



# SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Situated in Section 8, Lodi Township, Town 4, Range 13, Athens County, Ohio and described as follows:

Commencing at a 45 inch diameter dead corner tree at the approximate southwest corner of said Section 8; thence on an assumed bearing North 45 Degrees 31 Minutes 17 Seconds East a distance of 1924.18 feet to a found iron pin at the southeast corner of a tract described in Volume 344 Page 1868 of the Athens County Official Records, THE TRUE POINT OF BEGINNING ; thence along the east line of said land described in Volume 344 Page 1868 of the Athens County Official Records North 00 Degrees 31 Minutes 02 Seconds East, passing a set iron pin at 594.59 feet, for a total distance of 606.37 feet to a point in Lodi Township Road 76; thence along said road the following sixteen bearings and distances: 1) South 79 Degrees 06 Minutes 12 Seconds East a distance of 111.97 feet to a point; thence 2) South 84 Degrees 27 Minutes 14 Seconds East a distance of 76.42 feet to a point; thence 3) North 79 Degrees 20 Minutes 54 Seconds East a distance of 51.09 feet to a point; thence 4) North 71 Degrees 41 Minutes 54 Seconds East a distance of 76.17 feet to a point; thence 5) North 65 Degrees 37 Minutes 20 Seconds East a distance of 290.18 feet to a point; thence 6) North 71 Degrees 56 Minutes 34 Seconds East a distance of 58.99 feet to a point; thence 7) North 84 Degrees 08 Minutes 29 Seconds East a distance of 37.05 feet to a point; thence 8) South 77 Degrees 14 Minutes 57 Seconds East a distance of 38.04 feet to a point; thence 9) South 60 Degrees 49 Minutes 40 Seconds East a distance of 51.81 feet to a point; thence 10) South 50 Degrees 37 Minutes 44 Seconds East a distance of 62.63 feet to a point; thence 11) South 41 Degrees 15 Minutes 10 Seconds East a distance of 120.93 feet to a point; thence 12) South 45 Degrees 25 Minutes 33 Seconds East a distance of 127.91 feet to a point; thence 13) South 48 Degrees 15 Minutes 44 Seconds East a distance of 162.31 feet to a point; thence 14) South 42 Degrees 30 Minutes 51 Seconds East a distance of 76.27 feet to a point; thence 15) South 30 Degrees 26 Minutes 36 Seconds East a distance of 52.48 feet to a point; thence 16) South 25 Degrees 20 Minutes 26 Seconds East a distance of 106.90 feet to a point south of the traveled portion of said Lodi Township Road 76; thence along a BOUNDARY AGREEMENT LINE\*\* between Mary Perry, owner by deed of a 14.54 acre tract described in Volume 195 Page 381 and Volume 331 Page 791 of the Athens County Deed Records and William Carter Junior et al, owners by deed of the First and Second Tracts described in Volume 212 Page 85 of the Athens County Official Records South 88 Degrees 24 Minutes 24 Seconds West a distance of 37.32 feet to a set iron pin in an existing fence line; thence along said fence line the following sixteen bearings and distances: 1) North 80 Degrees 49 Minutes 14 Seconds West a distance of 113.41 feet to a point; thence 2) North 79 Degrees 30 Minutes 12 Seconds West a distance of 68.45 feet to a point; thence 3) North 82 Degrees 59 Minutes 22 Seconds

Lod # 8

West a distance of 52.41 feet to a point; thence 4) North 86 Degrees 30 Minutes 18 Seconds West a distance of 48.48 feet to a set iron pin ; thence 5) South 67 Degrees 42 Minutes 12 Seconds West a distance of 53.58 feet to a point; thence 6) South 59 Degrees 40 Minutes 09 Seconds West a distance of 95.65 feet to a point; thence 7) South 76 Degrees 54 Minutes 54 Seconds West a distance of 22.87 feet to a set iron pin ; thence 8) South 32 Degrees 29 Minutes 25 Seconds West a distance of 121.61 feet to a point; thence 9) South 37 Degrees 39 Minutes 52 Seconds West a distance of 56.99 feet to a set iron pin ; thence 10) South 57 Degrees 05 Minutes 43 Seconds West a distance of 66.98 feet to a point; thence 11) South 59 Degrees 26 Minutes 33 Seconds West a distance of 87.85 feet to a point; thence 12) South 58 Degrees 26 Minutes 36 Seconds West a distance of 286.86 feet to a point; thence 13) South 60 Degrees 56 Minutes 40 Seconds West a distance of 59.98 feet to a set iron pin ; thence 14) South 83 Degrees 31 Minutes 35 Seconds West a distance of 90.45 feet to a point; thence 15) South 85 Degrees 46 Minutes 47 Seconds West a distance of 123.65 feet to a 24 inch diameter hickory corner tree; thence 16) North 00 Degrees 56 Minutes 01 Seconds West a distance of 269.45 feet to the point of beginning and containing 16.539 acres by this survey and being a more accurate description of a tract said to contain 14.54 acres and described in Volume 331 Page 791 of Athens County Deed Records .

