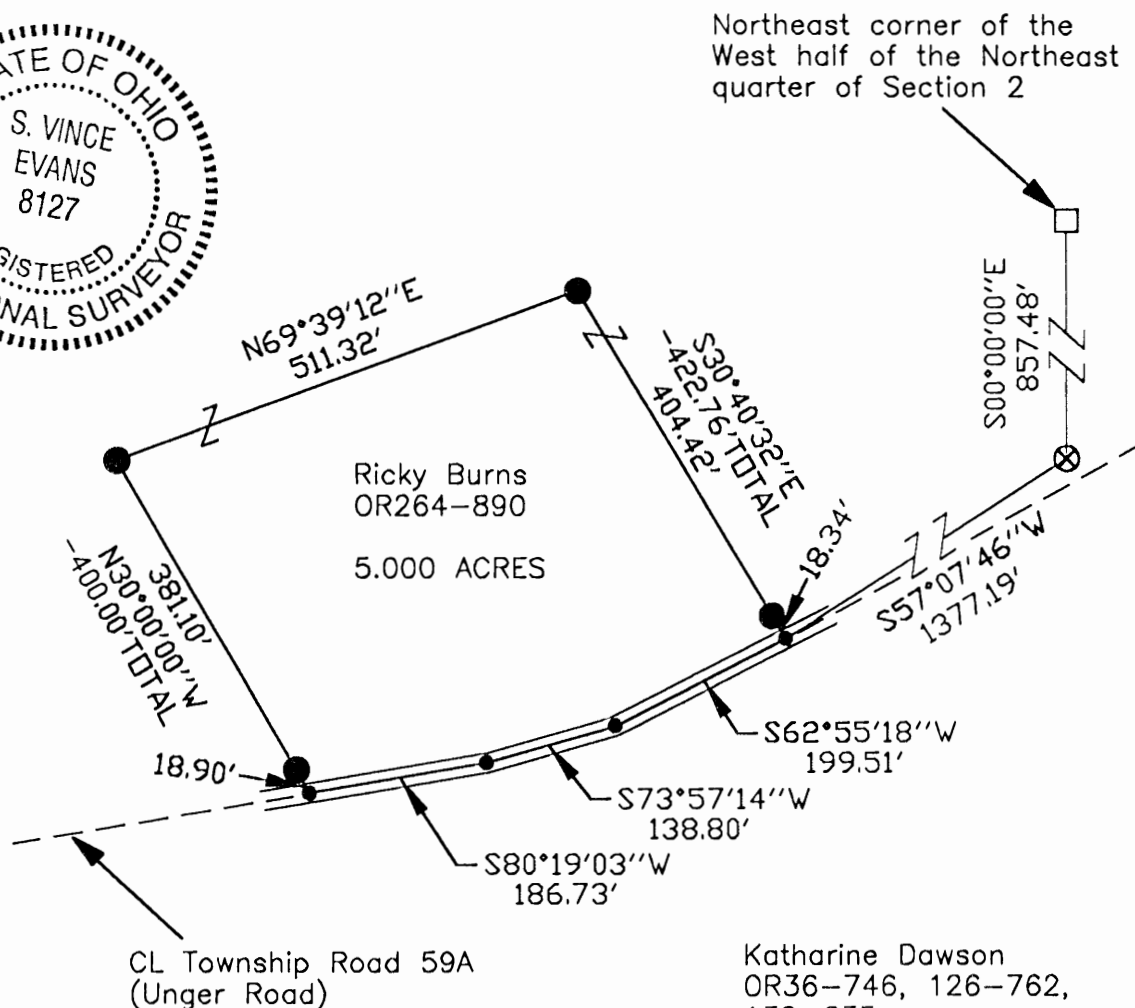


# PLAT OF A 5.000 ACRE TRACT FOR BOBBY BURNS

Benton Twp.  
Sec. 02  
S. 000 Hc.

Situated in Benton Township, Hocking County, Ohio; being part of the North half of Section 2, Township 11, Range 18.



## LEGEND

- Point
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- Stone not found
- ⊗ 1" iron bolt found

Approved - Mathematically  
Hocking County Engineer's Office  
BY WB DATE 03-12-04

## REFERENCES:

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road

## REFERENCE BEARING:

The East line of the West half of the Northeast quarter of Section 2 as South 00 degrees 00 minutes 00 seconds West.

Bearings are based upon an assumed meridian and are to denote angles only.

## CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 18th day of March, 2004 and that the plat is a correct representation of the premises as described by said survey.

S. Vince Evans  
Registered Surveyor No. 8127

Survey by:

SVE Surveying - S. Vince Evans P.S. 8127  
37381 Davis Chapel Road, Logan, Ohio 43138  
Phone (740) 380-3884  
FAX (740) 380-0134

## SURVEY DESCRIPTION OF A 5.000 ACRE TRACT FOR BOBBY BURNS

Situated in Benton Township, Hocking County, Ohio; being part of the North half of Section 2, Township 11, Range 18; and being more particularly described as follows:

Being part of a 88.50 acre tract as described in deed book Volume OR264, Page 890, to Ricky Burns.

Commencing at a Stone not found at the Northeast corner of the West half of the Northeast quarter of Section 2 of Benton Township;

Thence with the East line of the West half of the Northeast quarter of Section 2, South 00 degrees 00 minutes 00 seconds East a distance of 857.48 feet to a 1" iron bolt found;

Thence leaving the East line of the West line of the Northeast quarter of Section 2, South 57 degrees 07 minutes 46 seconds West a distance of 1377.19 feet to a Point in the centerline of Township Road 59A (Unger Road), and being the point of **Beginning** of the tract of land to be described;

Thence with the centerline of said Township Road 59A (Unger Road), South 62 degrees 55 minutes 18 seconds West a distance of 199.51 feet to a Point;

Thence with the centerline of said Township Road 59A (Unger Road), South 73 degrees 57 minutes 14 seconds West a distance of 138.80 feet to a Point;

Thence with the centerline of said Township Road 59A (Unger Road), South 80 degrees 19 minutes 03 seconds West a distance of 186.73 feet to a Point;

Thence leaving the centerline of said Township Road 59A (Unger Road), North 30 degrees 00 minutes 00 seconds West a distance of 400.00 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at a distance of 18.90 feet;

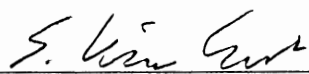
Thence North 69 degrees 39 minutes 12 seconds East a distance of 511.32 feet to a 5/8" iron pin set;

Thence South 30 degrees 40 minutes 32 seconds East a distance of 422.76 feet, passing a 5/8" iron pin set at a distance of 404.42 feet to the point of beginning and containing 5.000 acres, more or less, subject to the public easement of said Township Road 48A (Unger Road), and any other public or private easements of record.

The above 5.000 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of the West half of the Northeast quarter of Section 2 as South 00 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on March 18, 2004.



S. Vince Evans, P. S. 8127

Survey by: SVE Surveying  
S. Vince Evans, P. S. 8127  
37381 Davis Chapel Road  
Logan, Ohio 43138  
Phone (740) 380-3884  
FAX (740) 380-0134



Approved - Mathematically  
Hocking County Engineer's Office

BY WJS DATE 03-17-04

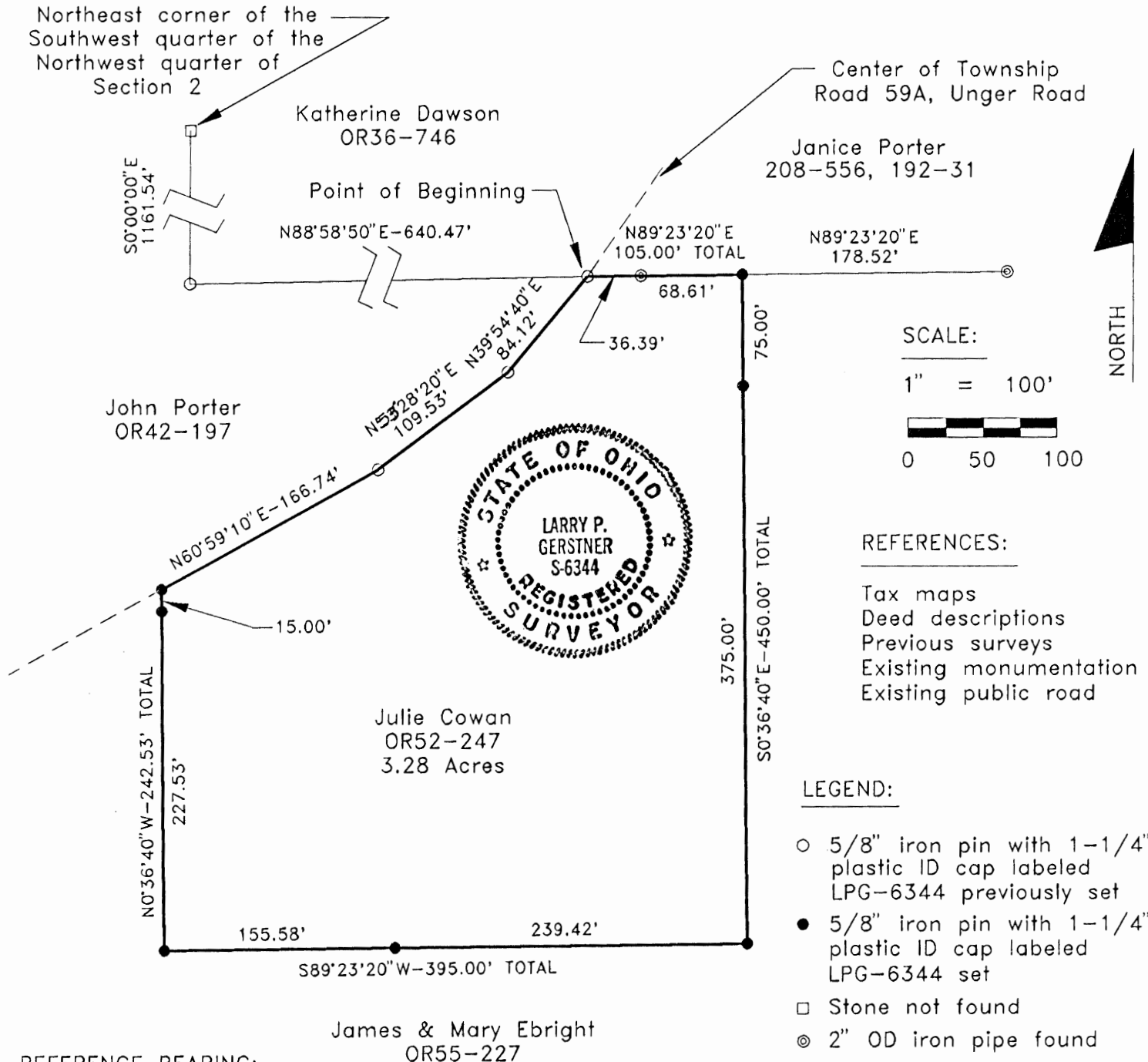


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**BENTON 2**  
**3.28 Ac.**

PLAT OF A 3.28 ACRE TRACT FOR JULIE COWAN

Situated in Benton Township, Hocking County, Ohio; being part of the Northeast quarter of the Southwest quarter of Section 2, Township 11, Range 18.



REFERENCE BEARING:

The East line of the Southwest quarter of the Northwest quarter of Section 2 as South 0 degrees 00 minutes 00 seconds East.

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 20th day of July, 1995 and that the plat is a correct representation of the premises as described by said survey.

Approved - Mathematically  
Hocking County Engineer's office  
By *M. A. W.* Date *7-25-95*  
Larry P. Gerstner - Engineering and Surveying

*Larry P. Gerstner*  
Registered Surveyor No. 6344

Survey by:

119 West Main St., Logan, Ohio 43138 385-4260

SURVEY DESCRIPTION OF A 3.28 ACRE TRACT FOR JULIE COWAN

Situated in Benton Township, Hocking County, Ohio; being part of the Northeast quarter of the Southwest quarter of Section 2, Township 11, Range 18; and being more particularly described as follows:

Commencing for reference at a stone not found at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 2; thence South 0 degrees 00 minutes 00 seconds East a distance of 1161.54 feet to a 5/8" iron pin previously set; thence North 88 degrees 58 minutes 50 seconds East a distance of 640.47 feet to a 5/8" iron pin previously set in the center of Township Road 59A, Unger Road, and being the point of Beginning of the tract of land to be described;

thence leaving the center of said Township Road 59A North 89 degrees 23 minutes 20 seconds East a distance of 105.00 feet to a 5/8" iron pin set, passing a 2" OD iron pipe found at a distance of 36.39 feet, and from which a 2" OD iron pipe found bears North 89 degrees 23 minutes 20 seconds East at a distance of 178.52 feet;

thence South 0 degrees 36 minutes 40 seconds East a distance of 450.00 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 75.00 feet;

thence South 89 degrees 23 minutes 20 seconds West a distance of 395.00 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 239.42 feet;

thence North 0 degrees 36 minutes 40 seconds West a distance of 242.53 feet to a 5/8" iron pin set in the center of said Township Road 59A and passing a 5/8" iron pin set at a distance of 227.53 feet;

thence with the center of said Township Road 59A the following three bearings and distances:

1) North 60 degrees 59 minutes 10 seconds East a distance of 166.74 feet to a 5/8" iron pin previously set;

2) North 53 degrees 28 minutes 20 seconds East a distance of 109.53 feet to a 5/8" iron pin previously set;

3) North 39 degrees 54 minutes 40 seconds East a distance of 84.12 feet to the point of beginning containing 3.28 acres more or less, subject to the public easement of said Township Road 59A and any private easements of record.

The above 3.28 acre survey is intended to describe all of the 3.25 acre tract as deeded to Julie Cowan, deed reference Volume OR 52, Page 247, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of the Southwest quarter of the Northwest quarter of Section 2 as South 0 degrees 00 minutes 00 seconds East. All iron pins set by this survey or previously set are capped by a 1-1/4" plastic identification cap labeled LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on July 20, 1995.



Approved - Mathematically  
Hocking County Engineer's Office  
By: *[Signature]* Date 7-25-95

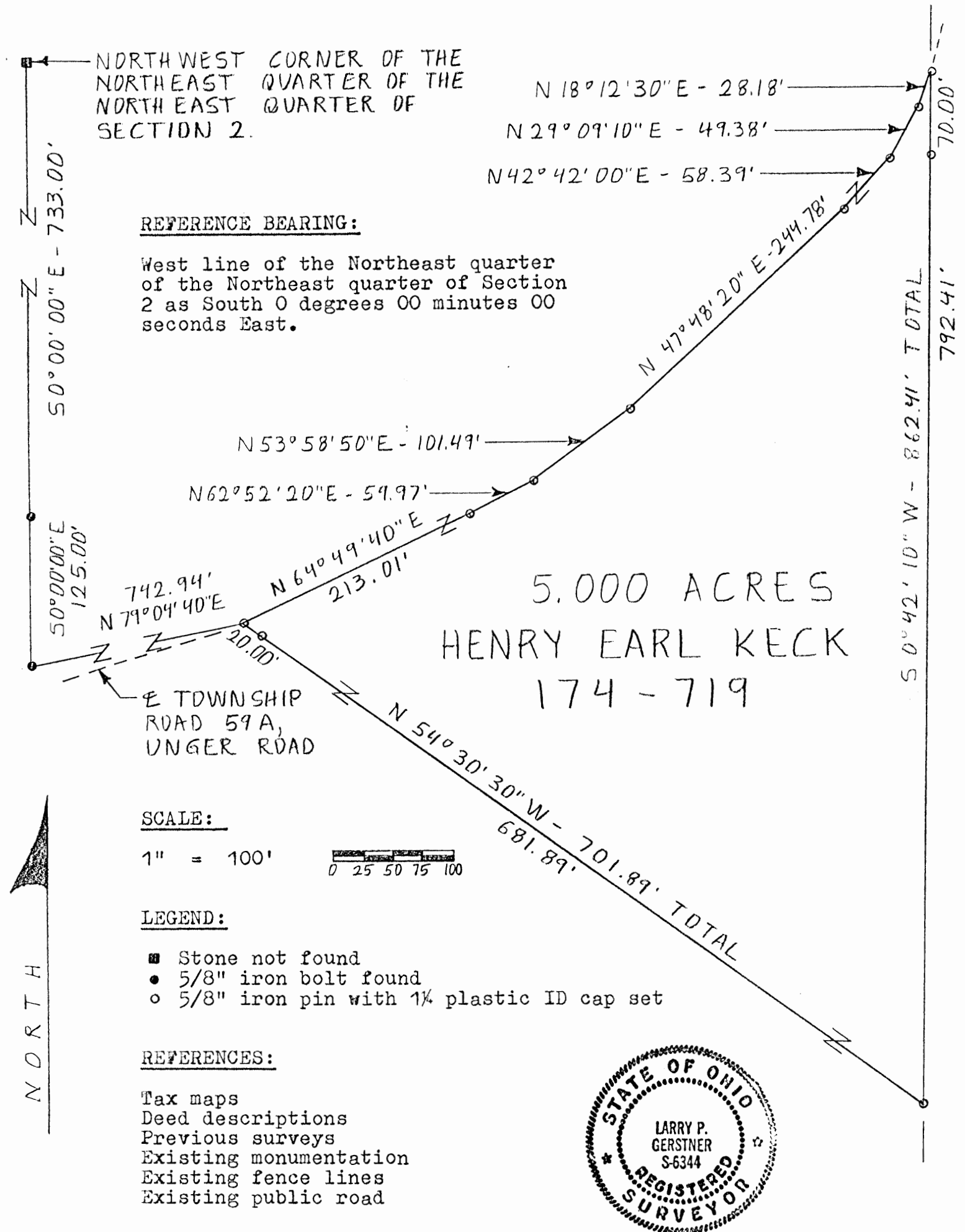
*[Signature]*

Survey by:  
Larry P. Gerstner - Engineering and Surveying  
119 West Main Street, Logan, Ohio 43138 385-4260

PLAT OF 5.000 ACRE TRACT FOR BUD KECK

BENTON 2  
5.00 AC.

Situated in Benton Township, Hocking County, Ohio; and being part of the Northeast quarter of the Northeast quarter of Section 2, Township 11, Range 18.



I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 18th day of January, 1990 and that the plat is a correct representation of the premises as described by said survey.

Approved - Mathematically  
Hocking County Engineer's Office  
By R Date 1-18-90

Larry P. Gerstner  
Registered surveyor No. 6344

SURVEY DESCRIPTION OF 5.000 ACRE TRACT FOR BUD KECK

Situated in Benton Township, Hocking County, Ohio; being part of the Northeast quarter of the Northeast quarter of Section 2, Township 11, Range 18; and being more particularly described as follows:

Commencing for reference at a stone not found at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 2: thence South 0 degrees 00 minutes 00 seconds East a distance of 733.00 feet to a 5/8" iron bolt found; thence continuing South 0 degrees 00 minutes 00 seconds East a distance of 125.00 feet to a 5/8" iron bolt found; thence North 79 degrees 04 minutes 40 seconds East a distance of 742.94 feet to a 5/8" iron pin set in the center of Township Road 59A, Unger Road, and being the point of Beginning of the tract of land to be described;


thence with the center of Township Road 59A the following seven bearings and distances:

- 1) North 64 degrees 49 minutes 40 seconds East a distance of 213.01 feet to a 5/8" iron pin set;
- 2) North 62 degrees 52 minutes 20 seconds East a distance of 59.97 feet to a 5/8" iron pin set;
- 3) North 53 degrees 58 minutes 50 seconds East a distance of 101.49 feet to a 5/8" iron pin set;
- 4) North 47 degrees 48 minutes 20 seconds East a distance of 244.78 feet to a 5/8" iron pin set;
- 5) North 42 degrees 42 minutes 00 seconds East a distance of 58.39 feet to a 5/8" iron pin set;
- 6) North 29 degrees 09 minutes 10 seconds East a distance of 49.38 feet to a 5/8" iron pin set;
- 7) North 18 degrees 12 minutes 30 seconds East a distance of 28.18 feet to a 5/8" iron pin set;

thence leaving the center of Township Road 59A South 0 degrees 42 minutes 10 seconds West a distance of 862.41 feet to a 5/8" iron pin set and passing a 5/8" iron pin set at a distance of 70.00 feet;

thence North 54 degrees 30 minutes 30 seconds West a distance of 701.89 feet to the point of beginning, passing a 5/8" iron pin set at a distance of 681.89 feet, and containing 5.000 acres more or less, subject to the public easement of said Township Road 59A and any private easements of record.

