



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

FROM ANN BARR TO ANN BARR

LOT 2

Situated in the Southeast quarter of Section 33 and the Northeast quarter of Section 32, 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, said found stone is also THE TRUE POINT OF BEGINNING; thence on an assumed bearing along the east line of a 8.545 acre tract described as TRACT III in Volume 133 Page 799 of the Athens County Official Records North 0 degrees 20 minutes 32 seconds West, a distance of 246.51 feet to a point; thence leaving the east line of said 8.545 acre tract North 80 degrees 52 minutes 09 seconds East (passing a found 5/8 inch rebar at 40.63 feet and a found 1 inch pinch pipe at 364.28 feet) for a total distance of 364.81 feet to a point on the east line of the grantor and the west line of a 4.65 acre tract described in Volume 250 Page 627 of the Athens County Official Records; thence along the east line of the grantor and the west line of said 4.65 acre tract South 9 degrees 10 minutes 18 seconds East, a distance of 304.44 feet to a found iron pin at the southwest corner of said 4.65 acre tract; thence along the east line of the grantor and 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 the grantor 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 294.43 feet to a point on the west line of the grantor and the east line of a 2.68 acre described as Lot 2 of the Kathleen Smith Subdivision and also described 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 240.73 feet to the point of beginning and containing 5.0200 acres, and being 0.23 acres out of Parcel #2

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blawie*

DATE: 10-28-04

SUBDIVISIONS

PROPERTY

CONSTRUCTION

CAN # 33

described in Volume 133 Page 798 of the Athens County Official Records (said Parcel #2 contains 0.293 acre by deed and 0.30 acre by this survey) and all of the 2.25 acres described as TRACT I of Volume 133 Page 798 of the Athens County Official Records, and an additional .0329 acres which is part of the southwest corner of Lot 3 of the Kathleen Smith Subdivision as referred to in Volume 133 Page 799 of the Athens County Official Records, and all of a 2.5054 acre tract (which is comprised of 2.4654 acres out of tract 1 and all of the 0.04 acres out of tract 2 as described in Volume 252 Page 1711 of the Athens County Official Records) which is to be conveyed as a continuous and contiguous tract from Marie and Jenny Morrison to Ann Barr. The above described 5.02 acres is also divided as 2.43 acres in said Section 33 and 2.59 acres in said Section 32.

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' 89.50'
+22.43'

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

11.22 AC. (.078AC)
(8.545 Acres)
Ann E. Barr
79-365 O.R. (.23AC)
133-798 O.R.
POINT OF COMMENCEMENT:
4" x 7" SANDSTONE WITH
RECOGNIZED AS NORTHWEST
CORNER OF NORTHEAST QUARTER
OF SECTION 32, CANAAN TWP.

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

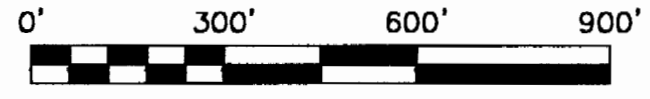
4.65 Acres
Dale E. and
Beverly I. Schumacher
250-627 O.R.

- 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'

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

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

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

30' WATERLINE & ELECTRICAL
EASEMENT ALL NEW INSTALLATIONS
MUST BE UNDERGROUND

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

50' INGRESS AND EGRESS
EASEMENT ALSO ACCOMPANIES
ONLY UNDERGROUND UTILITIES FROM
FROM THIS POINT TO THE TERMINUS

17.96 ACRES

50' PRIVATE INGRESS AND EGRESS
AND UNDERGROUND UTILITY EASEMENT

LOT 4
23.89 ACRES
252-1711 O.R.

LOT 5
23.95 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blaus*
DATE: 10-28-04

31.26 Acres-1st Tract
Marion 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



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701
740/589-6701

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