**\*\*THIS SURVEY SHALL ONLY BECOME VALID WHEN PARTIES TO AFORESAID BOUNDARY AGREEMENT LINE SUBSCRIBE TO SAID LINE BY A LEGAL DOCUMENT SIGNED AND RECORDED IN THE ATHENS COUNTY OFFICIAL DEED 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 PS 6765."

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated December 7, 2004.

Subject to all easements and right of ways of record.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blauer  
DATE: 12-16-04

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROPERTY

CONSTRUCTION

SUBDIVISIONS



# SOUTHEASTERN LAND SURVEYS

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

3428 PLEASANT HILL ROAD  
ATHENS, OHIO 45701  
740/393-6701

**SURVEY NOTES:**

- 1) ALL SET IRON PINS ARE 5/8" DIA. REBAR, 30" LONG, WITH A YELLOW PLASTIC I. D. CAP INSCRIBED "LF SWOYER PS 6765"
- 2) BEARINGS ARE TO AN ASSUMED MERIDIAN USED TO DENOTE ANGULAR RELATIONSHIP ONLY.
- 3) BASIS OF BEARING IS THE UPPER WEST LINE OF THE SUBJECT TRACT = N 00°31'02" E
- 4) REFERENCES USED: DEEDS OF RECORD, TAX PLATS, OUR PREVIOUS SURVEY OF 21.230 ACRES DATED 2/27/03, & FIELD EVIDENCE FOUND.

LLOYD L. DOUGLAS  
276-439  
26.96 AC.

ALONG LODI TOWNSHIP ROAD 76		
LINE	BEARING	DISTANCE
L1	S 79°06'12" E	111.97'
L2	S 84°27'14" E	76.42'
L3	N 79°20'54" E	51.09'
L4	N 71°41'54" E	76.17'
L5	N 65°37'20" E	298.18'
L6	N 71°56'34" E	58.99'
L7	N 84°08'29" E	37.05'
L8	S 77°14'57" E	38.04'
L9	S 60°49'40" E	51.81'
L10	S 50°37'44" E	62.63'
L11	S 41°15'10" E	120.93'
L12	S 45°25'33" E	127.91'
L13	S 48°15'44" E	162.31'
L14	S 42°30'51" E	76.27'
L15	S 30°26'36" E	52.48'
L16	S 25°20'26" E	106.90'

DARRELL & JANE ERWIN  
344-1868 D. R.  
17.5804 AC.

**16.539 ACRES**

MARY PERRY  
195-381  
331-791  
14.54 AC. -DEED

TRUE PT. OF BEGINNING

BOUNDARY AGREEMENT LINE

BOUNDARY AGREEMENT LINE

BOUNDARY AGREEMENT LINE		
L17	S 88°24'24" W	37.32'
L18	N 80°49'14" W	113.41'
L19	N 79°30'12" W	68.45'
L20	N 82°59'22" W	52.41'
L21	N 86°30'18" W	48.48'
L22	S 67°42'12" W	53.58'
L23	S 59°40'09" W	95.65'
L24	S 76°54'54" W	22.87'
L25	S 32°29'25" W	121.61'
L26	S 37°39'52" W	56.99'
L27	S 57°05'43" W	66.98'
L28	S 59°26'33" W	87.85'
L29	S 58°26'36" W	286.86'
L30	S 60°56'40" W	59.98'
L31	S 83°31'35" W	90.45'
L32	S 85°46'47" W	123.65'
L33	N 00°56'01" W	269.45'

(U. S. CHURCH CEMETERY 18-589)

PT. COMMENCEMENT:  
45" DIA. DEAD TREE AT THE APPROXIMATE S. W. COR. SEC. 8

WILLIAM A. CARTER JR. ETAL  
212-85 D. R.  
77.10 AC.



- = IRON PIN SET
- = IRON PIN FOUND

- = A POINT
- ⊗ = CORNER TREE

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *S. Blausen*  
DATE: 12-16-04

SECOND TRACT (35.72 AC.)      FIRST TRACT (41.37 AC.)

\*THIS SURVEY SHALL ONLY BECOME VALID WHEN BOTH PARTIES TO THE BOUNDARY AGREEMENT LINES SHOWN ABOVE SUBSCRIBE TO SAID LINES IN A LEGAL DOCUMENT RECORDED IN THE ATHENS COUNTY OFFICIAL RECORDS.

<b>Plat of SURVEY OF 16.539 ACRES</b>		<b>Scale: 1" = 300'</b>
<b>Surveyed for: DARRELL &amp; JANE ERWIN</b>		<b>Date: 12-07-04</b>
<b>Subdivision: ...</b>		
<b>Township LODI</b>	<b>Section 8</b>	<b>Town 4 Range 13</b>
<b>Corporation: ...</b>		<b>County ATHENS Ohio</b>
<i>Leonard F. Swoyer Jr.</i>		<b>Job No. 02071503</b>
<b>Leonard F. Swoyer Jr. Reg. P.L.S. No. 6765</b>		