The above 5.000 acre survey is intended to describe part of the Northeast quarter of the Northeast quarter of Section 2 as deeded to Henry Earl Keck, deed reference Volume 174, Page 719, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, existing fence lines, and an existing public road. The reference bearing for this survey is the West line of the Northeast quarter of the Northeast quarter of Section 2 as South 0 degrees 00 minutes 00 seconds East. All iron pins set by this survey are capped by a 1-1/4" plastic identification cap. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on January 18, 1990.



Survey by:

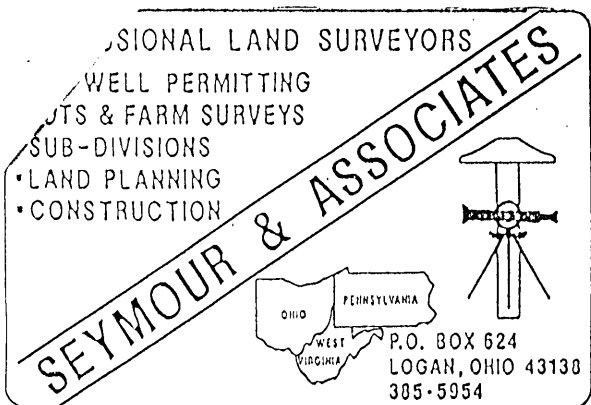
Larry P. Gerstner - Engineering and Surveying  
119 West Main Street, Logan, Ohio 43138 385-4260

Approved - Mathematically

Hocking County Engineer's off.

By R. F. N. Date 1-18-90



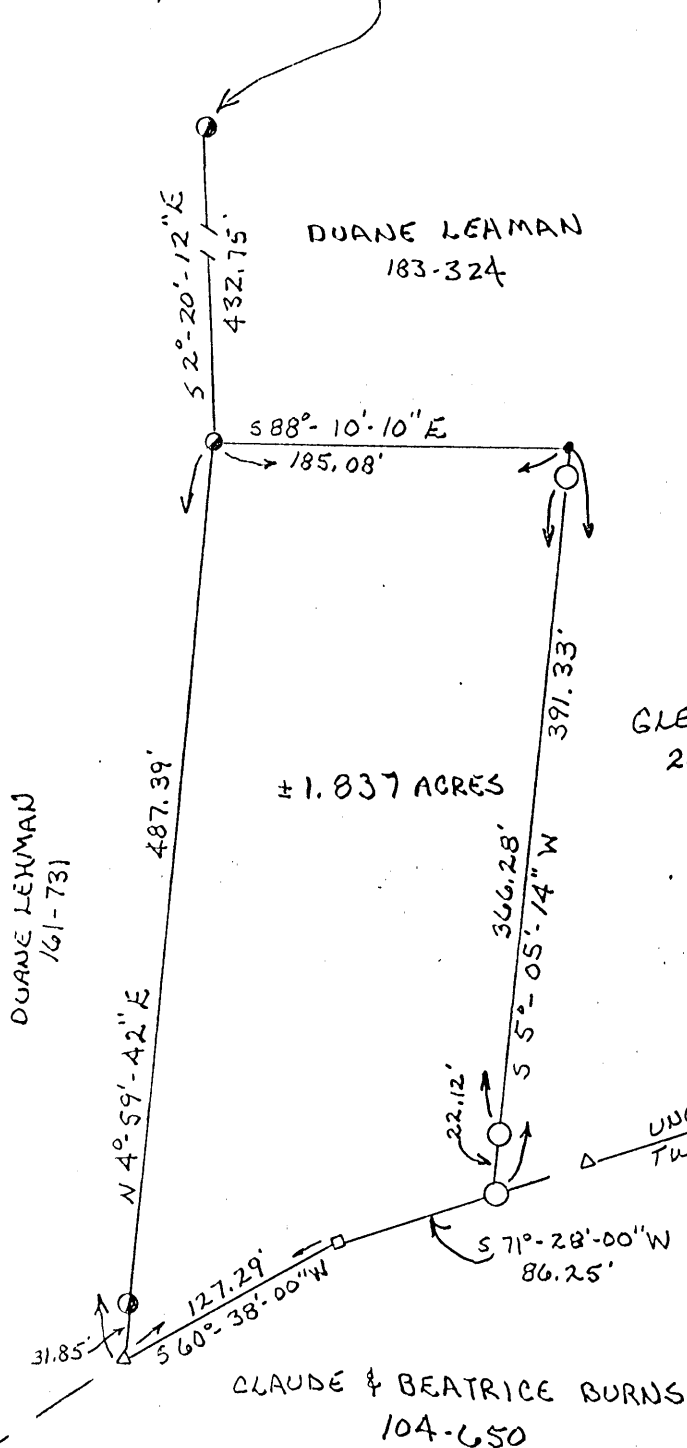


**BENTON 2**  
**1.837Ac.**

BEING A PART OF THE  
SOUTHWEST QUARTER OF SECTION  
2, T-11-N; R-18-W, BENTON  
TOWNSHIP, HOCKING COUNTY  
OHIO

Approved - Mathematically  
Hocking County Engineer's office  
By R.F.N. Date 4-27-89

N.W. COR. OF  
S.W. QTR. OF  
SEC. 2, T-11-N;  
R-18-W, BENTON TWP.



SUBDIVISION REGULATIONS WAIVED \*  
PENDING HEALTH DEPT. APPROVAL

BY R DATE 4-27-89

\* FOR THIS TRACT  
AND REMAINDER

REFERENCES:

DEEDS AS NOTED  
PREVIOUS SURVEYS  
OF RECORD  
EXISTING MONUMENTAL  
COUNTY TAX MAPS

LEGEND

- = 5/8" IRON PIN W/LED CAP
- Δ = R/R SPIKE FD.
- = HARROW TOOTH FOUND
- ⊙ = 5/8" IRON PIN FOUND

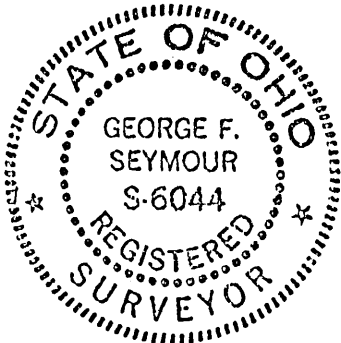
NOTE: BEARING TAKEN FROM  
A PREVIOUS SURVEY  
AND ARE FOR THE  
DETERMINATION OF  
ANGLES ONLY

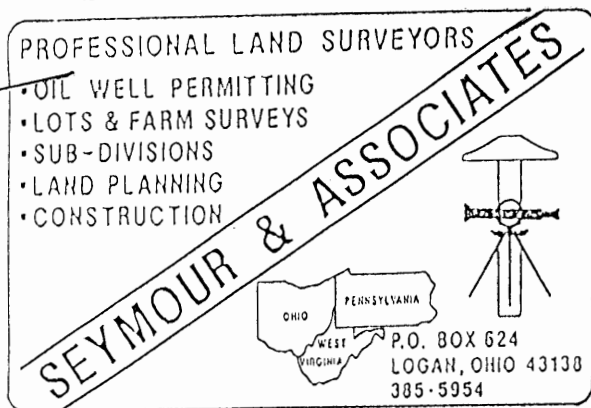
APPROVED  
LOGAN-HOCKING COUNTY  
HEALTH DEPT.

Date JUN 30 1989 mfm

PLAT PREPARED FROM A SURVEY  
MADE 4/26/89 BY

George F. Seymour  
OHIO PROFESSIONAL SURVEYOR NO. 6044





DESCRIPTION OF SURVEY FOR GLEN BROWN

Being a part of the tract of land in the name of Glen Brown as recorded in Deed Book 202 at page 290, Hocking County Recorder's Office, said tract being situated in the Southwest quarter of Section 2, T11N, R18W, Benton Township, Hocking County, State of Ohio, and more particularly described as follows:

Beginning at a 5/8" iron pin found on the northwest corner of a 5.807 acre tract as recorded in Deed Book 202 at page 290, from which a 5/8" iron pin found on the northwest corner of the southwest quarter of Section 2 bears North 2° 20' 12" West a distance of 432.75 feet;

Thence with the north line of said 5.807 acre tract, South 88° 10' 10" East a distance of 185.08 feet to a point;

Thence leaving said north line, South 5° 05' 14" West, passing through 5/8" iron pins with plastic identification caps set at 2.93 feet and at 369.21 feet, going a total distance of 391.33 feet to a 5/8" iron pin with a plastic identification cap set in the center of Township Road #59A;

Thence with the center of said road, South 71° 28' West a distance of 86.25 feet to a harrow tooth found;

Thence continuing with said centerline, South 60° 38' West a distance of 127.29 feet to a railroad spike found;

Thence leaving the center of said road and with the west line of said 5.807 acre tract, North 4° 59' 42" East, passing through a 5/8" iron pin found at 31.85 feet, going a total distance of 487.39 feet to the place of beginning, containing 1.837 acres, more or less, subject to the right of way of Township Road #59A and all easements of record.

The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Registered Surveyor No. 6044, April 26, 1989.

*George F. Seymour*

Approved - Mathematically  
Hocking County Engineer's office  
By RFX Date 4-27-89

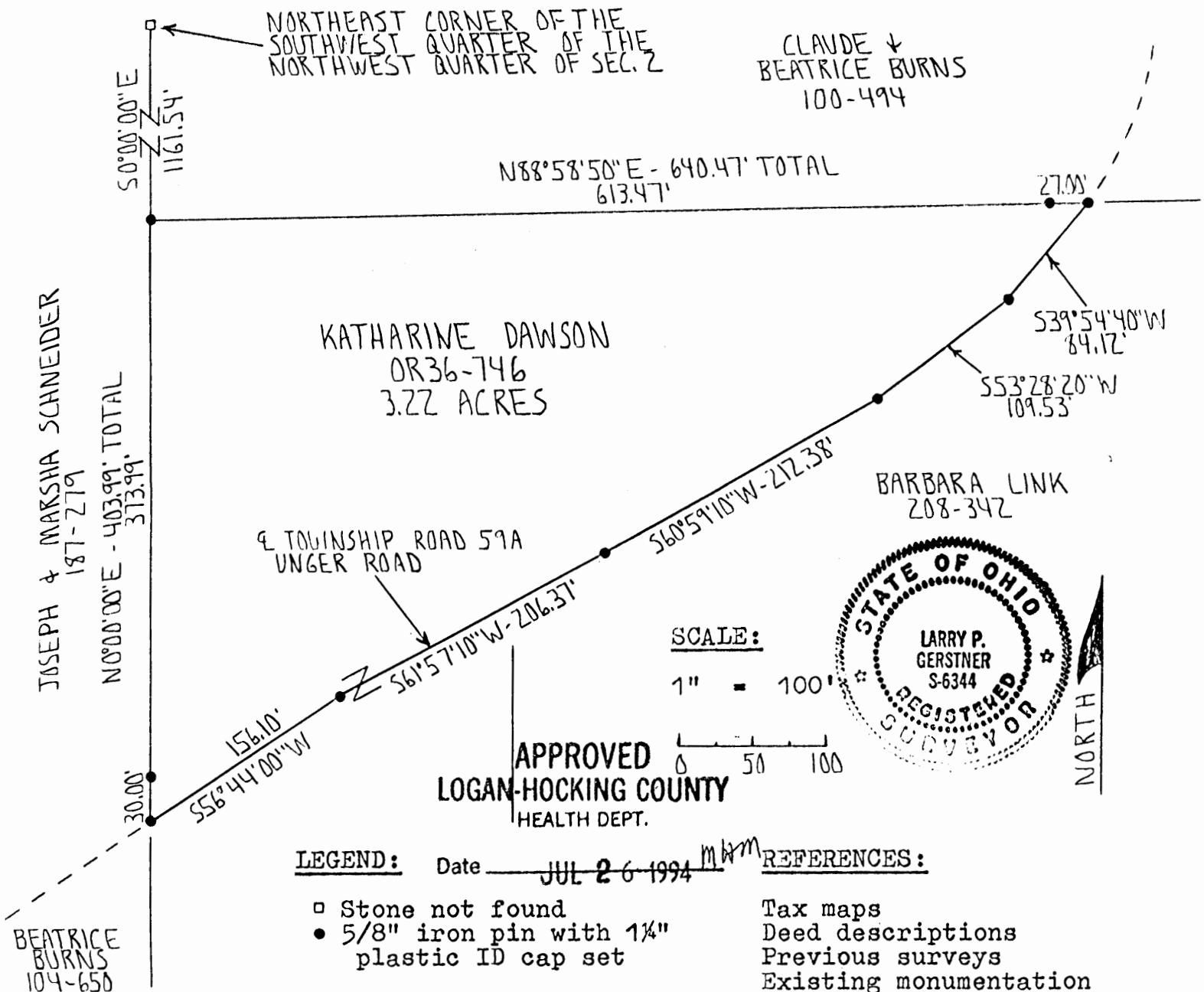
SUBDIVISION REGULATIONS WAIVED \*  
PENDING HEALTH DEPT. APPROVAL  
BY R DATE 4-27-89  
\* FOR THIS TRACT AND REMAINDER

APPROVED  
LOGAN-HOCKING COUNTY  
HEALTH DEPT.  
Date JUN 30, 1989 mfm

PLAT OF A 3.22 ACRE TRACT FOR JOHN PORTER

BENTON 2  
3.22 Ac.

Situated in Benton Township, Hocking County, Ohio; being part of the East half of the Southwest quarter of Section 2, Township 11, Range 18.



REFERENCE BEARING:

The West line of the East half of the Southwest quarter of Section 2 as South 0 degrees 00 minutes 00 seconds East.

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 29th day of June, 1994 and that the plat is a correct representation of the premises as described by said survey.

Subdivision Regulations Waived  
Pending Health Dept Approval  
Surveyed & Monuments Set by  
7-1-94  
Survey by: Larry P. Gerstner - Engineering and Surveying  
119 West Main St., Logan, Ohio 43138 385-4260  
DATE 7-1-94  
Registered Surveyor No. 6344



SURVEY DESCRIPTION OF A 3.22 ACRE TRACT FOR JOHN PORTER

Situated in Benton Township, Hocking County, Ohio; being part of the East half of the Southwest quarter of Section 2, Township 11, Range 18; and being more particularly described as follows:

Commencing for reference at a stone not found at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 2; thence South 0 degrees 00 minutes 00 seconds East a distance of 1161.54 feet to a 5/8" iron pin set and being the point of Beginning of the tract of land to be described;

thence North 88 degrees 58 minutes 50 seconds East a distance of 640.47 feet to a 5/8" iron pin set in the center of Township Road 59A, Unger Road, and passing a 5/8" iron pin set at a distance of 613.47 feet;

thence with the center of said Township Road 59A the following five bearings and distances:

1) South 39 degrees 54 minutes 40 seconds West a distance of 84.12 feet to a 5/8" iron pin set;

2) South 53 degrees 28 minutes 20 seconds West a distance of 109.53 feet to a 5/8" iron pin set;

3) South 60 degrees 59 minutes 10 seconds West a distance of 212.38 feet to a 5/8" iron pin set;

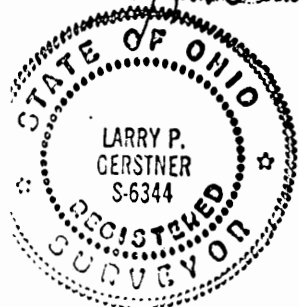
4) South 61 degrees 57 minutes 10 seconds West a distance of 206.37 feet to a 5/8" iron pin set;

5) South 56 degrees 44 minutes 00 seconds West a distance of 156.10 feet to a 5/8" iron pin set;

thence leaving the center of said Township Road 59A North 0 degrees 00 minutes 00 seconds East a distance of 403.99 feet to the point of beginning, passing a 5/8" iron pin set at a distance of 30.00 feet, and containing 3.22 acres more or less, subject to the public easement of said Township Road 59A and any private easements of record.

The above 3.22 acre survey is intended to describe all that part lying Northwest of the center of Township Road 59A of the 62 acre Tract Number Three as deeded to Katharine Dawson, deed reference Volume OR 36, Page 746, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the West line of the East half of the Southwest quarter of Section 2 as South 0 degrees 00 minutes 00 seconds East. All iron pins set by this survey are capped by a 1-1/4" plastic identification cap. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on June 29, 1994.

Approved - Mathematically  
Hocking County Engineer's Office  
L. P. Gerstner Date 7-1-94



SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

BY 71 DATE 7-1-94

Survey by:

Larry P. Gerstner - Engineering and Surveying  
119 West Main Street, Logan, Ohio 43138 385-4260

A handwritten signature in dark ink, appearing to read "Larry P. Gerstner", written over a horizontal line.

(See tracing)

#2

Revised  
on  
4-7-74

P.O. Box 26

GEORGE F. SEYMOUR & ASSOCIATES  
Engineering, Surveying & Mapping Service  
1013 West Hunter Street  
Logan, Ohio 43138

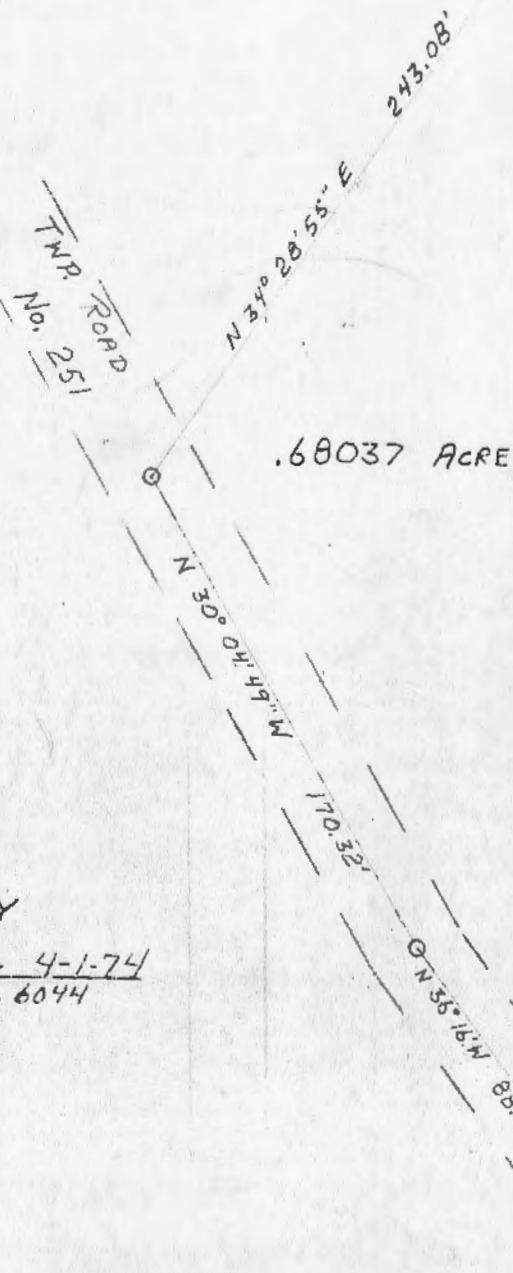
Phone: 614/385-6150

PART of the WEST HALF of the  
SOUTHWEST  $\frac{1}{4}$  of SECTION NO. 2,  
T11N, R18W, BENTON TWP.,  
HOCKING CO., OHIO

STONE AT THE NORTHEAST CORNER  
OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SEC. 2  
T11N, R18W

NORTH 1914.79'

1" = 60'  
O = IRON PIN



EAST LINE OF THE WEST HALF of the  
SOUTHWEST QUARTER of SEC. 2,  
T11N, R18W

SURVEYED BY

George F. Seymour 4-1-74  
REGISTERED Surveyor No. 6044

APPROVED  
HOCKING COUNTY  
ENGINEERS OFFICE  
LOGAN, OHIO 43138

APR 4 1974

R. G.

P.O. Box 26

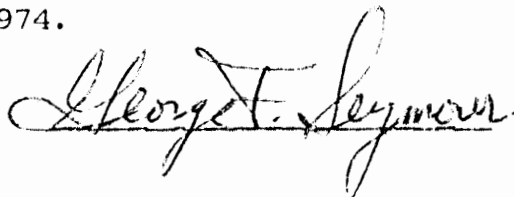
**GEORGE F. SEYMOUR & ASSOCIATES**  
Engineering, Surveying & Mapping Service  
1013 West Hunter Street  
Logan, Ohio 43138

Phone: 614/385-6150

Being a part of the West half of the Southwest Quarter of Section No. 2, T11N, R18W, Benton Township, Hocking County, Ohio, and more particularly described as follows:

Beginning at an iron pin on the East line of the West half of the Southwest Quarter of Section No. 2, T11N, R17W, a stone at the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section No. 2 bears North 1914.79 feet; thence with said East line South 418.98 feet to an iron pin in the center of Township Road No. 251; thence with the center of said road North 36 degrees 16 minutes West 88.32 feet to an iron pin; thence North 30 degrees 04 minutes 49 seconds West 170.32 feet to an iron pin; thence leaving said road North 34 degrees 28 minutes 55 seconds East 243.08 feet to the place of beginning, containing .68037 acre, more or less, subject to all legal highways.

