



SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

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

RETRACEMENT SURVEY AND BOUNDARY AGREEMENT LINE*

Situated in Fractions 3 and 12 of Sections 9 and 10, and Sections 3 and 4 of Lodi Township, Town 4, Range 13, Athens County, Ohio and described as follows:

Commencing at the southwest corner of Section 3 ;thence on an assumed bearing along the west line of Section 3 North 00 Degrees 43 Minutes 53 Seconds East a distance of 2032.80 feet (30.80 chains) to a found stone at the southeast corner of a 110.70 acre tract described in Volume 368 Page 227 of the Athens County Deed Records on the west line of a 151.76 acre tract described in Volume 268 Page 613 of the Athens County Deed Records ;thence along the west line of said Section 3 and said 151.76 acre tract and along the east line of said 110.70 acre tract North 00 Degrees 43 Minutes 53 Seconds East a distance of 123.00 feet to a set iron pin, THE TRUE POINT OF BEGINNING;thence along the the west line of Section 3 and the east line of said 110.70 acre tract and the grantor's west line North 00 Degrees 43 Minutes 53 Seconds East a distance of 1218.96 feet to a found stone;thence leaving said Section line and along the grantor's west line and the east line of said 110.70 acre tract the following four bearings and distances: 1) North 20 Degrees 09 Minutes 11 Seconds West a distance of 354.47 feet to a found stone ;thence 2) North 44 Degrees 16 Minutes 22 Seconds West a distance of 314.40 feet to a found stone ;thence 3) North 33 Degrees 01 Minutes 22 Seconds West a distance of 198.00 feet to a set iron pin ;thence 4) North 18 Degrees 31 Minutes 22 Seconds West a distance of 363.00 feet to a set iron pin at the northeast corner of said 110.70 acre tract ;thence along the grantor's west line and the north line of said 110.70 acre tract the following three bearings and distances: 1) South 67 Degrees 13 Minutes 38 Seconds West a distance of 726.00 feet to a point;thence 2) South 00 Degrees 21 Minutes 22 Seconds East a distance of 71.28 feet to a point;thence 3) North 89 Degrees 22 Minutes 34 Seconds West a distance of 222.12 feet to a point in Lodi Township Road 77;thence along the grantor's west line and said Lodi Township Road 77 the following eight bearings and distances: 1) North 05 Degrees 50 Minutes 16 Seconds East a distance of 29.28 feet to a point ;thence 2) North 27 Degrees 33 Minutes 09 Seconds East a distance of 107.60 feet to a point ;thence 3) North 46 Degrees 27 Minutes 25 Seconds East a distance of 194.23 feet to a point ;thence 4) North 28 Degrees 39 Minutes 42 Seconds East a distance of 63.58 feet to a point ;thence 5) North 07 Degrees 57 Minutes 12 Seconds East a distance of 45.88

