron pins at 113.54 feet and 198.94 feet) for a total distance of 249.43 feet to a point on the west line of the grantor's 68.20 acre tract and the east line of a 2.68 acre tract described as Lot 2 of the Kathleen Smith Subdivision and recorded in Volume 79 Page 365 of the Athens County Official Records; thence along the east line of said 2.68 acre tract and the west line of the grantor North 0 degrees 15 minutes 50 seconds West, a distance of 200.77 feet to the point of beginning and containing 2.5054 acres, there being 2.4654 acres out

PROPERTY

CONSTRUCTION

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaise SUBDIVISIONS  
DATE: 12-6-04

CA# 32

of a 68.20 acre tract described in Volume 252 Page 1711 of the Athens County Official Records and being all of the 0.04 acres described as Tract 2 in Volume 252 Page 1713 of the Athens County Official 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.

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 October 20, 2004. Subject to all easements and right of ways of record.

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

ATHENS COUNTY ROAD 90  
N 82°40'58" E  
+40.74' 88.50'

- 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

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

LINE	BEARING	DISTANCE
L1	S 00°23'21" W	92.61'
L2	S 22°14'26" E	55.32'
L3	S 41°27'27" E	243.80'
L4	S 70°58'28" E	58.91'
L5	S 11°30'34" E	41.53'
L6	S 36°56'02" E	85.79'
L7	S 35°42'29" E	39.12'
L8	S 26°27'53" E	51.41'
L9	S 23°49'05" E	55.51'
L10	S 26°17'48" E	50.41'
L11	S 32°54'30" E	26.17'
L12	S 73°39'02" E	72.68'
L13	S 28°52'51" E	40.67'
L14	S 01°34'12" E	56.96'
L15	S 13°53'09" W	67.31'
L16	S 12°35'48" W	136.90'
L17	S 32°50'43" E	74.53'
L18	S 12°14'09" E	14.95'
L19	S 15°47'46" E	61.38'
L20	S 58°22'11" E	24.94'
L21	N 86°34'34" E	13.24'
L22	N 57°52'02" E	23.90'
L23	N 70°10'35" E	40.15'
L24	N 65°30'56" E	37.19'
L25	N 69°42'40" E	36.05'
L26	N 80°14'53" E	26.16'
L27	S 67°50'06" E	23.51'
L28	S 28°28'33" E	27.09'
L29	S 01°52'08" W	33.82'
L30	S 03°54'23" W	46.25'
L31	S 02°31'20" E	45.58'
L32	S 18°30'53" E	48.47'
L33	S 35°22'57" E	51.93'
L34	S 25°26'45" E	41.01'
L35	S 08°11'52" E	113.33'
L36	N 11°23'30" W	47.69'
L37	N 88°01'55" E	110.72'
L38	N 70°45'37" E	206.85'
L39	N 68°54'35" E	78.47'
L40	S 84°27'20" E	101.61'
L41	S 09°10'18" E	52.04'
L42	S 38°52'13" W	178.33'
L43	S 26°30'03" W	205.14'
L44	S 08°37'25" W	114.02'
L45	S 00°18'50" E	682.32'
L46	S 82°11'58" E	50.50'
L47	N 00°18'52" W	679.09'
L48	N 08°37'25" E	125.80'
L49	N 26°30'03" E	218.43'
L50	N 38°52'13" E	161.46'
L51	N 09°10'18" W	31.37'
L52	N 82°40'58" E	50.03'
L53	N 54°22'26" W	33.95'

11.22 AC. (.078AC)  
(8.545 Acres)  
Ann E. Barr  
79-365 O.R. (.23AC)  
133-798 O.R.

LOT 1  
4.53 ACRES  
79-191 O.R.  
133-798 O.R.  
EXISTING DRIVEWAY

LOT 2  
5.02 ACRES  
(2.43 AC. SEC. 33)  
(2.59 AC. SEC. 32)

(2.68 Acres)  
(.0329 AC.)  
Ann E. Barr  
79-365 O.R.  
PRIOR REFERENCE  
PARCEL FIVE  
VOL. 26 PG. 204

LOT 3  
17.96 ACRES

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

LOT 4  
23.89 ACRES  
252-1711 O.R.

LOT 5  
23.95 ACRES

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.

5.80895 Acres  
Mark Lane  
60-877 O.R.

SURVEY NOTES:

1. LOT 2 HAS 2.43 ACRES IN SEC. 33 AND  
2.59 ACRES IN SEC. 32



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REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/883-6701

Plat of FIVE LOTS & EASEMENTS Scale: 1" = 300'  
 Surveyed for: Ann Barr/Marie Morrison Date: 10-20-04  
 Subdivision: SOUTHEAST QUARTER REV. 12-03-04  
 Township: Canaan Section 32/33 Town 5 Range 13  
 Corporation: \_\_\_\_\_ County Athens Ohio

*Leonard F. Swoyer Jr.*  
 Leonard F. Swoyer Jr. Reg. Professional Land Surveyor No. 6765