The above described tract was surveyed by George F. Seymour, Registered Surveyor No. 6044, April 1, 1974.



APPROVED  
HOCKING COUNTY  
ENGINEERS OFFICE  
LOGAN, OHIO 43138

APR 4 1974

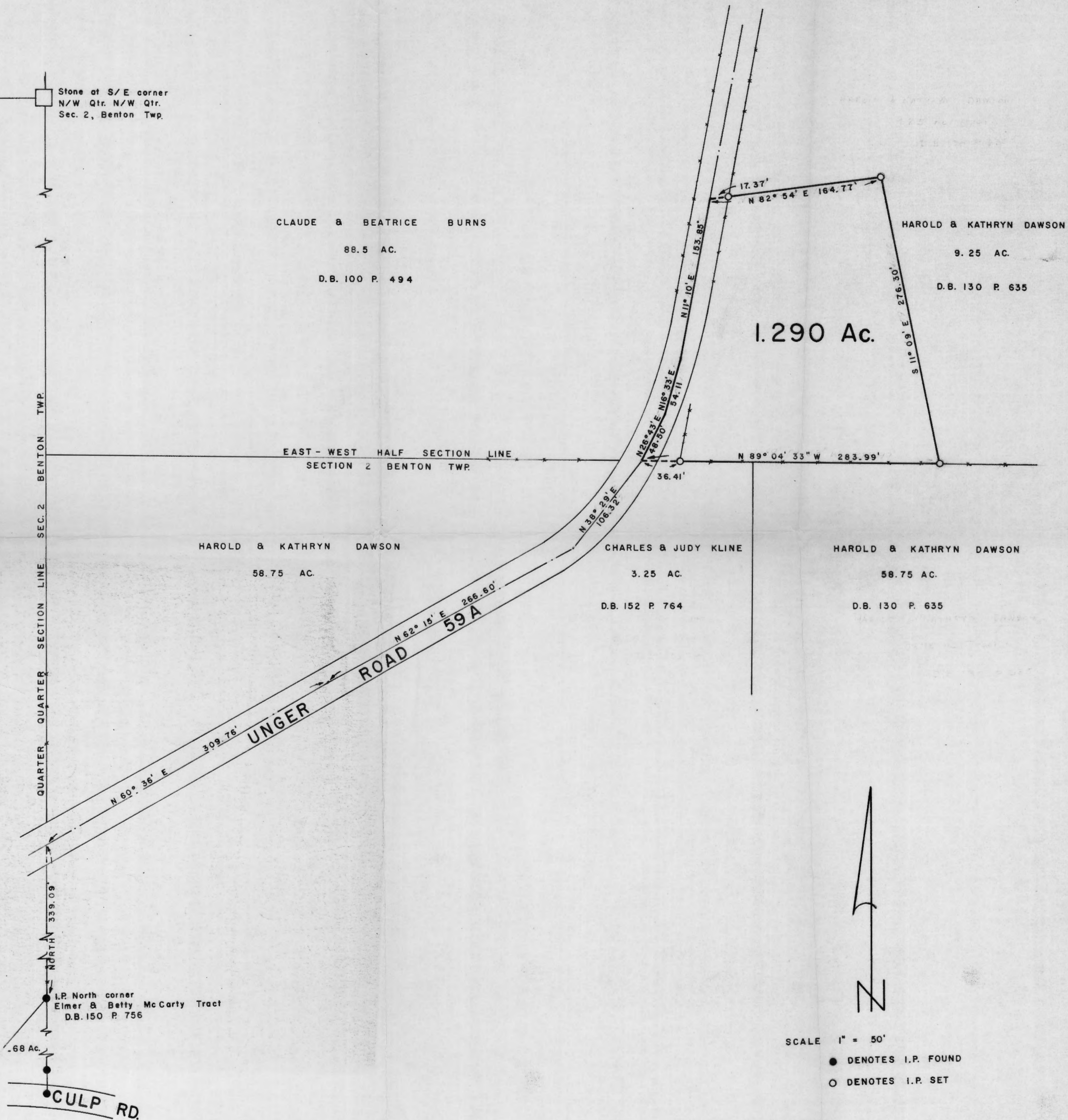
R. G.



# PLAT OF SURVEY

FOR

MICHEAL & MARILYN ROHR TO DELINEATE A 1.290 ACRE TRACT OF LAND IN THE S.W. CORNER OF THE HAROLD & KATHRYN DAWSON 9.25 ACRE TRACT (D.B. 130 P. 635) SITUATED IN SECTION 2, TWP. II, RANGE 18, BENTON TWP., HOCKING COUNTY, OHIO.



I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO A SURVEY MADE BY ME IN DECEMBER 1978 AND THAT I HAVE FOUND THE LINES AND MARKED THEM AS SHOWN HEREON.



BY Henry N. Jones, Jr.  
HENRY N. JONES, JR.  
REG. SURVEYOR No. 4027

DATED DECEMBER 20, 1978.

APPROVED  
HOCKING COUNTY ENGINEER'S OFFICE  
DATE 12-21-78

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL  
BY L. Quast DATE 12-21-78



## Deed Description for Michael & Marilyn Rohr

Being part of the southeast Quarter of the Northwest Quarter of Section 2, Township 11, Range 18, Benton Township, Hocking County, Ohio and more particularly described as follows:

Beginning for a reference at an iron pin in the north-South Quarter Quarter Section Line at the north corner of a certain 0.68 Acre tract presently owned by Elmer & Betty McCarty (D.B. 150 p. 756);

Thence North with and along the Quarter, Quarter Section Line for a distance of 339.09 feet to a point in the center line of Unger Road

Thence  $N 60^{\circ} 36' E$  with and along the center line of Unger Road for a distance of 309.76 feet;

Thence continuing along Unger Road  $N 62^{\circ} 15' E$  for a distance of 266.60 feet;

Thence with a curve in the road to the left ~~thence~~ a chord of which bears  $N 38^{\circ} 29' E$  for a distance of 106.32 feet to the true place of beginning of this description; this true place of beginning being also the southwest corner of a 9.25 acre tract, referred to as "Second Tract" in Deed to the Grantor herein, of record in Deed Book 130 page 635

Thence from this true place of beginning with and along the center line of Unger Road along a curve to the left, a chord of which bears  $N 26^{\circ} 43' E$  for a distance of 48.50 feet;

Thence with a curve to the left along the centerline of Unger Road, a chord of which bears  $N 16^{\circ} 33' E$  for a distance of 54.11 feet;

Thence with and along the center line of Unger Road  $N 11^{\circ} 10' E$  for a distance of 1

Thence N  $82^{\circ} 54' E$  for a distance of 164.77 feet to an iron pin; passing an iron pin on line in the roadside fence line at 17.37 feet;

Thence S  $11^{\circ} 09' E$  for a distance of 276.30 feet to an iron pin in the fence line on the East-West Half Section Line of Section 2, Benton Township;

Thence N  $89^{\circ} 04' 33'' W$  with and along the half Section line and the south line of the Grantor's 9.25 acre tract for a distance of 283.99 feet to the true place of beginning of this description, passing an iron pin on line at 247.58 feet, containing 1.290 acres, more or less, of land subject to any easements of record.

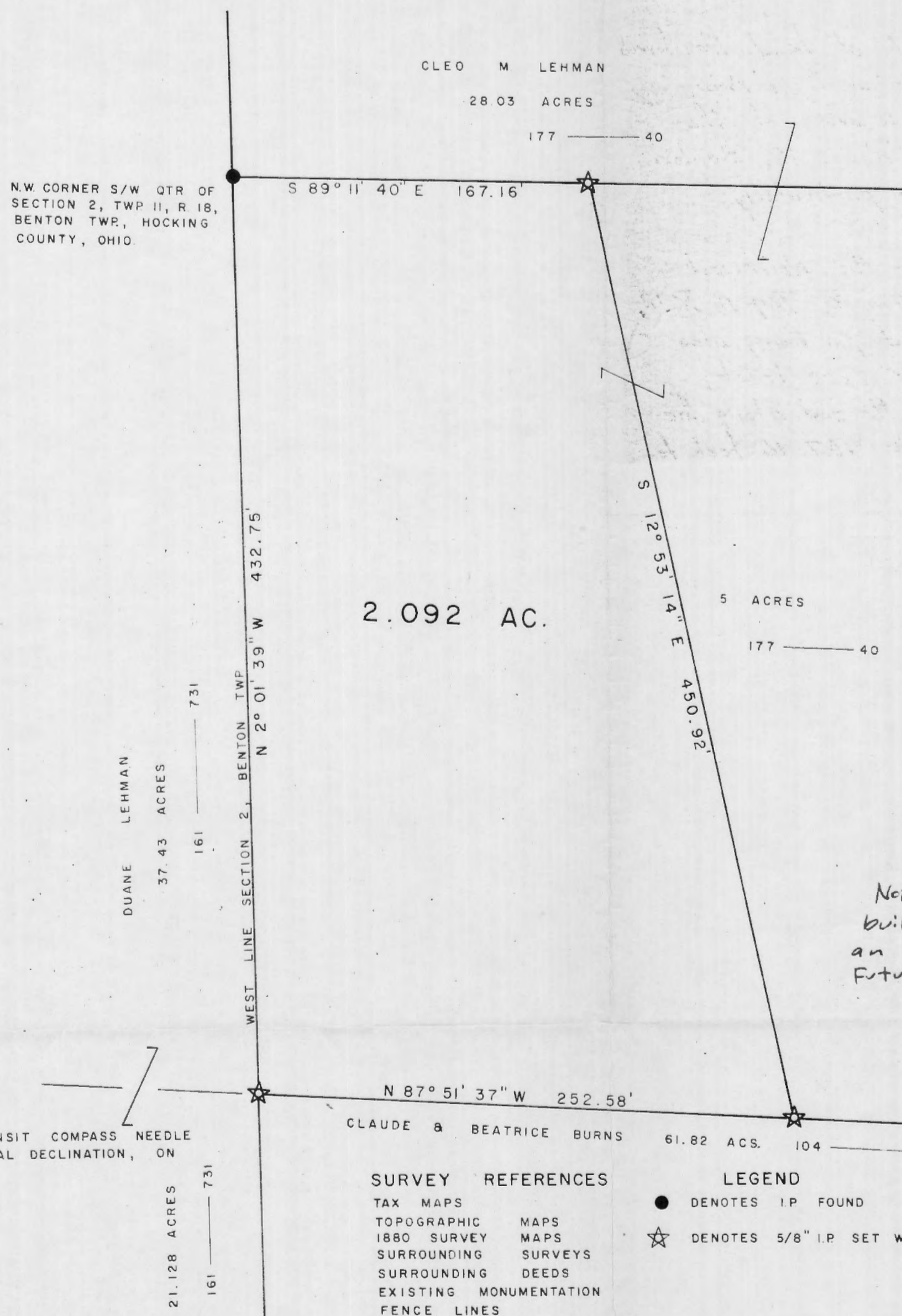
This description prepared by Henry N. Jones, Jr. Reg. Surveyor, from an actual survey made in December, 1978



SUBDIVISION REG.  
PENDING HEALTH DEPT. APPROVAL  
BY H. N. Jones, Jr. DATE 12-21-78

# PLAT OF SURVEY

DUANE LEHMAN TO DELINEATE A 2.092 ACRE PARCEL OF LAND OUT OF THE CLEO M. LEHMAN 5 ACRE TRACT (D.B. 177 P. 40) SITUATED IN THE N.W. QTR. OF THE S.W. QTR. OF SECTION 2, TP. 11, R. 18, BENTON TWP, HOCKING CO., OHIO.



Approved - Mathematically  
Hocking County Engineer's Office  
by *Bob FN* Date 11-2-81

Not to be used as a separate building site or transferred as an independent parcel in the future.

BASIS OF BEARINGS: TRANSIT COMPASS NEEDLE BEARING, ADJUSTED FOR LOCAL DECLINATION, ON TRAVERSE COURSES.

## SURVEY REFERENCES

TAX MAPS  
TOPOGRAPHIC MAPS  
1880 SURVEY MAPS  
SURROUNDING SURVEYS  
SURROUNDING DEEDS  
EXISTING MONUMENTATION  
FENCE LINES

## LEGEND

● DENOTES I.P. FOUND  
☆ DENOTES 5/8" I.P. SET WITH AL I.D. CAP

SCALE 1" = 50'

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO A SURVEY MADE BY ME & BOB MOORE IN OCTOBER 1981 AND THAT WE HAVE FOUND THE LINES & MARKED THEM AS SHOWN HEREON.

DATED: NOV. 3, 1981.

BY *Henry N. Jones, Jr.*  
HENRY N. JONES, JR. REG. SURVEYOR NO. 4027.

Deed given for Duane Lehman 2.092 Ac Sec 2. <sup>Hocking Co.</sup> Benton Twp.

Being part of a 5 acre tract of land transferred to Cleo M. Lehman as shown of record in Deed Book 177 page 46 situated in the Northwest Quarter of the Southwest Quarter of Section 2, Twp 11, Range 18, Benton Township, Hocking County, Ohio and more particularly described as follows,

Beginning at an iron pin found at the Northwest corner of the Southwest Quarter of Section 2, Twp. 11, R. 18, Benton Township, Hocking County, Ohio said pin being also at the northwest corner of the Grantors 5 acre tract,

Thence South  $89^{\circ} 11' 40''$  East with and along the Grantors 5 acre tract for a distance of 167.16 feet to a  $\frac{5}{8}$ " iron pin set with an aluminum identification cap,

Thence South  $12^{\circ} 53' 14''$  East across the Grantors 5 acre tract for a distance of 450.92 feet to a  $\frac{5}{8}$ " iron pin set with an aluminum identification cap;

Thence North  $87^{\circ} 51' 37''$  West with and along the line between the Grantor and Claude & Beatrice Burns 61.82 acre tract (DB. 104 p. 650) for a distance of 252.58 feet to a  $\frac{5}{8}$ " iron pin set with an aluminum identification cap;

Thence North  $2^{\circ} 01' 39''$  West with and along the west line of Section 2 and the line between the Grantor and Duane Lehman 37.43 acre tract (DB. 161 p. 731) for a distance of 432.75 feet to the iron pin at the place of beginning of this description containing 2.092 acres of land, more or less, subject to any easements of record.

This description prepared by Henry N. Jones, Jr. Reg. Surveyor No. 4027 from a survey of the premises made in October 1981.

The Basis of Bearings used in this description is the Transit Compass needle bearing, adjusted for local declination, on survey traverse courses on survey of tract.

Approved - Mathematically  
Hocking County Engineer's Office  
By AW Date 11-2-81

SUBDIVISION REGULATIONS WAIVED **\* NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDANT PARCEL IN THE FUTURE**  
By AW DATE 11-2-81

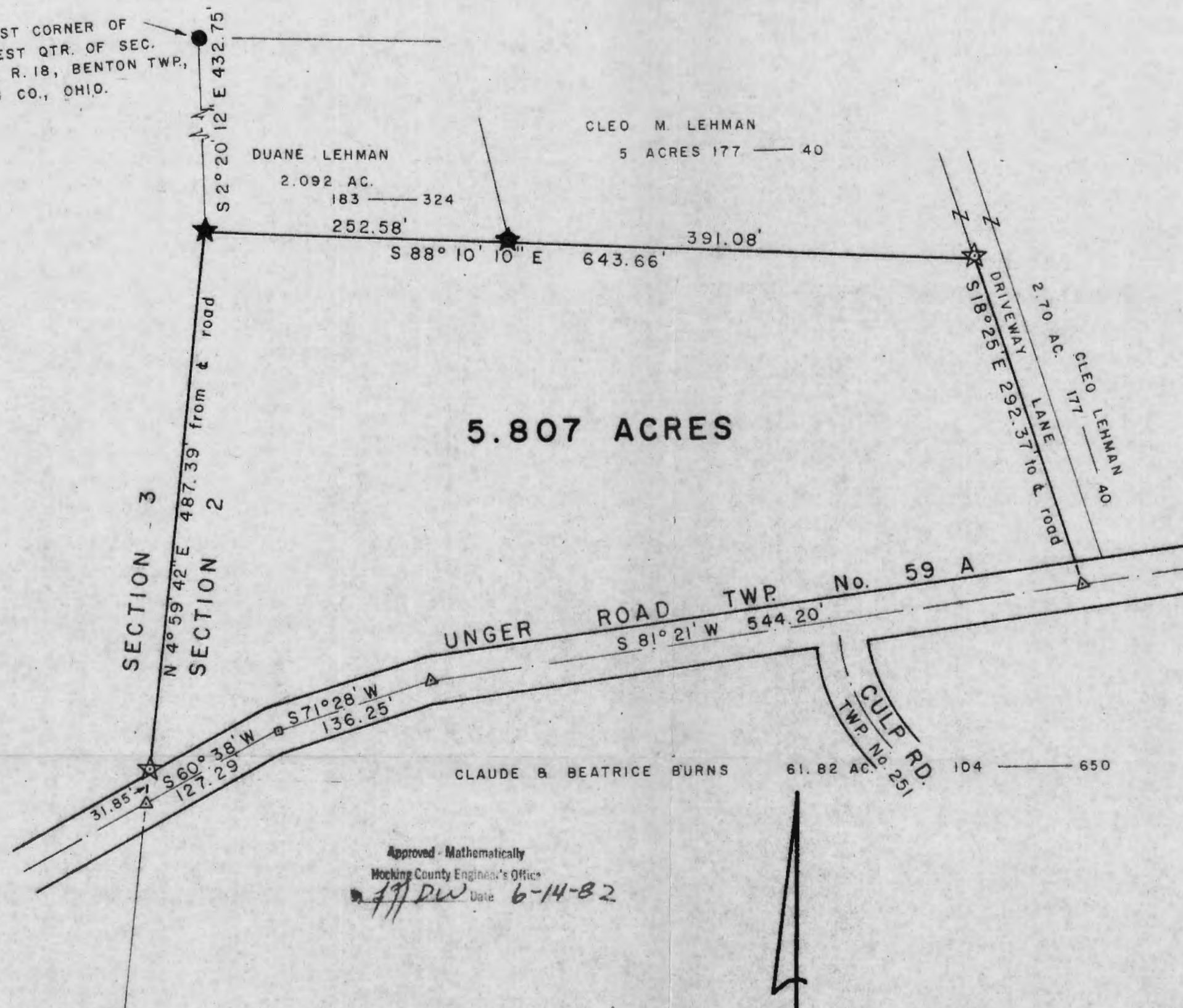


# PLAT OF SURVEY

FOR  
CLAUDE & BEATRICE BURNS TO DELINEATE A 5.807 PARCEL OF LAND OUT OF THEIR 61.82 TRACT (D.B. 104 P. 650), SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TWP II, R. 18, BENTON TOWNSHIP, HOCKING COUNTY, OHIO.

- LEGEND**
- ★ DENOTES 5/8" I.P. SET WITH PLASTIC I.D. CAP
  - DENOTES I.P. FOUND
  - △ DENOTES R.R. SPK SET
  - DENOTES HARROW TOOTH SET
  - ★ DENOTES 5/8" I.P. FOUND WITH ALUM. I.D. CAP
- SURVEY REFERENCES**
- TAX MAPS
  - TOPOGRAPHIC MAPS
  - SURROUNDING SURVEYS
  - SURROUNDING DEEDS
  - EXISTING MONUMENTATION
  - FENCE LINES

NORTHWEST CORNER OF  
SOUTHWEST QTR. OF SEC.  
2, TP. II, R. 18, BENTON TWP.,  
HOCKING CO., OHIO.



Approved - Mathematically  
Hocking County Engineer's Office  
JH DW Date 6-14-82

SCALE 1" = 100'



BASIS OF BEARINGS : BEARINGS INDICATED BY TRANSIT COMPASS  
NEEDLE, ADJUSTED FOR LOCAL DECLINATION, ON UNGER RD. COURSES.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO A SURVEY MADE BY ME AND BOB MOORE  
IN JUNE 1982 AND THAT WE HAVE FOUND THE LINES & MARKED THEM AS SHOWN HEREON.

DATED : JUNE 12, 1982.