Lodi #9

feet to a point ;thence 6) North 00 Degrees 52 Minutes 07 Seconds West a distance of 121.21 feet to a point ;thence 7) North 03 Degrees 01 Minutes 20 Seconds West a distance of 347.39 feet to a point ;thence 8) North 03 Degrees 10 Minutes 19 Seconds East a distance of 82.14 feet to a point at the intersection of said road with Athens County Road 75;thence along the grantor's west line and said Athens County Road 75 the following three bearings and distances: 1) North 43 Degrees 21 Minutes 02 Seconds East a distance of 52.67 feet to a point ;thence 2) North 69 Degrees 01 Minutes 42 Seconds East a distance of 112.73 feet to a point ;thence 3) North 68 Degrees 34 Minutes 21 Seconds East a distance of 43.62 feet to a point on the east line of a 92.55 acre tract described in Volume 70 Page 559 of the Athens County Official Deed Records ;thence leaving said road and along the grantor's west line and the east line of said 92.55 acre tract North 00 Degrees 47 Minutes 23 Seconds East, passing a found iron pin at 48.53 feet, for a total a distance of 1193.76 feet to a found iron pin at the grantor's northwest corner and the northeast corner of said 92.55 acre tract on the south line of a 10.0 acre tract described in Volume 57 Page 785 of the Athens County Official Deed Records ;thence along the grantor's north line and the south line of said 10.0 acre tract and the south line of a 64.50 acre tract described in Volume 57 Page 785 of the Athens County Official Deed Records South 89 Degrees 04 Minutes 26 Seconds East a distance of 1658.09 feet to a set iron pin ;thence along the grantor's north line and the south line of said 64.50 acre tract and a 12.00 acre tract described in Volume 342 Page 389 of the Athens County Deed Records South 89 Degrees 03 Minutes 58 Seconds East a distance of 1909.43 feet to a set railroad spike in Athens County Road 47 at the grantor's northeast corner, the southeast corner of said 12.00 acre tract , the northwest corner of a 2.5 acre tract described in Volume 255 Page 324 of the Athens County Official Deed Records ;thence along said road and the grantor's east line and the west line of said 2.5 acre tract and the west line of a 39.5 acre tract described in Volume 255 Page 324 of the Athens County Official Deed Records, the west line of a 60.54 acre tract described in Volume 260 Page 1885 of the Athens County Official Deed Records, the west line of a 39.56 acre tract described in Volume 304 Page 111 of the Athens County Deed Records and the west line of a 3.05 acre tract described in Volume 32 Page 798 of the Athens County Official Deed Records the following 24 bearings and distances: 1) South 35 Degrees 21 Minutes 44 Seconds East a distance of 69.07 feet to a point ;thence 2) South 29 Degrees 57 Minutes 56 Seconds East a distance of 150.84 feet to a point ;thence

3) South 27 Degrees 36 Minutes 22 Seconds East a distance of 149.98 feet to a point ;thence 4) South 24 Degrees 54 Minutes 51 Seconds East a distance of 141.52 feet to a point ;thence 5) South 20 Degrees 56 Minutes 41 Seconds East a distance of 121.74 feet to a point ;thence 6) South 17 Degrees 15 Minutes 20 Seconds East a distance of 135.86 feet to a point ;thence 7) South 15 Degrees 31 Minutes 30 Seconds East a distance of 98.75 feet to a point ;thence 8) South 16 Degrees 00 Minutes 34 Seconds East a distance of 70.01 feet to a point ;thence 9) South 11 Degrees 33 Minutes 35 Seconds East a distance of 108.58 feet to a point ;thence 10) South 05 Degrees 03 Minutes 37 Seconds East a distance of 368.37 feet to a point ;thence 11) South 00 Degrees 42 Minutes 09 Seconds East a distance of 143.55 feet to a point ;thence 12) South 09 Degrees 11 Minutes 33 Seconds West a distance of 161.85 feet to a point ;thence 13) South 17 Degrees 48 Minutes 20 Seconds West a distance of 162.42 feet to a point ;thence 14) South 21 Degrees 40 Minutes 05 Seconds West a distance of 285.44 feet to a point ;thence 15) South 23 Degrees 15 Minutes 27 Seconds West a distance of 126.64 feet to a point ;thence 16) South 25 Degrees 50 Minutes 15 Seconds West a distance of 160.63 feet to a point;thence 17) South 27 Degrees 07 Minutes 53 Seconds West a distance of 254.68 feet to a point; thence 18) South 24 Degrees 13 Minutes 28 Seconds West a distance of 143.14 feet to a point ;thence 19) South 18 Degrees 49 Minutes 03 Seconds West a distance of 83.21 feet to a point;thence 20) South 14 Degrees 51 Minutes 19 Seconds West a distance of 176.74 feet to a point; thence 21) South 04 Degrees 26 Minutes 00 Seconds West a distance of 162.63 feet to a point at the intersection of said road with aforesaid Athens County Road 75 and Lodi Township Road 112;thence 22) continuing along said Athens County Road 47 South 00 Degrees 25 Minutes 44 Seconds East a distance of 494.40 feet to a point ;thence 23) South 01 Degrees 04 Minutes 40 Seconds West a distance of 274.41 feet;thence 24) South 06 Degrees 19 Minutes 20 Seconds East a distance of 142.84 feet to a point at the grantor's southeast corner on the north line of a 1.49 acre tract described in Volume 32 Page 864 of the Athens County Official Deed Records ;thence along A BOUNDARY AGREEMENT LINE (AS PROVIDED FOR BY SECTION 5301.21 OF THE OHIO REVISED CODE) AND AGREED TO BETWEEN JOSEPH W. AND PATRICIA A. DAVIDSON ET AL (OWNERS BY DEED RECORDED IN VOLUME 299 PAGE 1546 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS) AND LAWRENCE AMBROSE HOWARD AND ZELDA HOWARD (OWNERS BY DEEDS RECORDED IN VOLUME 268 PAGE 613 OF THE ATHENS COUNTY RECORDS AND VOLUME 32 PAGE 864 OF THE ATHENS COUNTY OFFICIAL DEED RECORDS) AND RECORDED IN VOLUME _____ PAGE _____ OF THE ATHENS COUNTY

