



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Fraction 13 of Section 14, Canaan Township, Town 5, Range 13, Athens County, Ohio and described as follows:

Commencing at an iron pipe found westerly 38.80 chains by deed from the northeast corner of said Fraction 13, Section 14, said iron pipe is also the northwest corner of a 15.6864 acre tract described in Volume 89, Page 95, Athens County Official Records; thence along the north line of said Fraction 13 and the north line of said 15.6864 acre tract, South 89 Degrees 37 Minutes 13 Seconds East (assumed reference bearing) for a distance of 481.07 feet to a set iron pin for THE TRUE POINT OF BEGINNING and the northwest corner of this tract; thence continuing along the north line of said Fraction 13 and the north line of said 15.6864 acre tract, South 89 Degrees 37 Minutes 13 Seconds East for a distance of 141.49 feet to a set iron pin for the northwest corner of a 0.0414 acre tract excepted and described in said Volume 89, Page 95; thence along the west line of said 0.0414 acre tract, South 01 Degrees 38 Minutes 01 Seconds West for a distance of 96.62 feet to a found 1" iron pipe; thence continuing along the south line of said 0.0414 acre tract, South 43 Degrees 18 Minutes 26 Seconds East for a distance of 23.19 feet to a found 1" iron pipe at the southwest corner of a 0.5 acre tract described in Volume 342, Page 225, Athens County Deed Records; thence along the south line of said 0.5 acre tract, South 71 Degrees 00 Minutes 49 Seconds East (passing a found 1" iron pipe at 156.26 feet) for a total distance of 181.61 feet to a point in the center of Canaan Township Road 96 for the northeast corner of said 15.6864 acre tract and the northeast corner of this tract; thence along the east line of said 15.6864 acre tract and the center of said township road, South 13 Degrees 00 Minutes 10 Seconds West for a distance of 532.37 feet to a point for the southeast corner of this tract; thence leaving the east line of said 15.6864 acre tract and the center of said township road on a new line, North 41 Degrees 45 Minutes 52 Seconds West (passing a set iron pin at 20.63 feet) for a total distance of 129.96 feet to a set

PROPERTY

CONSTRUCTION

SUBDIVISIONS

98

iron pin; thence North 71 Degrees 06 Minutes 31 Seconds West for a distance of 166.17 feet to a set iron pin for the southwest corner of this tract; thence North 12 Degrees 04 Minutes 32 Seconds East for a distance of 174.90 feet to a set iron pin; thence North 00 Degrees 05 Minutes 36 Seconds East for a distance of 370.43 feet to THE POINT OF BEGINNING, containing 3.531 acres and being a part of a 15.6864 acre tract described in Volume 89, Page 95, 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 May 8, 2002.

Subject to all easements and right of ways of record.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Brown  
DATE: 5-9-02



# SOUTHEASTERN LAND SURVEYS

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

3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/593-8701

28.430 Acres  
Joseph E. Blackford  
318-364 O.R.

POINT OF COMMENCEMENT: IRON PIPE  
FOUND WESTERLY 38.80 CHAINS BY  
DEED FROM NORTHEAST CORNER OF  
FRACTION 13, SECTION 14

NORTH LINE OF FRACTION 13  
S89°37'13"E 481.07'

TRUE POINT OF  
BEGINNING

0.0414 Ac.  
Lowell and  
Florence C. Fair  
379-841 D.R.

0.5 Ac.  
Jos. E. Blackford  
342-225 D.R.

Fraction 14

Fraction 13

3.531 ACRES

15.6864 Acres  
Richard K. Brackin  
89-95 O.R.

48.96 Acres  
Joseph D. and  
Sandra Jollick  
348-801 O.R.

CANAAN TOWNSHIP ROAD 96

- ⊙ 1" IRON PIPE FOUND
- IRON PIN SET-5/8" REBAR, CAPPED  
SCRIBED L.F.S. PS 6765

BEARINGS ARE RELATIVE TO NORTH LINE OF  
FRACTION 13 CITED IN VOL. 89, PG. 95  
O.R. AS S89°37'13"E.

REFERENCES  
DEEDS AS SHOWN.  
TAX PLAT

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *S. Blauzer*  
DATE: *5-9-02*



|                      |                              |   |
|----------------------|------------------------------|---|
| <b>Plat of</b>       | Survey of a 3.531 Acre Tract | <b>Scale:</b> 1"= 200'                          |
| <b>Surveyed for:</b> | Fred Toner                   | <b>Date:</b> 05-08-02                           |
| <b>Subdivision</b>   | Fraction 13                  |   |
| <b>Township</b>      | Canaan                       | <b>Section</b> 14 <b>Town</b> 5 <b>Range</b> 13 |
| <b>Corporation</b>   |                              | <b>County</b> Athens <b>Ohio</b>                |

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



CAN # 14

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