BY Henry N. Jones, Jr.  
HENRY N. JONES, JR. REGISTERED SURVEYOR 4027

and thence for Claude Burns, 5.807 Ac, Sec. 2, Benton Twp

Being a part of a certain 61.82 acre tract of land transferred to Claude & Beatrice Burns as shown of record in Deed Book 104 page 650, situated in the west half of the southwest Quarter of Section 2, Twp. 11, Range 18, Benton Township, Hocking County, Ohio and more particularly described as follows;

Beginning for a point of reference at an iron pin found at the northwest corner of the southwest Quarter of Section 2, Twp. 11, Range 18, Benton Twp., Hocking County, Ohio;

Thence South  $2^{\circ} 20' 12''$  East for a distance of 432.75 feet to a  $\frac{5}{8}$  inch iron pin with an aluminum I.D. Cap found at the true place of beginning of this description;

Thence South  $88^{\circ} 10' 10''$  East with and along the line between the Grantor herein and Duane Lehman (D.B. 183 p. 324) and Cleo. M. Lehman (D.B. 177 p. 40) for a distance of 643.66 feet to a  $\frac{5}{8}$  inch iron pin set with a plastic I.D. Cap, passing a  $\frac{5}{8}$  inch iron pin found with an aluminum I.D. Cap at 252.58 feet;

Thence South  $18^{\circ} 25'$  East along the west side of a driveway lane for a distance of 292.37 feet to a R.R. spike set in the center of Unger Road (Twp. Road No 59A)

Thence South  $81^{\circ} 21'$  West with the center of Unger Road for a distance of 544.20 feet to a R.R. spike set;  
Thence South  $71^{\circ} 28'$  West with the center of Unger Road for a distance of 136.25 feet to a R.R. spike set,  
Thence South  $60^{\circ} 38'$  West with the center of Unger Road for a distance of 127.29 feet to a R.R. spike set;

Thence North  $4^{\circ} 59' 42''$  East for a distance of 487.39 feet to the iron pin at the true place of beginning of this description, passing a  $\frac{5}{8}$  inch iron pin set on line with a plastic I.D. cap at 31.85 feet, containing 5.807 acres, more or less, of land, subject to Highway and any other easements of record.

This description prepared by Henry N. Jones, Jr., Registered Surveyor No 4027 from a survey of the premises made in June 1982.

The Basis of Bearings used in this description is the bearings indicated by Transit Compass needle, adjusted for local declination, on Unger Road Courses.

Approved - Mathematically  
Hocking County Engineer's Office  
~~7/7~~ DW Date 6-14-82  
HENRY N. JONES, JR.  
PHONE 614-332-4353  
14964 CLAPPER HOLLOW ROAD  
LAURELVILLE, OH 43135

Henry N. Jones Jr.  
Reg. Surveyor 4027



# Plat of Survey

Township of Benton, County of Hocking, State of Ohio, and being part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W.

## PROPERTY LOCATION:

Situated in the Township of Benton, County of Hocking, State of Ohio, and being part of the East Half of the Southwest Quarter of Sectgion 2, Township 11N, Range 18W.

Being a Survey of a 55.03 Acre parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and being all of Auditor's P.P.N. 01-000016.0200.

The bearings of this Plat are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

Note: All Easements not shown.

## RELATED DOCUMENTS

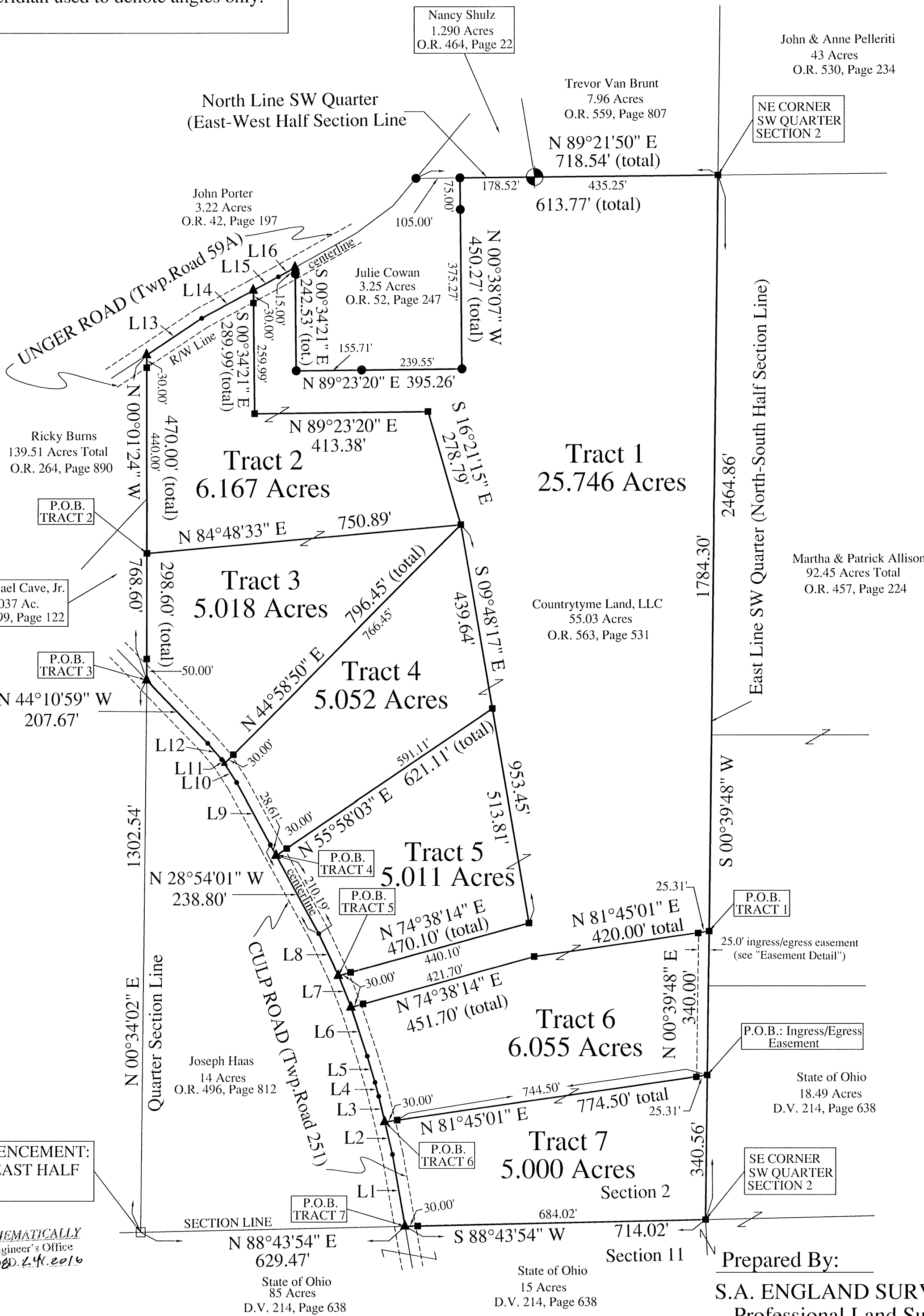
- 1) 1974 Survey of 0.68037 Acres by George F. Seymour, P.S.
- 3) 1978 Survey of 1.290 Acres by Henry N. Jones, P.S.
- 3) 1994 Survey of 3.22 Acres by Larry P. Gerstner, P.S.
- 4) 1995 Survey of 3.28 Acres by Larry P. Gerstner, P.S.
- 5) 2008 Survey of 19.0467 Acres by James R. Cartwright, P.S.
- 6) 2012 Survey of 20.4272 Acres by Michael P. Berry, P.S.

## LEGEND

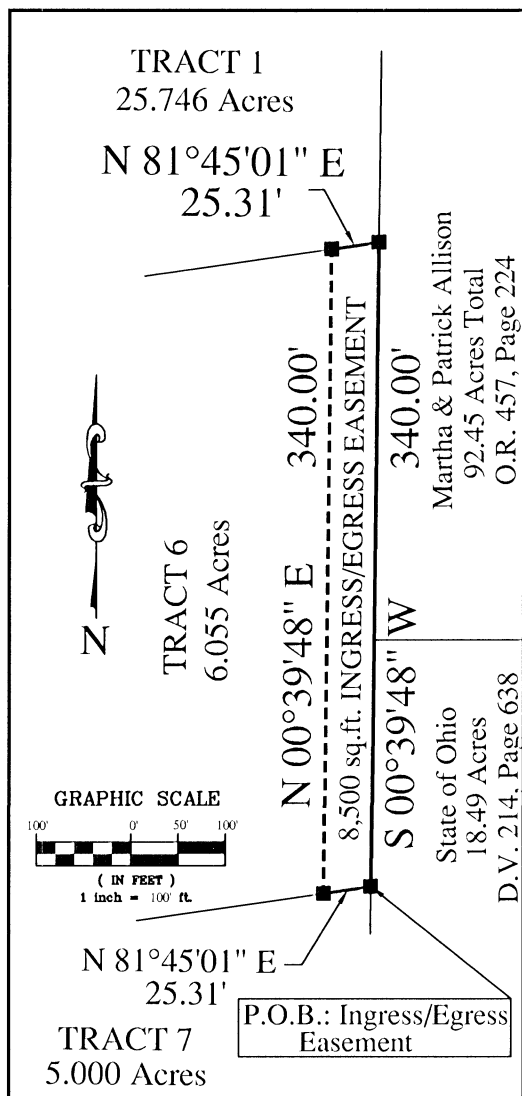
- - 5/8" Iron Pin Found  
w/1.25" dia. yellow plastic cap stamped "LPG-6344"
- - Iron Pin Set  
5/8" Rebar 30" long w/ 1.25" dia. plastic Red Cap  
Labeled S.A. England #7452
- - angle point
- ▲ - Mag Nail Set
- ⊕ - 2" o.d. Iron Pipe Found
- - Stone Found w/scribed 'X'

## LINE TABLE

No.	Bearing	Distance
L1	N 10°11'11" W	171.54'
L2	N 13°31'09" W	78.55'
L3	N 13°31'09" W	62.24'
L4	N 15°08'30" W	34.33'
L5	N 16°32'44" W	64.82'
L6	N 18°35'23" W	121.74'
L7	N 22°01'38" W	80.49'
L8	N 25°30'11" W	109.94'
L9	N 28°38'45" W	167.87'
L10	N 32°35'38" W	53.52'
L11	N 32°33'41" W	7.26'
L12	N 40°46'51" W	55.20'
L13	N 56°44'00" E	156.10'
L14	N 61°57'10" E	139.05'
L15	N 61°57'10" E	67.32'
L16	N 61°16'26" E	45.68'



## " EASEMENT DETAIL "



PLACE OF COMMENCEMENT:  
SW CORNER OF EAST HALF  
OF SECTION 2

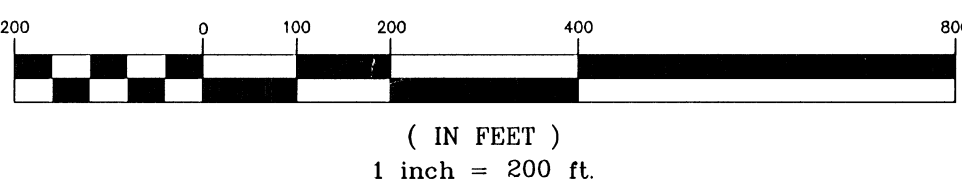
APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: M. 08.04.2016

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 8/10/16

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

## GRAPHIC SCALE



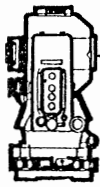
Prepared By:

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770

Buckeye Lake, Ohio 43008

PH: 740-323-0644

email: saengland@surveyohio.com



## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 1: 25.746 Acres

#### Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 88°43'54" E 629.47 feet with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), and being the Northwest corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638;

Thence, N 88°43'54" E 714.02 feet leaving Culp Road continuing with the South line of Section 2, the same being the South line of said parcel conveyed to Countrytyme Land, LLC O.R.563,Pg.531), also being the North line of said 15 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to an iron pin set marking the Southeast Corner of the Southwest Quarter of Section 2, and being the Southwest corner of an 18.49 Acre parcel conveyed to The State of Ohio, as recorded in Deed Volume 214, Page 638, to an iron pin set, and passing over an iron pin set at 30.00 feet;

Thence, N 00°39'48" E 680.56 feet with the East line of the Southwest Quarter (North-South Half Section Line), the same being the East line of said parcel conveyed to Countrytyme Land, LLC O.R.563,Pg.531), also being the West line of said 18.49 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), and extending along the West line of a parcel conveyed to Martha & Patrick Allison, as recorded in O.R. Book 457, Page 224, to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the 25.746 Acre parcel herein to be described, and passing over an iron pin set at 340.56 feet;

Thence with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 1) S 81°45'01" W 420.00 feet to an iron pin set, and passing over an iron pin set at 25.31 feet;
- 2) S 74°38'14" W 451.70 feet to a mag nail set on the West line thereof in the centerline of said Culp Road, and passing over an iron pin set at 421.70 feet;

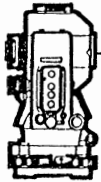
Thence, N 22°01'38" W 80.49 feet with the West line of said parcel conveyed to Countrytyme Land, LLC O.R.563,Pg.531), the same being the centerline of said Culp Road, to a mag nail set;

Thence leaving Culp Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following five (5) courses and distances:

- 3) N 74°38'14" E 470.10 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 4) N 09°48'17" W 953.45 feet to an iron pin set, and passing over an iron pin set at 513.81 feet;
- 5) N 16°21'15" W 278.79 feet to an iron pin set;
- 6) S 89°23'20" W 413.38 feet to an iron pin set;
- 7) N 00°34'21" W 289.99 feet to a mag nail set on the North line thereof in the centerline of Unger Road (Twp. Road 59A), and passing over an iron pin set at 259.99 feet;

Thence with the centerline of said Unger Road, the same being the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 8) N 61°57'10" E 67.32 feet to an angle point;
- 9) N 61°16'26" E 45.68 feet to a mag nail set marking the Northwest corner of a 3.25 Acre parcel conveyed to Julie Cowan, as recorded in O.R. Book 52, Page 247;



## S.A. ENGLAND SURVEYING

*Professional Land Surveying*

P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence leaving Unger Road with the boundary of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, the same being the boundary of said parcel conveyed to Cowan (O.R.52,Pg.247), with the following three (3) courses and distances:

- 10) **S 00°34'21" E 242.53 feet** to a 5/8" iron pin found w/1.25" yellow plastic cap stamped "LPG-6344", and passing over a 5/8" iron pin found w/1.25" yellow plastic cap stamped "LPG-6344" at 15.00 feet;
- 11) **N 89°23'20" E 395.26 feet** to a 5/8" iron pin found w/1.25" yellow plastic cap stamped "LPG-6344", and passing over a 5/8" iron pin found w/1.25" yellow plastic cap stamped "LPG-6344" at 155.71 feet;
- 12) **N 00°38'07" W 450.27 feet** to a 5/8" iron pin found w/1.25" yellow plastic cap stamped "LPG-6344" on the North line of the Southwest Quarter of Section 2 (East-West Half Section Line), also being on the South line of a parcel conveyed to Nancy Shulz, as recorded in O.R. Book 464, Page 22, and passing over a 5/8" iron pin found w/1.25" yellow plastic cap stamped "LPG-6344" at 375.27 feet;

Thence, **N 89°21'50" E 613.77 feet** with the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, also being the South line of said parcel conveyed to Shulz (O.R.464,Pg.22) and extending along the South line of a parcel conveyed to Trevor Van Brunt, as recorded in O.R. Book 559, Page 807, the same being the North line of the Southwest Quarter of Section 2 (East-West Half Section Line), to an iron pin set marking the Northeast corner of the Southwest Quarter of Section 2, and being the Northwest corner of said parcel conveyed to Allison (O.R.457,Pg.224), and passing over a 2" o.d. iron pipe found at 178.52 feet;

Thence, **S 00°39'48" W 1784.30 feet** with the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), also being the West line of said parcel conveyed to Allison (O.R.457,Pg.224), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **25.746 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to an ingress/egress easement recorded in O.R. Book 457, Page 224.

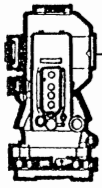
Together with a 25 foot wide easement for ingress/egress across a parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. Book 563, page 531, and being more particularly described as follows:

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, **N 88°43'54" E 629.47 feet** with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), and being the Northwest corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638;

Thence, **N 88°43'54" E 714.02 feet** leaving Culp Road continuing with the South line of Section 2, the same being the South line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the North line of said 15 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to an iron pin set marking the Southeast Corner of the Southwest Quarter of Section 2, and being the Southwest corner of an 18.49 Acre parcel conveyed to The State of Ohio, as recorded in Deed Volume 214, Page 638, to an iron pin set, and passing over an iron pin set at 30.00 feet;

Thence, **N 00°39'48" E 340.56 feet** with the East line of the Southwest Quarter (North-South Half Section Line), the same being the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the West line of said 18.49 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the **INGRESS/EGRESS EASEMENT** herein to be described;



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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following three (3) courses and distances:

- 13) S 81°45'01" W 25.31 feet to an iron pin set;
- 14) N 00°39'48" E 340.00 feet to an iron pin set on the South line of the above described 25.746 Acre parcel;
- 15) N 81°45'01" E 25.31 feet to an iron pin set marking the Southeast corner of the above described 25.746 Acre parcel;

Thence, S 00°39'48" W 340.00 feet with the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), also being the West line of a parcel conveyed to Martha & Patrick Allison, as recorded in O.R. Book 457, Page 224, and extending along the West line of said 18.49 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to the **PRINCIPLE PLACE OF BEGINNING**, of the **INGRESS/EGRESS EASEMENT** herein described, and containing **8,500 sq.ft.** more or less;

The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.

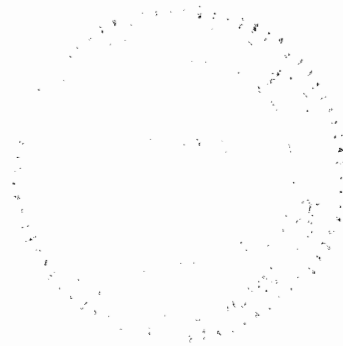
Dated

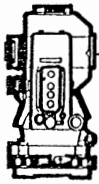
8/26/16

Job No. 2798-15HO-Tract1Rev2

Scott A. England P.S.  
Ohio Registered Surveyor #7452

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *jm* Date: M. 08.30.16





## S.A. ENGLAND SURVEYING

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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

Tract 2: 6.167 Acres

Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 00°34'02" E 1302.54 feet with the Quarter Section Line, to a mag nail set in the centerline of Culp Road (Twp. Road 251), being on the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the Southeast corner of a parcel conveyed to Michael Cave, Jr., as recorded in Deed Volume 199, Page 122;

Thence, N 00°01'24" W 298.60 feet leaving Culp Road with said Quarter Section Line, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the East line of said parcel conveyed to Cave (D.V.199,Pg.122), to an iron pin set marking the **PRINCIPLE PLACE OF BEGINNING** of the 6.167 Acre parcel herein to be described, and passing over an iron pin set at 50.00 feet;

Thence, N 00°01'24" W 470.00 feet continuing with said Quarter Section Line, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the East line of said parcel conveyed to Cave (D.V.199,Pg.122), and extending along the East line of a parcel conveyed to Ricky Burns, as recorded in O.R. Book 264, Page 890, to a mag nail set in the centerline of Unger Road (Twp. Road 59A), and passing over an iron pin set at 440.00 feet;

Thence with the centerline of said Unger Road, the same being the North line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 1) N 56°44'00" E 156.10 feet to an angle point;
- 2) N 61°57'10" E 139.05 feet to a mag nail set;

Thence leaving Unger Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following four (4) courses and distances:

- 3) S 00°34'21" E 289.99 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 4) N 89°23'20" E 413.38 feet to an iron pin set;
- 5) S 16°21'15" E 278.79 feet to an iron pin set;
- 6) S 84°48'33" W 750.89 feet to the **PRINCIPLE PLACE OF BEGINNING**.

The above described parcel contains **6.167 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

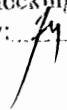
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.

