



MAR 25 2025

**PROPERTY DESCRIPTION**  
**7.972 ACRE TRACT**  
**LODI TOWNSHIP, PART OF PARCEL J010010002700**  
**PART OFFICIAL RECORD 580, PAGE 2092**

Jill Davidson  
Athens County Auditor

**SITUATE IN AND BEING A PART OF SECTION 3, TOWN 4, RANGE 13, LODI TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT MARKING THE INTERSECTION OF THE CENTER LINES OF DUTCH RIDGE ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 75 AND TOWNSHIP ROAD NUMBER 112) AND HOGUE HOLLOW ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 47), FROM WHERE THE CALCULATED SOUTHWEST CORNER OF SECTION 3 BEARS S 39°35'07" W 3981.57 FEET;**

**THENCE, WITH THE CENTER LINE OF DUTCH RIDGE ROAD THE FOLLOWING (4) FOUR COURSES AND DISTANCES;**

- 1. THENCE N 75°33'17" E 99.00 FEET, TO A POINT;**
- 2. THENCE N 77°47'28" E 190.49 FEET, TO A POINT;**
- 3. THENCE N 79°09'03" E 190.25 FEET, TO A POINT;**
- 4. THENCE N 76°21'52" E 190.10 FEET, TO A POINT;**

**THENCE S 04°21'49" W 734.44 FEET, LEAVING THE CENTER LINE OF DUTCH RIDGE ROAD AND BINDING ON THE 39.560 ACRE (TAXED) DANIEL D. RADFORD TRACT (OFFICIAL RECORD 580, PAGE 2092), TO A 5/8" CAPPED IRON REBAR SET IN THE NORTHERLY LINE OF THE 34.096 ACRE (TAXED) DANIEL D. RADFORD TRACT (OFFICIAL RECORD 540, PAGE 1772), PASSING A 5/8" CAPPED IRON REBAR SET AT 32.04 FEET;**

**THENCE N 86°59'27" W 463.10 FEET, WITH THE NORTHERLY LINE OF SAID 34.096 ACRE DANIEL D. RADFORD TRACT, THEN WITH THE NORTHERLY LINE OF THE 3.050 ACRE (TAXED) DANIEL D. RADFORD TRACT (OFFICIAL RECORD 580, PAGE 2092) TO A 5/8" CAPPED IRON REBAR SET IN THE ROAD BED OF OLD COUNTY ROAD NUMBER 47, PASSING A 5/8" CAPPED IRON REBAR SET AT 276.93 FEET AND A STONE FOUND AT 445.64 FEET;**

**THENCE, WITH SAID 3.050 ACRE DANIEL D. RADFORD TRACT THE FOLLOWING (3) THREE COURSES AND DISTANCES;**

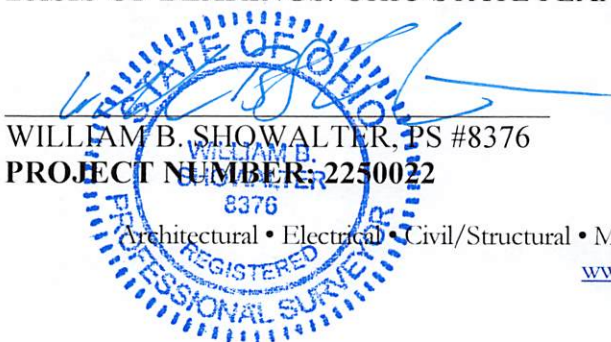
- 1. THENCE N 06°37'50" W 277.41 FEET, TO A 5/8" CAPPED IRON REBAR SET IN THE OLD ROAD BED;**
- 2. THENCE N 03°06'37" W 159.05 FEET, TO A 5/8" CAPPED IRON REBAR SET IN THE OLD ROAD BED;**
- 3. THENCE N 36°28'26" W 159.20 FEET, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR SET IN THE OLD ROAD BED AT 97.25 FEET;**

**CONTAINING 7.972 ACRES, INCLUDING 0.006 ACRE IN THE HOGUE HOLLOW ROAD RIGHT OF WAY AND 0.299 ACRE IN THE DUTCH RIDGE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAM B. SHOWALTER ON OR ABOUT 03/07/2025 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.**

**BEING PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO DANIEL D. RADFORD AND LISA B. RADFORD IN OFFICIAL RECORD 580, PAGE 2092.**

**SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.**

**BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).**



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *William B. Showalter*  
DATE: *3/25/25*



TAX PARCEL J010010003804  
JAMES DOUGLAS NIGGEMEYER  
DAVID L. NIGGEMEYER, JR.  
OR 595/27  
82.780 ACRES (TAXED)

PART OF TAX PARCEL J010010002700  
DANIEL D. RADFORD  
LISA B. RADFORD  
PART OF OR 580/2092  
39.560 ACRES (TAXED)

TAX PARCEL J010010003300  
SCOTT M. SOWERS  
BETH ANN SOWERS  
OR 260/1885  
60.54 ACRES (TAXED)

DUTCH RIDGE ROAD  
(AKA TWP. RD. NO. 112)

POINT OF BEGINNING

DUTCH RIDGE ROAD  
(AKA CO. RD. NO. 75)

S 39°35'07" W 3981.57'  
TO THE CALCULATED SOUTHWEST  
CORNER OF SECTION 3  
(NOT TO SCALE)

HOGUE HOLLOW ROAD  
(AKA CO. RD. NO. 47)

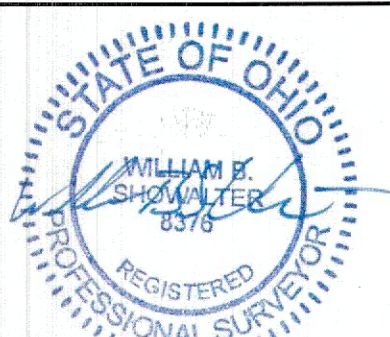
PART OF TAX PARCEL J010010002700  
PART OF OR 580/2092  
7.972 ACRES THIS SURVEY

OLD COUNTY  
ROAD BED

PART OF TAX PARCEL  
J010010002700  
DANIEL D. RADFORD  
LISA B. RADFORD  
PART OF OR 580/2092  
39.560 ACRES (TAXED)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *William B. Showalter*  
DATE: 3/25/25



WILLIAM B. SHOWALTER  
P. S. # 2141WV, 8376OH

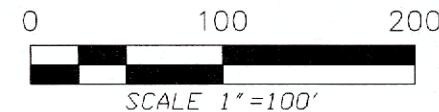


11283 EMERSON AVENUE, PARKERSBURG, WV 26104  
(304) 464-5305 PICKERING USA.COM

SECTION 3, TOWN 4, RANGE 13  
LODI TOWNSHIP  
ATHENS COUNTY, OHIO

BOUNDARY SURVEY  
NEW PARCEL CREATED  
7.972 ACRES

03/07/2025  
PROJ: 2250022



### LEGEND

- SET 5/8" CAPPED IRON REBAR
- ⊙ FOUND CAPPED IRON REBAR
- ⊠ FOUND STONE
- ⊗ POINT
- P — PROPERTY LINE
- R — RIGHT OF WAY
- T — TAX PARCEL LINE
- C — CENTERLINE

### REFERENCES

SECTION 3, TOWN 4, RANGE 13  
LODI TOWNSHIP  
ATHENS COUNTY, OHIO  
PART OF PARCEL NUMBER J010010002700  
PART OF OFFICIAL RECORD 580, PAGE 2092

PLATS ON FILE IN THE ATHENS COUNTY,  
OHIO, TAX MAP OFFICE.

LINE	BEARING	DISTANCE
L1	N 75°33'17" E	99.00'
L2	N 77°47'28" E	190.49'
L3	N 79°09'03" E	190.25'
L4	N 76°21'52" E	190.10'
L5	N 36°28'26" W	159.20'

### LIMITATIONS OF SURVEY:

THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE OPINION AND  
THEREFORE IS SUBJECT TO ANY  
STATEMENT OF FACTS REVEALED BY  
EXAMINATION OF SUCH DOCUMENTS AND  
IS SUBJECT TO ALL LEGAL RIGHTS OF  
WAY, EASEMENTS, AND RESTRICTIONS  
OF RECORD. NO OPINION IS MADE OR  
EXPRESSED CONCERNING THE EXISTENCE  
OF WETLANDS, FLOOD HAZARDS,  
ENVIRONMENTAL CONDITIONS,  
HAZARDOUS MATERIALS, UTILITIES, OR  
ITEMS THAT MAY EFFECT THE USE OF  
PROPERTY SURVEYED.