OFFICIAL DEED RECORDS* the following eleven bearings and distances: 1) North 86 Degrees 50 Minutes 13 Seconds West, passing a set iron pin at 54.12 feet, for a total a distance of 423.72 feet to a set iron pin ;thence 2) North 81 Degrees 16 Minutes 36 Seconds West a distance of 109.41 feet to a set iron pin ;thence 3) North 75 Degrees 37 Minutes 22 Seconds West a distance of 91.89 feet to a set iron pin ;thence 4) North 62 Degrees 14 Minutes 27 Seconds West a distance of 132.65 feet to a set iron pin ;thence 5) North 41 Degrees 27 Minutes 45 Seconds West a distance of 91.09 feet to a set iron pin ;thence 6) North 39 Degrees 06 Minutes 53 Seconds West a distance of 26.49 feet to a set iron pin ;thence 7) South 60 Degrees 14 Minutes 45 Seconds West a distance of 90.33 feet to a set iron pin ;thence 8) South 58 Degrees 58 Minutes 01 Seconds West a distance of 231.66 feet to a set iron pin ;thence 9) South 55 Degrees 28 Minutes 58 Seconds West a distance of 346.50 feet to a set iron pin ;thence 10) North 89 Degrees 18 Minutes 54 Seconds West a distance of 223.74 feet to a set iron pin ;thence 11) North 85 Degrees 55 Minutes 03 Seconds West a distance of 825.00 feet to the POINT OF BEGINNING and containing 304.126 acres and being a more accurate description of all the tracts of land described in Volume 299 Page 1546 of Athens County Official Deed Records. There are 3.080 acres in Fraction 3 of Section 9, 31.563 acres in Fraction 12 of Section 9, 24.379 acres in Fraction 12 of Section 10, 183.768 acres in Section 3 and 61.336 acres in Section 4. The above described 304.126 acre tract may further be described as a total of 183.768 acres in Section 3, 61.336 acres in Section 4, 34.643 acres in Section 9 and 24.379 acres in Section 10 of Lodi Township.

*NOTE: THIS RETRACEMENT SURVEY SHALL ONLY BECOME VALID WHEN BOTH PARTIES TO THE BOUNDARY AGREEMENT LINE SUBSCRIBE TO SAID LINE IN THE ATHENS COUNTY OFFICIAL DEED RECORDS AS REFERRED TO IN THIS DESCRIPTION.

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 March 1, 2001.

subject to all easements and right of ways of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 3-7-01

10.0 AC.

DAVID & JAMES NIGGEMEYER 57-785 D.R. 64.50 AC.

342-389
12.00 AC.

77.22 AC.

39.5 AC.

JOSEPH C. PATERA
255-324 D.R.



LEGEND

- These standard symbols will be found in the drawing.
- = IRON PIN SET
 - = IRON PIN FOUND
 - ⊞ = STONE FOUND (X NOTCHED)
 - = STONE FOUND
 - ▲ = RAILROAD SPIKE SET

ATHENS CO. RD. 75

GERALD SVENDSEN
70-559 D.R.
92.55 AC.