Dated

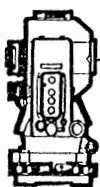
8/10/16

Job No. 2798-15HO-Tract2Rev1

Scott A. England P.S.  
Ohio Registered Surveyor #7452

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: M. 08 D. 21 Y. 2016





## S.A. ENGLAND SURVEYING

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Ohio Phone: 1-800-551-5844

### Legal Description Tract 3: 5.018 Acres

#### Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 00°34'02" E 1302.54 feet with the Quarter Section Line, to a mag nail set in the centerline of Culp Road (Twp. Road 251), being on the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the Southeast corner of a parcel conveyed to Michael Cave, Jr., as recorded in O.R. Book 264, Page 890, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.018 Acre parcel herein to be described;

Thence, N 00°01'24" W 298.60 feet leaving Culp Road with said Quarter Section Line, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the East line of said parcel conveyed to Cave (O.R.264,Pg.890), to an iron pin set, and passing over an iron pin set at 50.00 feet;

Thence with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 1) N 84°48'33" E 750.89 feet to an iron pin set;
- 2) S 44°58'50" W 796.45 feet to a mag nail set on the West line thereof in the centerline of said Culp Road, and passing over an iron pin set at 766.45 feet;

Thence with the centerline of Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following three (3) courses and distances:

- 3) N 32°33'41" W 7.26 feet to an angle point;
- 4) N 40°46'51" W 55.20 feet to an angle point;
- 5) N 44°10'59" W 207.67 feet to the **PRINCIPLE PLACE OF BEGINNING.**

The above described parcel contains **5.018 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25"dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.


Dated

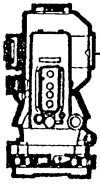
8/10/16

Job No. 2898-15HO-Tract3Rev1

Scott A. England P.S.  
Ohio Registered Surveyor #7452

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office

By:  Date: M. 080. 248. 2016



## S.A. ENGLAND SURVEYING

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### Legal Description

#### Tract 4: 5.052 Acres

#### Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 88°43'54" E 629.47 feet with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the Northwest Corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638;

Thence with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following eight (8) courses and distances:

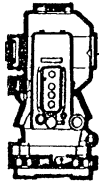
- 1) N 10°11'11" W 171.54 feet to an angle point;
- 2) N 13°31'09" W 140.79 feet to an angle point, and passing over a mag nail set at 78.55 feet;
- 3) N 15°08'30" W 34.33 feet to an angle point;
- 4) N 16°32'44" W 64.82 feet to an angle point;
- 5) N 18°35'23" W 121.74 feet to a mag nail set;
- 6) N 22°01'38" W 80.49 feet to a mag nail set;
- 7) N 25°30'11" W 109.94 feet to an angle point;
- 8) N 28°54'01" W 210.19 feet to a mag nail set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **5.052 Acre** parcel herein to be described;

Thence continuing with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following three (3) courses and distances:

- 9) N 28°54'01" W 28.61 feet to an angle point;
- 10) N 28°38'45" W 167.87 feet to an angle point;
- 11) N 32°35'38" W 53.52 feet to a mag nail set;

Thence leaving Culp Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following three (3) courses and distances:

- 12) N 44°58'50" E 796.45 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 13) S 09°48'17" E 439.64 feet to an iron pin set;
- 14) S 55°58'03" W 621.11 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 591.11 feet;



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The above described parcel contains **5.052 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.

Dated

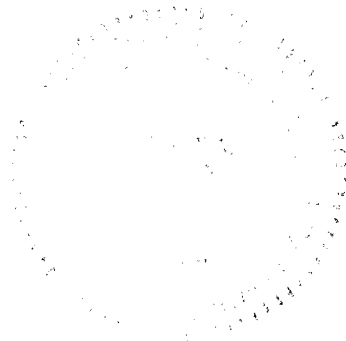
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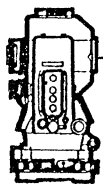
Job No. 2798-15HO-Tract4Rev1

Scott A. England P.S.

Ohio Registered Surveyor #7452

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: M. 08 D. 24 Y. 2016





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### Legal Description

#### Tract 5: 5.011 Acres

#### Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 88°43'54" E 629.47 feet with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the Northwest corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638;

Thence with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following six (6) courses and distances:

- 1) N 10°11'11" W 171.54 feet to an angle point;
- 2) N 13°31'09" W 140.79 feet to an angle point, and passing over a mag nail set at 78.55 feet;
- 3) N 15°08'30" W 34.33 feet to an angle point;
- 4) N 16°32'44" W 64.82 feet to an angle point;
- 5) N 18°35'23" W 121.74 feet to a mag nail set;
- 6) N 22°01'38" W 80.49 feet to a mag nail set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **5.011 Acre** parcel herein to be described;

Thence continuing with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 7) N 25°30'11" W 109.94 feet to an angle point;
- 8) N 28°54'01" W 210.19 feet to a mag nail set;

Thence leaving Culp Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following three (3) courses and distances:

- 9) N 55°58'03" E 621.11 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 10) S 09°48'17" E 513.81 feet to an iron pin set;
- 11) S 74°38'14" W 470.10 feet to the **PRINCIPLE PLACE OF BEGINNING**, and passing over an iron pin set at 440.10 feet;

The above described parcel contains **5.011 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.

Dated

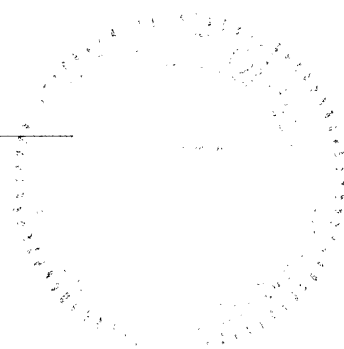
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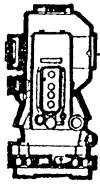
Job No. 2798-15HO-Tract5Rev2

Scott A. England P.S.

Ohio Registered Surveyor #7452

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: M. 08D. 2016. 16





## S.A. ENGLAND SURVEYING

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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 6: 6.055 Acres

#### Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 88°43'54" E 629.47 feet with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the Northwest corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638;

Thence with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 1) N 10°11'11" W 171.54 feet to an angle point;
- 2) N 13°31'09" W 78.55 feet to a mag nail set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **6.055 Acre** parcel herein to be described;

Thence continuing with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following four (4) courses and distances:

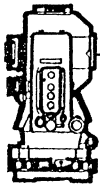
- 3) N 13°31'09" W 62.24 feet to an angle point;
- 4) N 15°08'30" W 34.33 feet to an angle point;
- 5) N 16°32'44" W 64.82 feet to an angle point;
- 6) N 18°35'23" W 121.74 feet to a mag nail set;

Thence leaving Culp Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 7) N 74°38'14" E 451.70 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 8) N 81°45'01" E 420.00 feet to an iron pin set on the East line thereof, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), being the West line of a parcel conveyed to Martha & Patrick Allison, as recorded in O.R. Book 457, Page 224, and passing over an iron pin set at 394.69 feet;

Thence, **S 00°39'48" W 340.00 feet** with the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), also being the West line of said parcel conveyed to Allison (O.R.457,Pg.224), and extending along the West line of an 18.49 acre parcel conveyed to The State of Ohio, as recorded in Deed Volume 214, page 638, to an iron pin set;

Thence, **S 81°45'01" W 774.50 feet** with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, passing over iron pins set at 25.31 feet and 744.50 feet respectively, and containing **6.055 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record;



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Together with a 25 foot wide easement for ingress/egress across along the East line of the above described 6.055 Acre parcel, and being more particularly described as follows:

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 88°43'54" E 629.47 feet with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), and being the Northwest corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638;

Thence, N 88°43'54" E 714.02 feet leaving Culp Road continuing with the South line of Section 2, the same being the South line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the North line of said 15 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to an iron pin set marking the Southeast Corner of the Southwest Quarter of Section 2, and being the Southwest corner of an 18.49 Acre parcel conveyed to The State of Ohio, as recorded in Deed Volume 214, Page 638, to an iron pin set, and passing over an iron pin set at 30.00 feet;

Thence, N 00°39'48" E 340.56 feet with the East line of the Southwest Quarter (North-South Half Section Line), the same being the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the West line of said 18.49 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to an iron pin set marking the Southeast corner of the above described 6.055 Acre parcel of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **INGRESS/EGRESS EASEMENT** herein to be described;

Thence with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following three (3) courses and distances:

- 9) S 81°45'01" W 25.31 feet with the South line of said 6.055 Acre parcel, to an iron pin set;
- 10) N 00°39'48" E 340.00 feet across said 6.055 Acre parcel, to an iron pin set on the North line thereof;
- 11) N 81°45'01" E 25.31 feet to an iron pin set marking the Northeast corner of the above described 6.055 Acre parcel;

Thence, S 00°39'48" W 340.00 feet with the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part and said 6.055 Acre parcel, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), also being the West line of a parcel conveyed to Martha & Patrick Allison, as recorded in O.R. Book 457, Page 224, and extending along the West line of said 18.49 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to the **PRINCIPLE PLACE OF BEGINNING**, of the **INGRESS/EGRESS EASEMENT** herein described, and containing 8,500 sq.ft. more or less;

The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.

Dated

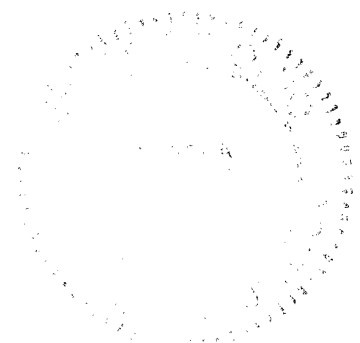
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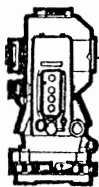
Job No. 2798-15HO-Tract6Rev1

Scott A. England P.S.

Ohio Registered Surveyor #7452

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: 74 Date: MCB DLYN 2016





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### Legal Description Tract 7: 5.000 Acres

#### Part Countrytyme Land, LLC Parcel: O.R. Book 563, Page 531

Situated in the Township of Benton, County of Hocking, State of Ohio, and being a part of the East Half of the Southwest Quarter of Section 2, Township 11N, Range 18W, and being more particularly described as follows;

Being a Survey of a part of a 55.03 parcel conveyed to Countrytyme Land, LLC, as recorded in O.R. 563, Page 531, in the Hocking County Deed Records, and further described as follows;

Commencing at a stone found w/scribed 'X' marking the Southwest corner of the East Half of the Southwest Quarter of Section 2;

Thence, N 88°43'54" E 629.47 feet with the South line of Section 2 to a mag nail set in the centerline of Culp Road (Twp. Road 251), being the Southwest corner of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), also being the Northwest corner of a 15 Acre parcel conveyed to The State of Ohio, and recorded in Deed Volume 214, Page 638, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.000 Acre parcel herein to be described;

Thence with the centerline of said Culp Road, the same being the West line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, with the following two (2) courses and distances:

- 1) N 10°11'11" W 171.54 feet to an angle point;
- 2) N 13°31'09" W 78.55 feet to a mag nail set;

Thence, N 81°45'01" E 774.50 feet leaving Culp Road with a line across said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531), to an iron pin set on the East line thereof, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), being the West line of an 18.49 Acre parcel conveyed to The State of Ohio, as recorded in Deed Volume 214, Page 638, and passing over iron pins set at 30.00 feet and 749.19 feet;

Thence, S 00°39'48" W 340.56 feet with the East line of said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, also being the East line of the Southwest Quarter of Section 2 (North-South Half Section Line), also being the West line of said 18.49 Acre parcel conveyed to The State of Ohio (D.V.214,,Pg.638), to an iron pin set marking the Southeast Corner of the Southwest Quarter of Section 2, and being on the North line of said 15 Acre parcel conveyed to The State of Ohio, as recorded in Deed Volume 214, Page 638;

Thence, S 88°43'54" W 714.02 feet with the South line of Section 2 and said parcel conveyed to Countrytyme Land, LLC (O.R.563,Pg.531) of which this description is a part, also being the North line of said 15 Acre parcel conveyed to The State of Ohio (D.V.214,Pg.638), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 684.02 feet, and containing 5.000 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record;


The bearings of the above description are based on the North line of the Southwest Quarter (East-West Half Section Line) of Section 2, as being N 89°21'50" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25"dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from November of 2015 through May 31, 2016.

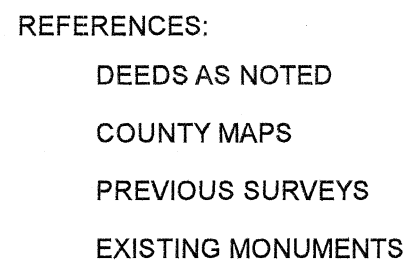
Dated 8/20/16

Job No. 2898-15HO-Tract7Rev1

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: fy Date: M. 080 24 2016





- X FENCE
- ⊗ FOUND RAILROAD SPIKE
- ⊕ FOUND 1-1/2" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND 5/8" IRON PIN WITH A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED, "LPG 6344."
- ▲ FOUND 5/8" IRON PIN WITH A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED, "MPB S 8808."
- ⊗ SET MAGNETIC NAIL
- △ SET 5/8" IRON PIN WITH A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED, "SHARRETT 8019."

1/4, 1/2, & SECTION LINES  
SURVEYED LINE / PROPERTY BOUNDARY  
OTHER PROPERTY LINE  
ROAD RIGHT OF WAY  
ROAD CENTERLINE  
FENCELINE

Beginning on a set 5/8" iron pin with a 1-1/4" plastic identification cap located on the northeast corner of the northwest quarter of the southwest quarter of Section 1, said iron pin being on the property line of a 128.7991 acre tract (Official Record 557, Page 658);

Thence along the east line of the northwest quarter of the southwest quarter of Section 1, South 03° 50' 32" West a distance of 1185.48 feet to a 5/8" iron pin found on the northeast corner of the southwest quarter of the southwest quarter of Section 1, said iron pin being the northwest corner of a 38.0000 acre tract (Official Record 472, Page 254);

Thence along the east line of the southwest quarter of the southwest quarter of Section 1, South 04° 12' 08" West a distance of 627.92 feet to a 5/8" iron pin found on the northwest corner of a 8.8815 acre tract (Official Record 472, Page 254);

Thence continuing along the east line of the southwest quarter of the southwest quarter of Section 1, South 04° 12' 08" West a distance of 425.50 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" on the northwest corner of the northeast quarter of the northwest quarter of Section 12, said iron pin being the northwest corner of a 16.3072 acre tract (Official Record 472, Page 254);

Thence along the property line of the 16.3072 acre tract the following two (2) courses:

1. South 01° 39' 30" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" at 387.40 feet, going a total distance of 825.57 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344"; and,

2. South 09° 44' 42" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" at 218.30 feet, going a total distance of 248.30 feet to a railroad spike found in the center of State Route 664 (60' Right of Way);

Thence along the center of State Route 664, South 73° 04' 21" West a distance of 347.50 feet to a magnetic nail set on the southeasterly corner of a 10.6455 acre tract (Official Record 30, Page 637);

Thence leaving the center of State Route 664 and along the property line of the 10.6455 acre tract, North 00° 30' 55" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" at 15.00 feet, going a total distance of 465.02 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344 on the easterly property line of a 20.4277 acre tract (Official Record 496, Page 211);

Thence along the property line of the 20.4272 acre tract the following two (2) courses:

1. North 10° 05' 44" West, passing the south line of Section 1 at 735.57 feet, going a total distance of 1287.79 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "MPB S 6808"; and

2. North 89° 42' 13" West a distance of 840.44 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "MPB S 6808" on the east line of Section 2 and the property line of a 36.98 acre tract (Deed Volume 85, Page 433 and Deed Volume 170, Page 755);

Thence along the east line of Section 2 being the property line of the 36.98 acre tract, North 04° 33' 05" East a distance of 596.65 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southeast corner of the northeast quarter of the southeast quarter of Section 2;

Thence leaving the east line of Section 2 and continuing along the property line of the 36.98 acre tract being the south line of the northeast quarter of the southeast quarter of Section 2, North 87° 20' 12" West a distance of 406.23 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southeasterly corner of a 58.00 acre tract (Official Record 363, Page 588);

Thence leaving the south line of the northeast quarter of the southeast quarter of Section 2 and along the property line of the 58.00 acre tract the following two (2) courses:

1. North 03° 49' 55" East a distance of 1498.82 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. South 87° 17' 58" East, passing a 1-1/2" iron pin found at 56.9 feet, going a total distance of 406.23 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the west line of Section 1, also being the property line of a 71.53 acre tract (Deed Volume 202, Page 602);

Thence along the west line of Section 1 being the property line of the 71.53 acre tract, South 03° 49' 55" West a distance of 305.15 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southwest corner of the northwest quarter of Section 2;

Thence continuing along the property line of the 71.53 acre tract being along the south line of the northwest quarter of Section 1, South 85° 52' 31" East a distance of 1366.45 feet to the place of beginning, having 60.405 acres in Section 1, 13.972 acres in Section 2 and 8.602 acres in Section 12 for a total of 82.979 acres more or less and being subject to the right of way of State Route 664 (60' Right of Way) and all other legal easements of record.

FOUND IRON PIN LOCATED ON THE  
SOUTHERLY CORNER OF A 5.000 ACRE  
TRACT (OFFICIAL RECORD 411, PAGE 692)

71.53 ACRE TRACT  
WILLIAM JR., & HELEN SHIMP  
DEED VOLUME 202,  
PAGE 602.

128.7991 ACRE TRACT  
DEBORAH LYNN & STEVE A. SMITH  
OFFICIAL RECORD 557,  
PAGE 658.

**POINT OF BEGINNING:**  
SET 5/8" IRON PIN LOCATED ON THE  
NORTHEAST CORNER OF THE  
NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 1.

128.7991 ACRE TRACT  
DEBORAH LYNN & STEVE A. SMITH  
OFFICIAL RECORD 557,  
PAGE 658.

38.0000 ACRE TRACT  
CEDAR GROVE RETREAT, LLC  
OFFICIAL RECORD 472,  
PAGE 254.

8.8815 ACRE TRACT  
CEDAR GROVE RETREAT, LLC  
OFFICIAL RECORD 472,  
PAGE 254.

16.3072 ACRE TRACT  
CEDAR GROVE RETREAT, LLC  
OFFICIAL RECORD 472,  
PAGE 254.

17.338 ACRE TRACT  
MICHAEL NIHISER &  
VICKI DEVOL  
OFFICIAL RECORD 403  
PAGE 535.

NOTES:

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF WILLIAM CAMPBELL AS RECORDED IN OFFICIAL RECORD 211, PAGE 771 OF THE HOCKING COUNTY RECORDER'S OFFICE.

ALL SET 5/8" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED,  
"SHARRETT - 8019."

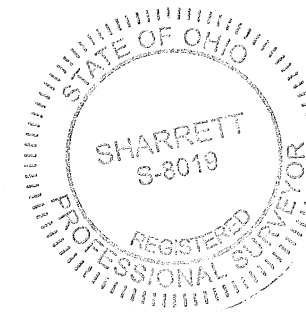
BASIS OF BEARINGS: SYSTEM - OHIO STATE PLANE COORDINATE SYSTEM,  
GRID - NORTH, SCALE FACTOR - 1, DATUM - NAD83, GEOID - g2018u7, ZONE - SOUTH.

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By: 71 Date: M. 6 D 24 Y. 21

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 24th DAY OF MAY, 2021 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

PAUL SHARRETT, PS 8019 5-24-21

THIS PLAT IS NOT  
VALID WITHOUT BLUE  
INK SEAL BELOW:

PSPS  
SURVEYING INC.

**740-775-3548**  
**800-848-3548**  
PAUL SHARRETT  
PROFESSIONAL SURVEYOR  
9720 ST. RT. 158  
CLARKSBURG, OHIO 43084

- LOTS
- FARMS
- SUBDIVISIONS

SHEET

## REVISIONS

FOR: WILLIAM CAMPBELL

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, THE SOUTHEAST QUARTER OF SECTION 2,  
& THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 18 WEST,  
BENTON TOWNSHIP, HOCKING COUNTY,  
STATE OF OHIO.

FILENAME: HO2106.DWG

JOB	DRAWN	DATE
HO2108	N.R.S.	5/24/21



**EXHIBIT "A"**  
**(82.979 ACRE TRACT)**

*Being a tract of land that is now or formerly in the name of William Campbell as recorded in Official Record 211, Page 771 of the Hocking County Recorder's Office, said tract being situated in the southwest quarter of Section 1, the southeast quarter of Section 2 and the northwest quarter of Section 12, Township 11 North, Range 18 West, Benton Township, Hocking County, State of Ohio and being more particularly described as follows:*

***Beginning*** on a set 5/8" iron pin with a 1-1/4" plastic identification cap located on the northeast corner of the northwest quarter of the southwest quarter of Section 1, said iron pin being on the property line of a 128.7991 acre tract (Official Record 557, Page 658);

*Thence* along the east line of the northwest quarter of the southwest quarter of Section 1, South 03° 50' 32" West a distance of 1185.48 feet to a 5/8" iron pin found on the northeast corner of the southwest quarter of the southwest quarter of Section 1, said iron pin being the northwest corner of a 38.0000 acre tract (Official Record 472, Page 254);

*Thence* along the east line of the southwest quarter of the southwest quarter of Section 1, South 04° 12' 08" West a distance of 627.92 feet to a 5/8" iron pin found on the northwest corner of a 8.8815 acre tract (Official Record 472, Page 254);

*Thence* continuing along the east line of the southwest quarter of the southwest quarter of Section 1, South 04° 12' 08" West a distance of 425.50 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" on the northwest corner of the northeast quarter of the northwest quarter of Section 12, said iron pin being the northwest corner of a 16.3072 acre tract (Official Record 472, Page 254);

*Thence* along the property line of the 16.3072 acre tract the following two (2) courses:

1. South 01° 39' 30" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" at 387.40 feet, going a total distance of 825.57 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344", and;
2. South 09° 44' 42" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" at 218.30 feet, going a total distance of 248.30 feet to a railroad spike found in the center of State Route 664 (60' Right of Way);

*Thence* along the center of State Route 664, South 73° 04' 21" West a distance of 347.50 feet to a magnetic nail set on the southeasterly corner of a 10.6455 acre tract (Official Record 30, Page 637);

*Thence* leaving the center of State Route 664 and along the property line of the 10.6455 acre tract, North 00° 30' 55" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" at 15.00 feet, going a total distance of 465.02 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "LPG 6344" on the easterly property line of a 20.4277 acre tract (Official Record 496, Page 211);

*Thence* along the property line of the 20.4272 acre tract the following two (2) courses:

1. North 10° 05' 44" West, passing the south line of Section 1 at 735.57 feet, going a total distance of 1267.79 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "MPB S 6808", and;
2. North 89° 42' 13" West a distance of 840.44 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "MPB S 6808" on the east line of Section 2 and the property line of a 36.98 acre tract (Deed Volume 85, Page 433 and Deed Volume 170, Page 755);

*Thence* along the east line of Section 2 being the property line of the 36.98 acre tract, North 04° 33' 05" East a distance of 596.65 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southeast corner of the northeast quarter of the southeast quarter of Section 2;

[continued on page 2]

**EXHIBIT "A"**

Thence leaving the east line of Section 2 and continuing along the property line of the 36.98 acre tract being the south line of the northeast quarter of the southeast quarter of Section 2, North 87° 20' 12" West a distance of 406.23 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southeasterly corner of a 58.00 acre tract (Official Record 363, Page 588);

Thence leaving the south line of the northeast quarter of the southeast quarter of Section 2 and along the property line of the 58.00 acre tract the following two (2) courses:

1. North 03° 49' 55" East a distance of 1498.62 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. South 87° 17' 58" East, passing a 1-1/2" iron pin found at 56.29 feet, going a total distance of 406.23 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the west line of Section 1, also being the property line of a 71.53 acre tract (Deed Volume 202, Page 602);

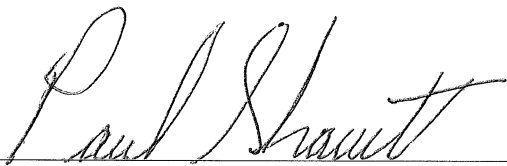
Thence along the west line of Section 1 being the property line of the 71.53 acre tract, South 03° 49' 55" West a distance of 305.15 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southwest corner of the northwest quarter of Section 2;

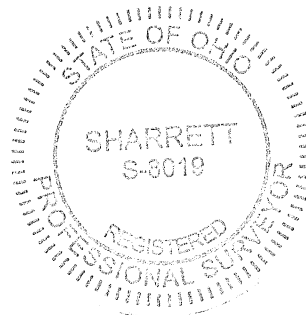
Thence continuing along the property line of the 71.53 acre tract being along the south line of the northwest quarter of Section 1, South 85° 52' 31" East a distance of 1366.45 feet to the **place of beginning**, having 60.405 acres in Section 1, 13.972 acres in Section 2 and 8.602 acres in Section 12 for a total of **82.979 acres** more or less and being subject to the right of way of State Route 664 (60' Right of Way) and all other legal easements of record.


All 5/8" x 30" iron pins with 1-1/4" plastic identification caps set are stamped, "SHARRETT - 8019".

Basis of bearings: SYSTEM – OHIO STATE PLANE COORDINATE SYSTEM, GRID – NORTH, SCALE FACTOR – 1, DATUM – NAD83, GEOID – g2018u7, ZONE – SOUTH.

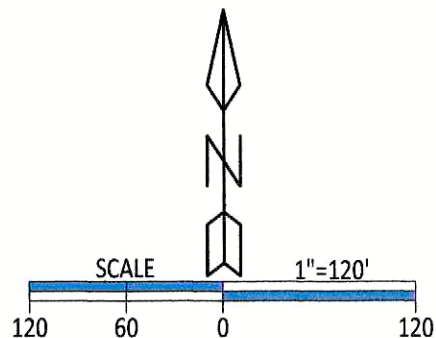
The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, May 24, 2021 [HO2106].

  
Paul Sharrett, PS 8019  
5-24-21  
Date



**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: M. 6 D24Y. 21

BEING A PART OF SECTION 2, TOWNSHIP-11N, RANGE-18W, CONGRESS LANDS EAST OF THE SCIOTO RIVER,  
ALSO A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 2, T-11N, R-18W, BENTON TOWNSHIP,  
HOCKING COUNTY, STATE OF OHIO.



LEGEND

- △ 5/8" x 30" iron pin w/ 1 1/4" plastic ID cap stamped "CTS-6844" set
- 5/8" iron pin w/ 1 1/4" plastic ID cap stamped "S.A.England-7452" found
- ▲ 5/8" iron pin found
- ⊙ P.K. Nail set
- ⊕ Masonry nail set
- ⊠ 6" x 8" sandstone found
- point

boundary line

centerline road

right of way line

adjacent / political subdivision line

Note: Bearings derived from the east line of the West Half of the Southwest Quarter of Section 2, T-11N, R-18W as running South 00°06'13" East

Surveyed and platted by  
C.Thomas Smith  
Ohio Professional Surveyor No 6844  
P.O. Box 1152, Logan, Ohio 43138  
740-216-4170  
ctssurveying@gmail.com

Note: No obvious signs of occupation.  
All monuments found in good condition  
R/W Twp. Rd. 251, 60' per Hocking County  
Commissioner's resolution passed April 6, 2001.  
R/W Twp Rd. 59A, 33' per Road Book C, page  
218-222, Established 1858, FKA Stoughton Rd.

REFERENCES

Hocking County Mapping Department website  
Current tax plats  
Previous Surveys:  
0.68037 ac, Seymour-6044, 4/1/1974  
6.167 ac, England-7452, 8/10/2016  
5.807 ac, Jones-4027, 6/12/1987  
Deeds: as noted on plat

RECEIVED  
July 3, 2024  
Hocking County  
Auditor's Office

Centerline Courses  
1. N 58°15'07" W 47.92'  
2. N 65°44'22" W 62.61'  
3. N 83°51'32" W 42.56'  
4. N 88°35'53" W 62.03'  
5. N 75°14'27" W 47.70'  
6. N 60°44'29" W 37.94'  
7. N 40°45'29" W 50.79'  
8. N 16°37'44" W 45.45'

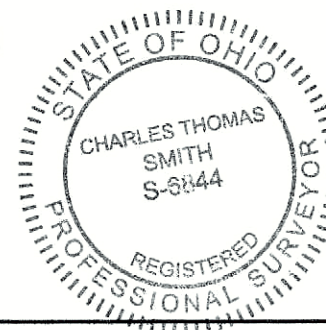
RECEIVED

JUL 02 2024

HOCKING COUNTY  
ENGINEERS OFFICE

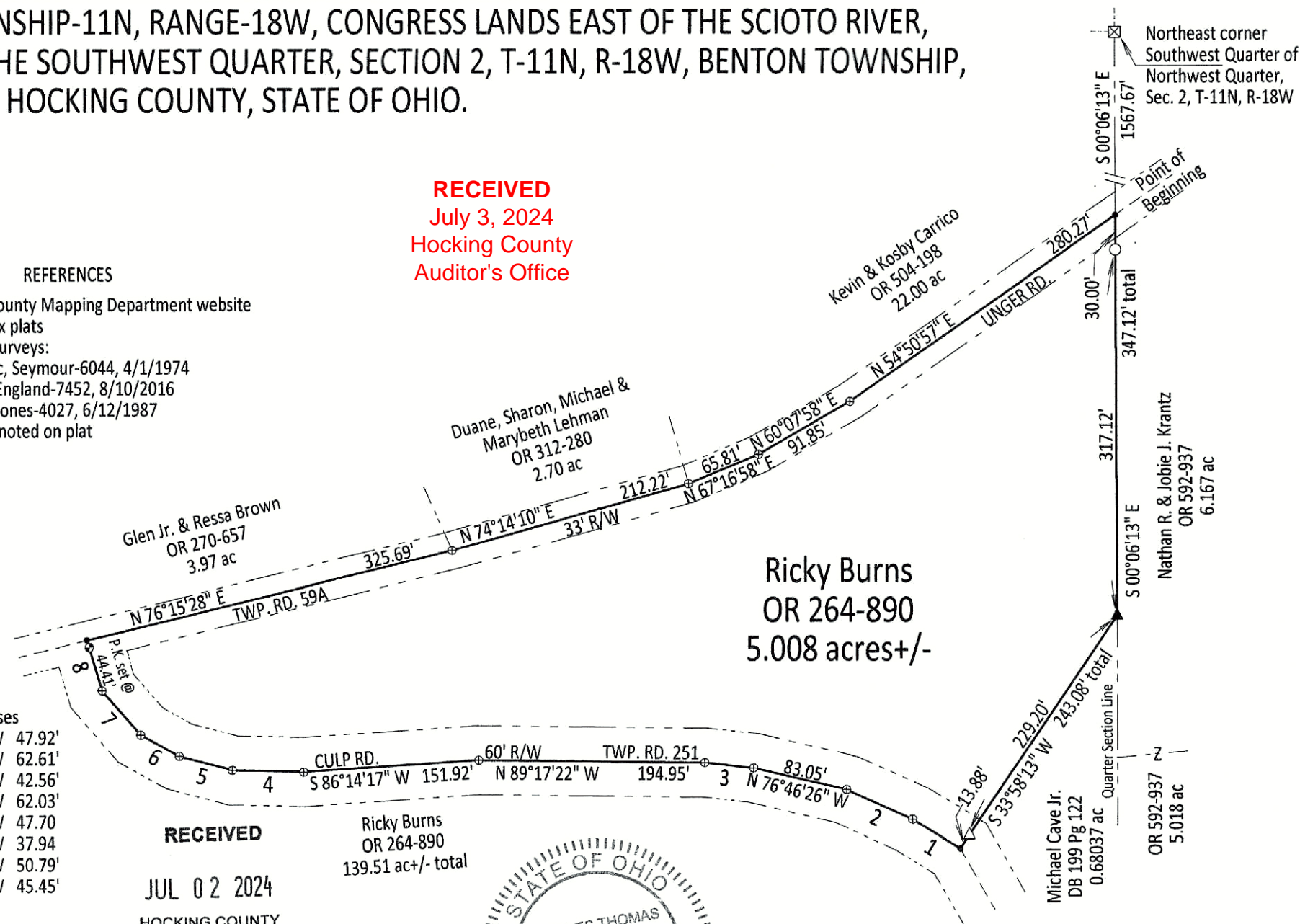
APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: *MO 07 2024*

Ricky Burns  
OR 264-890  
139.51 ac+/- total



Plat prepared from an actual survey made on the 28th day of June, 2024 by,

C. Thomas Smith Ohio Professional Surveyor No. 6844





Description of a 5.008 Acre survey for Ricky Burns

Being a part of a 139.51 tract of land transferred to Ricky Burns as recorded in Official Records Volume 264 at page 890, Hocking County Recorder's Office, Hocking County, Ohio, also being a part of the West Half of the Southwest Quarter of Section 2, Township-11 N, Range-18 W, Congress Lands East of the Scioto River, Benton Township, Hocking County, State of Ohio and more particularly described as follows;

Beginning at a point in the reported centerline of Township Road 59A, Unger Road, a 33 foot right of way, being the northwest corner of a 6.167 acre tract transferred to Nathan R. and Jobie J. Krantz as recorded in Official Records Volume 592 at page 937, said point bears South00°06'13"East, a distance of 1567.67 feet from a 6" x 8" sandstone reported to be the northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 2;

Thence leaving said centerline and along the west line of said 6.167 acre tract South00°06'13"East passing thru a 5/8" iron pin with a 1 1/4" plastic ID cap stamped "S.A.England#7452 " at a distance of 30.00 feet and going a total distance of 347.12 feet to a 5/8" iron pin found being the most northerly corner of a 0.68037 acre tract transferred to Michael Cave Jr. as recorded in Deed Book 199 at page 122;

Thence leaving said west line and along the boundary of said 0.68037 acre tract, South33°58'13"West, passing thru a 5/8" iron pin set at a distance of 229.20 feet and going a total distance of 243.08 feet to a point being the most westerly corner of said 0.68037 acre tract and being a point in the centerline of Township Road 251, Culp Road, a 60 foot right of way;

Thence leaving said boundary and thru the lands of the grantor and along the centerline construction of said Township Road 251 the following eleven courses;

1. North58°15'07"West, a distance of 47.92 feet to a masonry nail set;
2. North65°44'22"West, a distance of 62.61 feet to a masonry nail set;
3. North76°46'26"West, a distance of 83.05 feet to a masonry nail set;
4. North83°51'32"West, a distance of 42.56 feet to a masonry nail set;
5. North89°17'22"West, a distance of 194.95 feet to a masonry nail set;
6. South86°14'17"West, a distance of 151.92 feet to a masonry nail set;
7. North88°35'53"West, a distance of 62.03 feet to a masonry nail set;
8. North75°14'27"West, a distance of 47.70 feet to a masonry nail set;
9. North60°44'29"West, a distance of 37.94 feet to a masonry nail set;
10. North40°45'29"West, a distance of 50.79 feet to a masonry nail set;
11. North16°37'44"West, passing thru a P.K. nail set at a distance of 44.41 feet and going a total distance of 45.45 feet to a point being the intersection of said centerline and the centerline of Township Road 59A;

Thence leaving said Township Road 251 and along the centerline of Township Road 59A, also being the southerly boundaries of a 3.97 acre tract transferred to Glen Jr. and Ressa Brown as recorded in Official Records Volume 270 at page 657, a 2.70 acre tract transferred to Duane, Sharon, Michael Jr. and Marybeth Lehmen as recorded in Official Records Volume 312 at page 290 and a 22.00 acre tract transferred to Kevin and Kosby Carrico as recorded in Official Records Volume 504 at page 198 the following five courses;

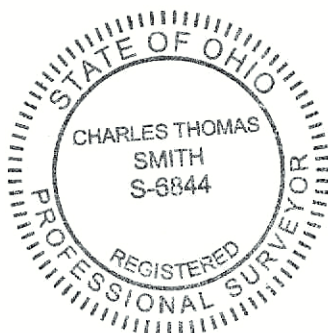
1. North76°15'28"East, a distance of 325.69 feet to a masonry nail set;
2. North74°14'10"East, a distance of 212.22 feet to a masonry nail set;
3. North67°16'58"East, a distance of 65.81 feet to a masonry nail set;
4. North60°07'58"East, a distance of 91.85 feet to a masonry nail set;
5. North54°50'57"East, a distance of 280.27 feet to the point of beginning containing 5.008 Acres, more or less subject to all legal easements and rights of way.

Bearings derived from east line of the West Half of the Southwest Quarter of Section 2, T-11N, R-18W as running South00°06'13" East.

All iron pins set are 5/8"X30" rebar with a 1 1/4" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 28th day of June, 2024, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: 07.02.2024



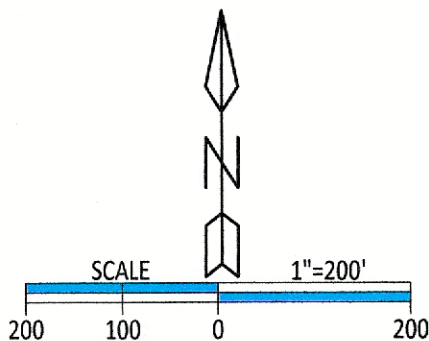
[Signature]  
Ohio Professional Surveyor No. 6844

RECEIVED  
July 3, 2024  
Hocking County  
Auditor's Office

RECEIVED  
JUL 02 2024  
HOCKING COUNTY  
ENGINEERS OFFICE



BEING A PART OF SECTION 2, TOWNSHIP-11N, RANGE-18W,  
CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO A PART  
OF THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 2,  
T-11N, R-18W, BENTON TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.

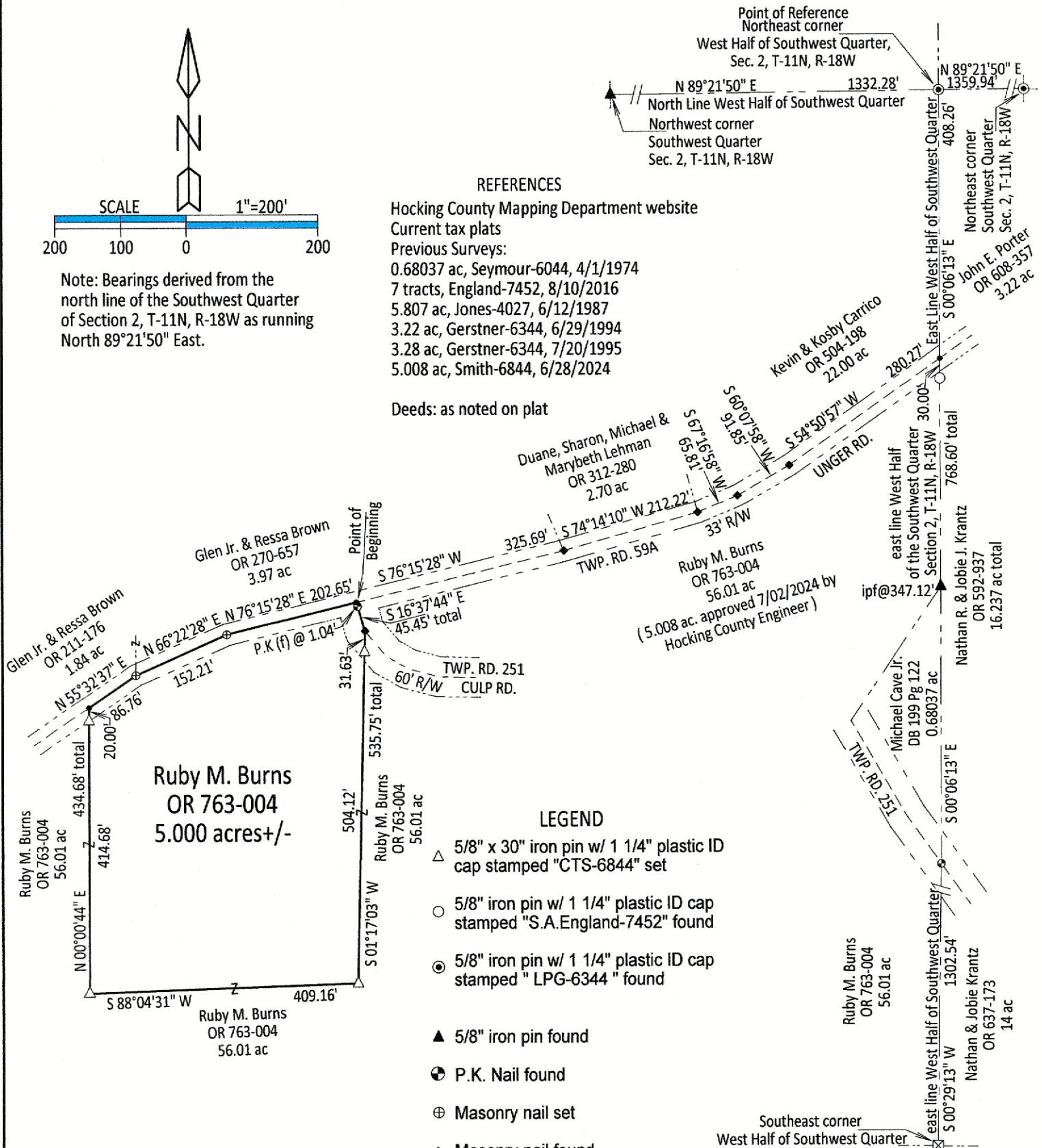


Note: Bearings derived from the north line of the Southwest Quarter of Section 2, T-11N, R-18W as running North 89°21'50" East.