FRACTION 12
SECTION 10
SECTION 4

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SECTION 4
SECTION 3

SECTION 4
SECTION 3

ALONG LODI TWP. ROAD 77 AND
ATHENS CO. ROAD 75

L1	N 05°50'16" E	29.28'
L2	N 27°33'09" E	107.60'
L3	N 46°27'25" E	194.23'
L4	N 28°39'42" E	63.58'
L5	N 07°57'12" E	45.88'
L6	N 00°52'07" W	121.21'
L7	N 03°01'20" W	347.39'
L8	N 03°10'19" E	82.14'
L9	N 43°21'02" E	52.67'
L10	N 69°01'42" E	112.73'
L11	N 68°34'21" E	43.62'

304.126 ACRES

JOSEPH W. & PATRICIA A.
DAVIDSON ETAL.
299-1546 D.R.

ALONG ATHENS CO. ROAD 47

L12	S 35°21'44" E	69.07'
L13	S 29°57'56" E	150.84'
L14	S 27°36'22" E	149.98'
L15	S 24°54'51" E	141.52'
L16	S 20°56'41" E	121.74'
L17	S 17°15'20" E	135.86'
L18	S 15°31'30" E	98.75'
L19	S 16°00'34" E	70.01'
L20	S 11°33'35" E	108.58'
L21	S 05°03'37" E	368.37'
L22	S 00°42'09" E	143.55'
L23	S 09°11'33" W	161.85'
L24	S 17°48'20" W	162.42'
L25	S 21°40'05" W	285.44'
L26	S 23°15'27" W	126.64'
L27	S 25°50'15" W	160.63'
L28	S 27°07'53" W	254.68'
L29	S 24°13'28" W	143.14'
L30	S 18°49'03" W	83.21'
L31	S 14°51'19" W	176.74'
L32	S 04°26'00" W	162.63'
L33	S 00°25'44" E	494.40'
L34	S 01°04'40" W	274.41'
L35	S 06°19'20" E	142.84'

SCOTT & BETH ANN
SOWERS
260-1885 D.R.
60.54 AC.

SUB-ACREAGE TABLE:

		FRAC. 3	FRAC. 12	
SEC. 3	183.768 AC.			183.768 AC.
SEC. 4	61.336 AC.			61.336 AC.
SEC. 9		3.080 AC.	31.563 AC.	34.643 AC.
SEC. 10			24.379 AC.	24.379 AC.
TOTALS:	245.104 AC.	3.080 AC.	55.942 AC.	304.126 AC.

DELMAR L. NIGGEMEYER
368-227
110.70 AC.

FRACTION 12
SECTION 9
SECTION 3

FRACTION 3
SECTION 9
SECTION 3

LODI TWP.
RD. 112

KENNETH & JANET BELL
304-111
39.56 AC.

LAWRENCE AMBROSE HOWARD
268-613
151.76 AC.

(LAWRENCE AMBROSE AND
ZELDA HOWARD
1.49 AC. 32-864 D.R.)

BOUNDARY AGREEMENT LINE:

L36	N 86°50'13" W	423.72'
L37	N 81°16'36" W	109.41'
L38	N 75°37'22" W	91.89'
L39	N 62°14'27" W	132.65'
L40	N 41°27'45" W	91.09'
L41	N 39°06'53" W	26.49'
L42	S 60°14'45" W	90.33'
L43	S 58°58'01" W	231.66'
L44	S 55°28'58" W	346.50'
L45	N 89°18'54" W	223.74'
L46	N 85°55'03" W	825.00'

PLAT OF SURVEY OF A 304.126 ACRE TRACT
SITUATED IN FRACTIONS 3 AND 12 OF SECTIONS 9
AND 10 AND SECTIONS 3 AND 4 OF LODI TOWNSHIP,
TOWN 4, RANGE 13, ATHENS COUNTY, OHIO.

PREPARED BY:
SOUTHEASTERN LAND SURVEYS
MARCH 1, 2001
FOR MR. JOE DAVIDSON



LEONARD F. SWOYER, P.S. 6765

GLADYS WEISENBACH ETAL
373-743 59.18 AC.

N 00°43'53" E
123.00'

BOUNDARY AGREEMENT LINE

LAWRENCE AMBROSE HOWARD
268-613
151.76 AC.

66

N 00°43'53" E 2032.80'
(30.80 CHAINS) REF. VOL. 6 PG. 301 ATHENS CO. ENGR. SURVEY RECORDS.
THE S.W. CORNER OF SEC. 3

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
3-7-01