REFERENCES

Hocking County Mapping Department website  
Current tax plats  
Previous Surveys:  
0.68037 ac, Seymour-6044, 4/1/1974  
7 tracts, England-7452, 8/10/2016  
5.807 ac, Jones-4027, 6/12/1987  
3.22 ac, Gerstner-6344, 6/29/1994  
3.28 ac, Gerstner-6344, 7/20/1995  
5.008 ac, Smith-6844, 6/28/2024

Deeds: as noted on plat



LEGEND

- △ 5/8" x 30" iron pin w/ 1 1/4" plastic ID cap stamped "CTS-6844" set
- 5/8" iron pin w/ 1 1/4" plastic ID cap stamped "S.A.England-7452" found
- ⊙ 5/8" iron pin w/ 1 1/4" plastic ID cap stamped "LPG-6344" found
- ▲ 5/8" iron pin found
- ⊕ P.K. Nail found
- ⊕ Masonry nail set
- ◆ Masonry nail found
- ☒ 3" x 6" sandstone found
- point
- boundary line
- centerline road
- right of way line
- adjacent / political subdivision line

RECEIVED  
October 22, 2024  
Hocking County  
Auditor's Office

Note: No obvious signs of occupation.  
All monuments found in good condition  
R/W Twp. Rd. 251, 60' per Hocking County  
Commissioner's resolution passed April 6, 2001.  
R/W Twp Rd. 59A, 33' per Road Book C, page  
218-222, Established 1858, FKA Stoughton Rd.

Surveyed and platted by  
C. Thomas Smith  
Ohio Professional Surveyor No 6844  
P.O. Box 1152, Logan, Ohio 43138  
740-216-4170  
ctssurveying@gmail.com

RECEIVED

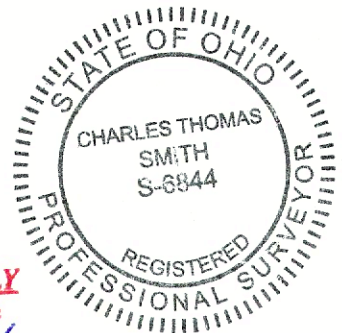
OCT 18 2024

HOCKING COUNTY  
ENGINEERS OFFICE

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: M. 10 D. 18 Y. 2024

Plat prepared from an actual survey made on the 28th day of August,  
2024 by,

C. Thomas Smith Ohio Professional Surveyor No. 6844





Description of a 5.000 Acre survey for Ruby M. Burns

Being a part of a 56.01 acre tract of land transferred to Ruby M. Burns as recorded in Official Records Volume 763 at page 004, Hocking County Recorder's Office, Hocking County, Ohio, also being a part of the West Half of the Southwest Quarter of Section 2, Township-11 N, Range-18 W, Congress Lands East of the Scioto River, Benton Township, Hocking County, State of Ohio and more particularly described as follows;

Beginning for reference at a 5/8" iron pin with a 1 1/4" plastic ID cap stamped "Gerstner-6344" taken to be the the northeast corner of the West Half of the Southwest Quarter of said Section 2 and being the northwest corner of a 3.22 acre tract transferred to John E. Porter as recorded in Official Records Volume 608 at page 357 and being a point on the east line of a 22.00 acre tract transferred to Kevin and Kosby Carrico as recorded in Official Records Volume 504 at page 198;

Thence along the east line of said 22.00 acre tract and the west line of said 3.22 acre tract, being reported as the east line of the West Half of the Southwest Quarter, South00°06'13"East, a distance of 408.26 feet to a point being the northwest corner of a 6.167 acre tract transferred to Nathan R. and Jobie J. Krantz as recorded in Official Records Volume 592 at page 937 and being the northeast corner of said 56.01 acre tract, said point reported to be in the centerline of Township Road 59A, Unger Road, a 33 foot right of way from which an existing 5/8" iron pin with a 1 1/4" plastic ID cap stamped "S.A. England #7452" bears South00°06'13"East a distance of 30.00 feet;

Thence leaving the west line of said 3.22 acre tract and said east lines and along the reported centerline of said Unger Road, also being the southerly boundaries of said 22.00 acre tract, a 2.70 acre tract transferred to Duane, Sharon, Michael and Marybeth Lehman as recorded in Official Records Volume 312 at page 280 and a 3.97 acre tract transferred to Glen Jr. and Ressa Brown as recorded in Official Records Volume 270 at page 657 and the north line of said 56.01 acre tract the following five courses;

- 1. South54°50'57"West, a distance of 280.27 feet to a masonry nail found;
- 2. South60°07'58"West, a distance of 91.85 feet to a masonry nail found;
- 3. South67°16'58"West, a distance of 65.81 feet to a masonry nail found;
- 4. South74°14'10"West, a distance of 212.22 feet to a masonry nail found;
- 5. South76°15'28"West, a distance of 325.69 feet to a point being the intersection of said centerline and the centerline of construction of Township Road 251, Culp Road, a 60 foot right of way, being the point of beginning for the tract herein described;

Thence leaving said Unger Road and along the centerline construction of said Culp Road, South16°37'44"East, passing thru a P.K. nail found at a distance of 1.04 feet and going a total distance of 45.45 feet to a masonry nail found;

Thence leaving said Culp Road and thru the lands of the grantor the following three courses;

- 1. South01°17'03"West, passing thru a 5/8" iron pin set at a distance of 31.63 feet and going a total distance of 535.75 feet to a 5/8" iron pin set;
- 2. South88°04'31"West, a distance of 409.16 feet to a 5/8" iron pin set;
- 3. North00°00'44"East, passing thru a 5/8" iron pin set at a distance of 414.68 feet and going a total distance of 434.68 feet to a point in the centerline of construction of said Unger Road and being a point on the southerly boundary of a 1.84 acre tract transferred to Glen Jr. and Ressa Brown as recorded in Official Records Volume 211 at page 176;

Thence along the southerly boundary of said 1.84 acre tract and said 3.97 acre tract the following three courses;

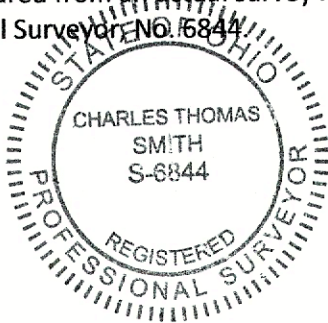
- 1. North55°32'37"East, a distance of 86.76 feet to a masonry nail set;
- 2. North66°22'28"East, a distance of 152.21 feet to a masonry nail set;
- 3. North76°15'28"East, a distance of 202.65 feet to the point of beginning containing 5.000 Acres, more or less subject to all legal easements and rights of way.

Bearings derived from north line of the Southwest Quarter of Section 2, T-11N, R-18W as running North89°21'50" East.

All iron pins set are 5/8"X30" rebar with a 1 1/4" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 28th day of August, 2024, by C. Thomas Smith, Ohio Professional Surveyor No. 6844.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By:            Date: 10-18-24 Y. 2024



C. Thomas Smith 10-18-24  
Ohio Professional Surveyor No. 6844

RECEIVED  
OCT 18 2024  
HOCKING COUNTY  
ENGINEERS OFFICE

RECEIVED  
October 22, 2024  
Hocking County  
Auditor's Office







### DESCRIPTION OF 117.836 ACRES

Situated in the State of Ohio, County of Hocking, Section 2 in Benton Township (T11N, R18W), Section 35 in Lauren Township (T12N, R18N), and being all out of a 108.5 Acres Deed (117.836 Acres Survey) acre parcel of land conveyed to Ethos HH Partners, LLC of record in Official Record 781, Page 678, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 117.836 acre parcel being more fully described herein;

**BEGINNING** at a 5/8" Solid Bar Found at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2 in said Benton Township;

Thence, N 04°57'04" E, a distance of 1115.56 feet with the East line of a 22.000 acre parcel of land conveyed to Kevin Allen & Krosby Chere Carrico, Trustees of record in of record in Official Record 504, Page 198 and of record in Official Record 761, Page 623 to a Ohio Department of Natural Resources Monument found, note that monument does not match previous deed calls by approximately 47 feet based on location from centerline of Unger Road;

Thence, N 05°29'08" E, a distance of 1319.08 feet with the east line of a 38.00 acre parcel of land conveyed to Ohio Department of Natural Resources of record in Official Record 81, Page 379 to a Ohio Department of Natural Resources Monument found at the North East corner of said 38.000 acre parcel, the Northwest corner of the Northeast ¼ of the Northwest ¼ of said Section 2 and also being on the South line of Section 35 of Laurel Township and the South line of Fractional Lot 3 of said Section 35;

Thence, N 84°15'30" W, a distance of 261.03 feet with the North line of said 38.000 acre parcel and the South line of said Fractional Lot 3 to a 5/8" solid bar found at the Southwest corner of said Fractional Lot 3 and also being the Southeast corner of a 5.003 acre parcel of conveyed to Kevin & Anita Newsome of record in Official Record 270, Page 391;

Thence, N 03°54'44" E, a distance of 284.63 feet with the East line of said 5.003 acre parcel and the West line of said Fractional Lot 3 to a 5/8" solid bar found with a cap inscribed LPG at the Southeast corner of a 5.001 acre parcel of land conveyed to Wendel B. & Sherry Terril of record in Official Record 584, Page 948;

Thence, N 03°45'01" E, a distance of 1070.37 feet with the West line of said Fractional Lot 3 and the East line of said 5.001 acre parcel to a 8" x 8" (approximate) stone found at the Northwest corner of said Fractional Lot 3 said stone also being the Southwest corner of a 42 acre parcel of land of record in Official Record 525, Page 48, Official Record 323, Page 613 and Official Record 282, Page 312;

Thence, S 85°14'40" E, a distance of 789.03 feet with the North line of said Fractional Lot 3 and the South line of said 42 acre parcel to a 6" x 8" (approximate) stone found at the Northeast corner of said Fractional Lot 3 and the Northwest corner of Fractional Lot 2 as conveyed to Naomi & Charles King, Trustees of record in Official Record 203, Page 352;

Thence, S 03°47'03" W, a distance of 1353.08 feet with the common line of said Lot 2 and 3 to an Iron Pin Set at the Southeast corner of said Lot 3 and the Southwest corner of said Lot 2;

Thence, S 85°55'09" E, a distance of 2057.35 feet with the South line of said Lot 2 and the South line of a 86.00 acre parcel of land conveyed to Naomi & Charles King Trustees of record in Official Record 203, Page 352, the South line of said Section 35 and the North line of said Section 2 to an Iron Pin Set at the Northeast corner of the Northwest ¼ of the Northeast ¼ of said Section 2 and also being the Northwest corner of a 31.00 Acre parcel of land conveyed to Naomi & Charles



King, Trustees of record in Official Record 203, Page 352 passing a 4" x 8" (approximate) stone found at a distance of 561.06 feet, 0.50 feet north of line;

Thence, S 02°48'57" W, a distance of 733.00 feet with the west line of said 31.00 acre parcel to an Iron Pin Set at the Northeast corner of a 4.25 acre parcel of land conveyed to Jeffery Cannell of record in Official Record 423, Page 84 said Iron Pin Set being further referenced by a 5/8" solid bar with a metal cap found that bears S 02°48'57" W, a distance of 125.00 feet;

Thence, S 68°26'57" W, a distance of 1037.00 feet with the North line of said 4.25 acre parcel of land to an Iron Pin Set at the Northwest corner of said 4.25 acre parcel;

Thence, S 14°36'14" E, a distance of 264.36 feet with the west line of said 4.25 acre parcel of land to a Mag Spike set, passing an Iron Pin Set at a distance of 243.86 feet said Mag Spike set also being on the North line of a 43 acre parcel of land conveyed to John & Anne Pelleriti of record in of record in Official Record 530, Page 234 and the centerline of Unger Road (Township Road 59A) (40' Right of Way);

Thence, S 64°20'41" W, a distance of 349.28 feet with the centerline of said Unger Road and the north line of said 43 acre parcel to a Mag Spike Set at the Southeast corner of a 5 acre parcel of land conveyed to Bobby Lee Burns of record in Official Record 301, Page 307;

Thence, N 26°36'53" W, a distance of 422.76 feet with the East line of said 5 acre parcel to a 5/8" solid bar found at the Northeast corner of said 5 acre parcel passing a 5/8" solid bar found at a distance of 18.13 feet;

Thence, S 73°42'51" W, a distance of 511.32 feet with the North line of said 5 acre parcel to an Iron Pin Set at the approximate location of a solid bar found in a uprooted tree root and also being the Northwest corner of said 5 acre parcel;

Thence, S 25°56'21" E, a distance of 400.00 feet with the West line of said 5 acre parcel to a Mag Spike set in the centerline of said Unger Road, passing a Iron Pin Set at a distance of 373.65 feet and also being on the north line of a 9.25 acre parcel of land conveyed to Caveside Cabins, LLC of record in Official Record 732, Page 87 ;

Thence with the Centerline of said Unger Road and he common line of said 9.25 acre parcel the following six (6) courses;

- 1) S 84°32'54" W, a distance of 148.99 feet to a Mag Spike Set;
- 2) With a curve to the left, having a radius of 120.00 feet a delta angle of 69°36'21", an arc length of 145.78 feet a chord bearing of S 49°44'43" W and a chord distance of 136.98 feet to a Mag Spike Set;
- 3) S 14°56'33" W, a distance of 296.10 feet to a Mag Spike Set;
- 4) S 13°53'20" W, a distance of 153.85 feet to a Mag Spike Set;
- 5) S 19°16'20" W, a distance of 54.11 feet to a Mag Spike Set;
- 6) S 29°33'25" W, a distance of 48.45 feet to a 5/8" solid bar found at a northwesterly corner of a 3.28 acre parcel of land conveyed to Julie Cowan of record in Official Record 52, Page 247 and also being the Northeast corner of a 3.22 acre parcel of land conveyed to John E. Porter of record in Official Record 42, Page 197;

Thence, N 86°46'14" W, a distance of 640.41 feet with the North line of said 3.22 acre parcel passing a 5/8" solid Bar found at a distance of 26.76 feet to the **TRUE POINT OF BEGINNING**, containing 117.836 acres of land, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions"

For the purpose of this description a bearing of N 04°57'04" E was held on West line of the Southwest ¼ of the Northwest ¼ of said Section 2 , and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in August of the year 2024.



RECEIVED

DEC 23 2024

HOCKING COUNTY  
ENGINEERS OFFICE

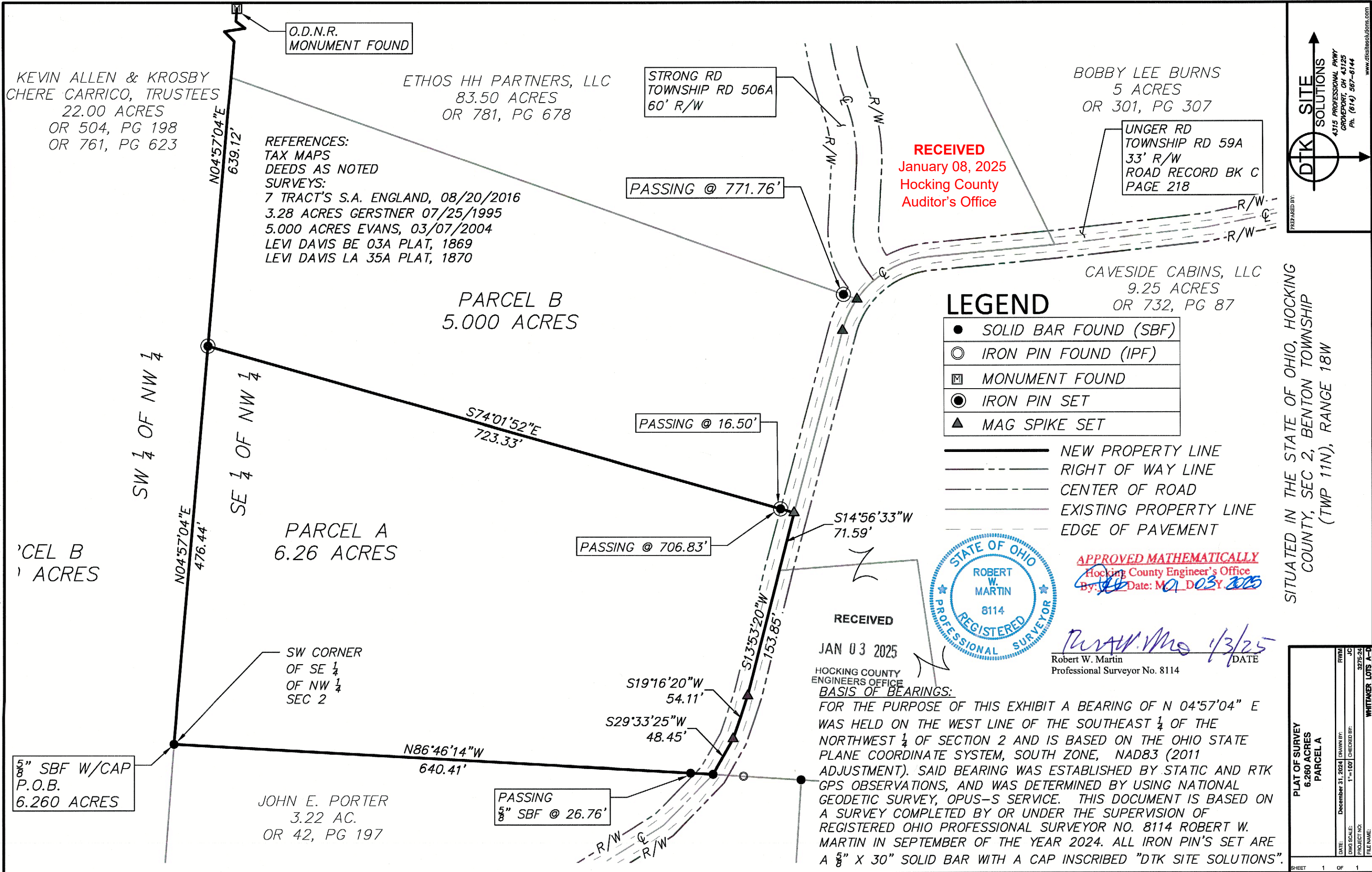
APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By [Signature] Date: M. 12 D. 23 Y. 2024

[Signature] 12/20/24  
Robert W. Martin, P.S. Date  
Registered Surveyor No. 8114

RECEIVED  
December 23, 2024  
Hocking County  
Auditor's Office



A:\Boundary\Hocking\Whittaker, Sean\DWG\WHITTAKER LOTS A-D.dwg[PARCEL A-D] LS(12/31/2024 - bmartin) - LP: 1/3/2025 8:10 AM





**RECEIVED**  
January 08, 2025  
Hocking County  
Auditor's Office

**DESCRIPTION OF 6.26 ACRES**  
**ETHOS HH PARTNERS, LLC**  
**PARCEL A**

**RECEIVED**  
JAN 03 2025  
HOCKING COUNTY  
ENGINEERS OFFICE

**DESCRIPTION** of a 6.26 acre parcel of land.

Situated in the State of Ohio, County of Hocking, Township of Benton, and being all out of an 83.50 Acres acre parcel of land conveyed to Ethos HH Partners, LLC of record in Official Record 781, Page 678, and further located in Section 2, Township 11 N, Range 18 W, Congress Lands East of the Scioto River, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 6.26 acre parcel being more fully described herein;

**BEGINNING** at a 5/8 inch iron pin found, said iron pin being the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 2, the Grantor's Southwesterly property corner, on the Easterly property line of a parcel of land conveyed to Kevin Allen and Kosby Chere Carrico in Official Record 761, Page 623 and the Northwesterly property corner of a parcel of land conveyed to John E. Porter in Official Record 597, Page 49 and Official Record 608, Page 357;

Thence N 04°57'04" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Carrico parcel a distance of 476.44 feet to an iron pin set;

Thence S 74°01'52" E through the Grantor's lands a distance of 723.33 feet to a "MAG" spike set (passing an iron pin set at 706.83 feet), said spike being on the Grantor's Easterly property line, the Westerly property line of a parcel of land conveyed to Caveside Cabins, LLC in Official Record 732, Page 87 and in the center of Unger Rod (Township Road 59A);

Thence with the Grantor's Easterly property line, the Westerly property line of the aforementioned Caveside Cabins parcel and the center of Unger Road the following four (4) courses:

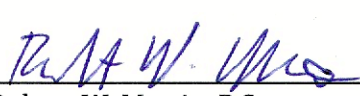
- 1) S 14°56'33" W a distance of 71.59 feet to a "MAG" spike set;
- 2) S 13°53'20" W, a distance of 153.85 feet to a "MAG" spike set;
- 3) S 19°16'20" W, a distance of 54.11 feet to a "MAG" spike set;
- 4) S 29°33'25" W, a distance of 48.45 feet to a "MAG" spike set, said spike being the Grantor's Southeasterly property corner, the Southwesterly property corner of the aforementioned Caveside Cabins parcel and the Northeasterly property corner of the aforementioned Porter parcel;

Thence N 86°46'14" W along the grantor's Southerly property line and the Northerly property line of the aforementioned Porter parcel a distance of 640.41 feet (passing a 5/8 inch iron pin found at 26.76 feet) to the **POINT OF BEGINNING**, containing 6.26 acres of land, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions"

For the purpose of this description a bearing of N 04°57'04" E was held on West line of the Southeast Quarter of the Northwest Quarter of Section 2 and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in November of the year 2024.



  
Robert W. Martin, P.S.  
Registered Surveyor No. 8114  
Date 1/3/25

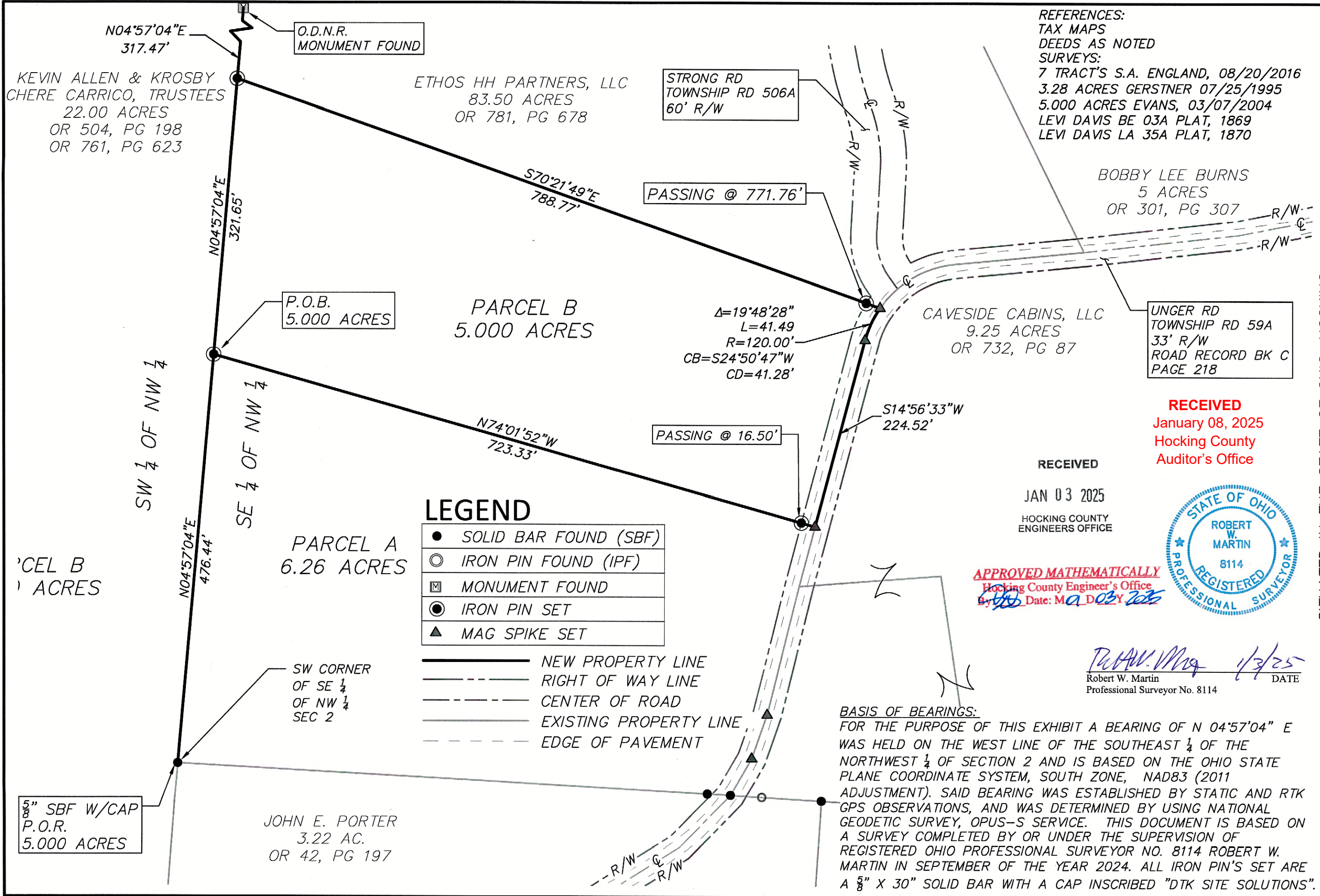
Date Prepared: 12/31/2024  
File Name: PARCEL A LEGAL.docx

Page 1 of 1:

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: 01/03/2025



A:\Boundary\Hocking\Whittaker, Sean\DWG\WHITTAKER LOTS A-D.dwg[PARCEL -B] LS:(12/31/2024 - bmartin) - LP: 1/3/2025 8:10 AM



**DTK SITE SOLUTIONS**

4315 PROFESSIONAL PKWY  
GROVEPORT, OH 43125  
Ph. (614) 567-6144  
www.dtkitesolutions.com

**SITUATED IN THE STATE OF OHIO, HOCKING COUNTY, SEC 2, BENTON TOWNSHIP (TWP 11N), RANGE 18W**

**PLAT OF SURVEY**  
5.000 ACRES  
PARCEL B

**DATE:** December 31, 2024 **DRAWN BY:** JWC **3275-24**

**DWG SCALE:** 1"=100' **CHECKED BY:** [Signature]

**PROJECT NO:** [Blank]

**FILE NAME:** WHITTAKER LOTS A-D

**SHEET 1 OF 1**



**DESCRIPTION OF 5.000 ACRES  
ETHOS HH PARTNERS, LLC  
PARCEL B**

**DESCRIPTION** of a 5.000 acre parcel of land.

Situated in the State of Ohio, County of Hocking, Township of Benton, and being all out of an 83.50 Acres acre parcel of land conveyed to Ethos HH Partners, LLC of record in Official Record 781, Page 678, and further located in Section 2, Township 11 N, Range 18 W, Congress Lands East of the Scioto River, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 6.26 acre parcel being more fully described;

**BEGINNING FOR REFERENCE** at a 5/8 inch iron pin found, said iron pin being the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 2, the Grantor's Southwesterly property corner, on the Easterly property line of a parcel of land conveyed to Kevin Allen and Kosby Chere Carrico in Official Record 761, Page 623 and the Northwesterly property corner of a parcel of land conveyed to John E. Porter in Official Record 597, Page 49 and Official Record 608, Page 357;

Thence N 04°57'04" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Carrico parcel a distance of 476.44 feet an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing N 04°57'04" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Carrico parcel a distance of 321.65 feet to an iron pin set;

Thence S 70°21'49" E through the Grantor's lands a distance of 788.77 feet to a "MAG" spike set (passing an iron pin set at 771.76 feet), said spike being on the Grantor's Easterly property line, the Westerly property line of a parcel of land conveyed to Caveside Cabins, LLC in Official Record 732, Page 87 and in the center of Unger Road (Township Road 59A);

Thence along the Grantor's Easterly property line, the Westerly property line of the aforementioned Caveside Cabins parcel and the center of Unger Road with a curve to the left, having a radius of 120.00 feet a delta angle of 19°48'28", an arc length of 41.49 feet a chord bearing of S 24°50'47" W and a chord distance of 41.28 feet to a "MAG" spike set;

Thence S 14°56'33" W continuing along the Grantor's Easterly property line, the Westerly property line of the aforementioned Caveside Cabins parcel and the center of Unger Road a distance of 224.52 feet to a "MAG" spike set;

Thence N 74°01'52" W through the Grantor's lands a distance of 723.33 feet (passing an iron pin set at 16.50 feet) to the **TRUE POINT OF BEGINNING**, containing 5 acres of land, subject to all easements and documents of record. All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions"

For the purpose of this description a bearing of N 04°57'04" E was held on West line of the Southeast Quarter of the Northwest Quarter of Section 2 and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in November of the year 2024.

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By [Signature] Date: MOI D 03 Y 2025



Date Prepared: 12/31/2024  
File Name: PARCEL B LEGAL.docx

[Signature] 1/3/25  
Robert W. Martin, P.S. Date  
Registered Surveyor No. 8114

**RECEIVED**

Page 1 of 1:

JAN 03 2025

HOCKING COUNTY  
ENGINEERS OFFICE

**RECEIVED**  
January 08, 2025  
Hocking County  
Auditor's Office



REFERENCES:  
TAX MAPS  
DEEDS AS NOTED  
SURVEYS:  
7 TRACT'S S.A. ENGLAND, 08/20/2016  
3.28 ACRES GERSTNER 07/25/1995  
5.000 ACRES EVANS, 03/07/2004  
LEVI DAVIS BE 03A PLAT, 1869  
LEVI DAVIS LA 35A PLAT, 1870

## LEGEND

- SOLID BAR FOUND (SBF)
- IRON PIN FOUND (IPF)
- MONUMENT FOUND
- IRON PIN SET
- ▲ MAG SPIKE SET

- NEW PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - CENTER OF ROAD
- - - EXISTING PROPERTY LINE
- - - EDGE OF PAVEMENT

ETHOS HH PARTNERS, LLC  
83.50 ACRES  
OR 781, PG 678

STRONG RD  
TOWNSHIP RD 506A  
60' R/W

O.D.N.R  
MONUMENT FOUND

P.O.B.  
5.000 ACRES

PARCEL C  
5.000 ACRES

CANNELL NEW PARCEL  
6.000 ACRES  
3.906 ACRES  
AND  
2.094 ACRES FROM  
4.25 ACRES

JEFFERY CANNELL  
4.25 ACRES  
OR 423, PG 84

UNGER RD  
TOWNSHIP RD 59A  
33' R/W  
ROAD RECORD BK C  
PAGE 218

JOHN & ANNE PELLERITI  
43 ACRES  
OR 530, PG 234

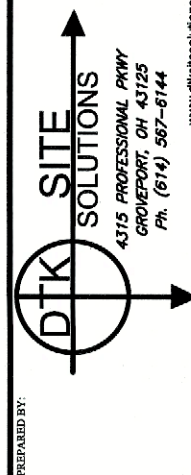
CAVESIDE CABINS, LLC  
9.25 ACRES  
OR 732, PG 87

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: *March 13, 2025*

Robert W. Martin  
Professional Surveyor No. 8114

### BASIS OF BEARINGS:

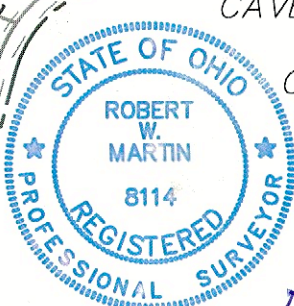
FOR THE PURPOSE OF THIS EXHIBIT A BEARING OF N 04°57'04" E WAS HELD ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE. THIS DOCUMENT IS BASED ON A SURVEY COMPLETED BY OR UNDER THE SUPERVISION OF REGISTERED OHIO PROFESSIONAL SURVEYOR NO. 8114 ROBERT W. MARTIN IN SEPTEMBER OF THE YEAR 2024. ALL IRON PIN'S SET ARE A 5" X 30" SOLID BAR WITH A CAP INSCRIBED "DTK SITE SOLUTIONS".



SITUATED IN THE STATE OF OHIO, HOCKING COUNTY, SEC 2, BENTON TOWNSHIP (TWP 11N), RANGE 18W

RECEIVED  
January 08, 2025  
Hocking County  
Auditor's Office

RECEIVED  
JAN 03 2025  
HOCKING COUNTY  
ENGINEERS OFFICE



*[Signature]* 1/3/25  
DATE

DATE:	December 31, 2024	DRAWN BY:	RWM
DWG SCALE:	1"=160'	CHECKED BY:	JC
PROJECT NO:	3275-24	FILE NAME:	WHITTAKER LOTS A-B

PLAT OF SURVEY  
5.000 ACRES  
PARCEL C



**DESCRIPTION OF 5.000 ACRES  
ETHOS HH PARTNERS, LLC  
PARCEL C**

**DESCRIPTION** of a 5 acre parcel of land.

Situated in the State of Ohio, County of Hocking, Township of Benton, and being all out of an 83.50 Acres acre parcel of land conveyed to Ethos HH Partners, LLC of record in Official Record 781, Page 678, and further located in Section 2, Township 11 N, Range 18 W, Congress Lands East of the Scioto River, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 6.26 acre parcel being more fully described;

**BEGINNING FOR REFERENCE** at a 5/8 inch iron pin found, said iron pin being the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 2, the Grantor's Southwesterly property corner, on the Easterly property line of a parcel of land conveyed to Kevin Allen and Kosby Chere Carrico in Official Record 761, Page 623 and the Northwesterly property corner of a parcel of land conveyed to John E. Porter in Official Record 597, Page 49 and Official Record 608, Page 357;

Thence N 04°57'04" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Carrico parcel a distance of 1115.56 feet to an Ohio Department of Natural Resources monument found;

Thence S 78°36'10" E through the Grantor's Lands a distance of 791.65 feet to an iron pin set, said iron pin being a property corner of the Grantor and the Northwesterly property corner of a parcel of land conveyed to Bobby Lee Burns in Official Record 301, Page 307;

Thence N 73°42'51" E along a property line of the Grantor and the Northerly property line of the aforementioned Burns Parcel a distance of 302.94 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence through the Grantor's lands the following four (4) courses:

- 1) N 16°03'41" W a distance of 169.34 feet to an iron pin set;
- 2) N 08°51'17" E a distance of 84.37 feet to an iron pin set;
- 3) N 71°26'12" E a distance of 432.95 feet to an iron pin set;
- 4) S 19°08'47" E a distance of 643.82 feet to a "MAG" spike set (passing an iron pin set at 627.21 feet), said spike being on the Grantor's Southerly property line, on the Northerly property line of a parcel of land conveyed to John and Anne Pelleriti in Official Record 530, Page 234 and in the center of Unger Road (Township Road 59A);

Thence S 64°20'41" W along the Grantor's Southerly property line, the Northerly property line of the aforementioned Pelleriti parcel and the center of Unger Road a distance of 220.00 feet to a "MAG" spike set, said spike being a property corner of the Grantor and the Southeasterly property corner of the aforementioned Burns parcel;

Thence with the Grantor's property lines and the property lines of the aforementioned Burns parcel the following two (2) courses:

- 1) N 26°36'53" W a distance of 422.76 feet (passing an iron pin set at 18.12 feet) to an iron pin set;
- 2) S 73° 42' 51" W a distance of 208.38 feet to the **POINT OF BEGINNING**, containing 5 acres of land, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions"

For the purpose of this description a bearing of N 04°57'04" E was held on West line of the Southeast Quarter of the Northwest Quarter of Section 2 and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in November of the year 2024.



Robert W. Martin 1/3/25  
Robert W. Martin, P.S. Date  
Registered Surveyor No. 8114

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By: [Signature] Date: MO 03 Y 2025

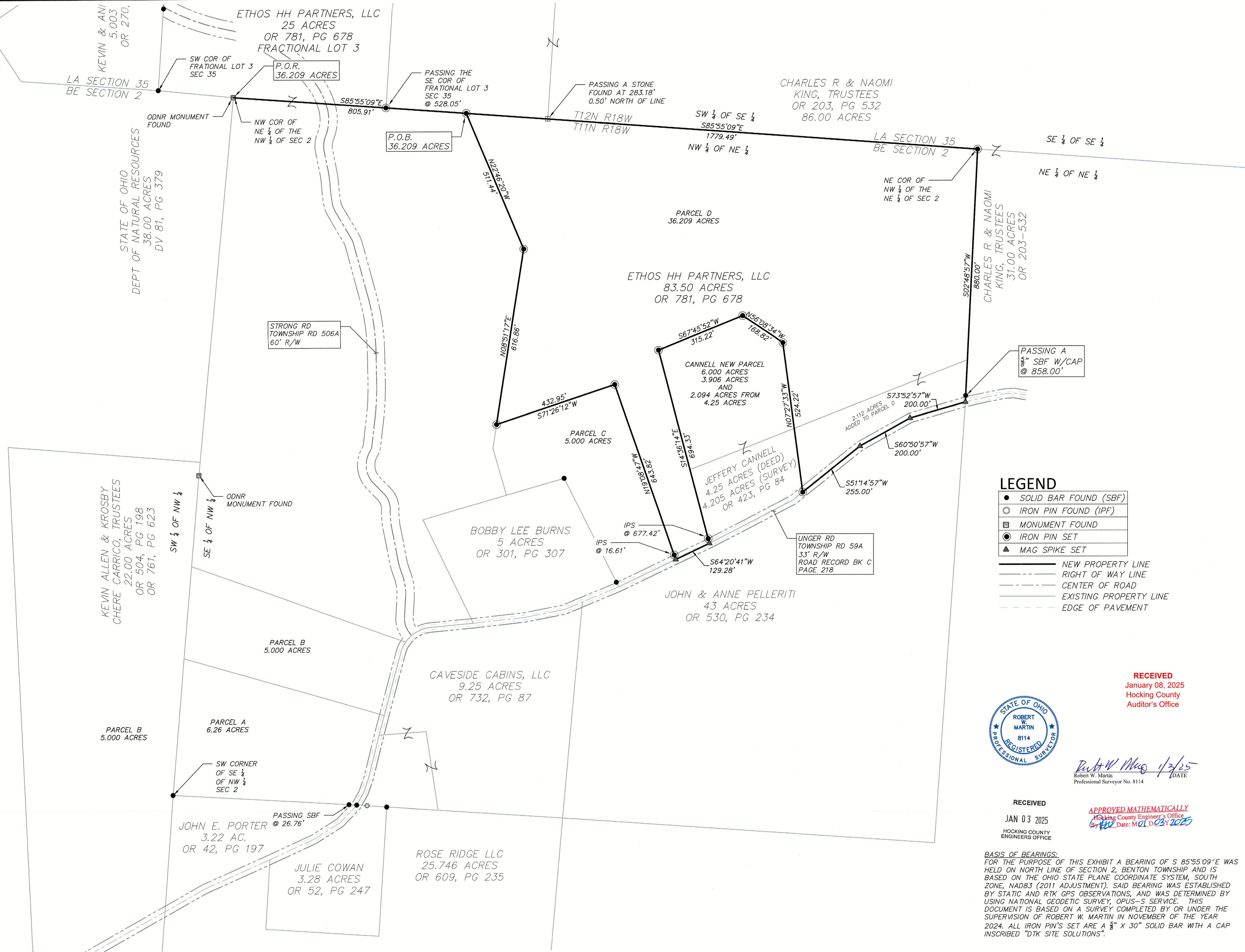
**RECEIVED**  
**JAN 03 2025**  
HOCKING COUNTY  
ENGINEERS OFFICE

**RECEIVED**  
**January 08, 2025**  
**Hocking County**  
**Auditor's Office**



A:\Boundary\Hocking\Whittaker, Spm\DWG\Whittaker\_Lots A-D.dwg[Parcel D] LS(12/17/2024 - 1:00:00) - LP: 1/3/2025 8:15 AM

REFERENCES:  
TAX MAPS  
DEEDS AS NOTED  
SURVEYS:  
7 TRACT'S S.A. ENGLAND, 08/20/2016  
3.28 ACRES GERSTNER 07/25/1995  
5,000 ACRES EVANS, 03/07/2004  
LEVI DAVIS BE 03A PLAT, 1869  
LEVI DAVIS LA 35A PLAT, 1870



**LEGEND**

- SOLID BAR FOUND (SBF)
- IRON PIN FOUND (IPF)
- MONUMENT FOUND
- IRON PIN SET
- ▲ MAG SPIKE SET

— NEW PROPERTY LINE  
--- RIGHT OF WAY LINE  
--- CENTER OF ROAD  
--- EXISTING PROPERTY LINE  
--- EDGE OF PAVEMENT



**RECEIVED**  
January 08, 2025  
Hocking County  
Auditor's Office

**RECEIVED**  
JAN 03 2025  
HOCKING COUNTY  
ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
Date: MOL D 03/2025

**BASIS OF BEARINGS:**  
FOR THE PURPOSE OF THIS EXHIBIT A BEARING OF S 85°55'09"E WAS HELD ON NORTH LINE OF SECTION 2, BENTON TOWNSHIP AND IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE. THIS DOCUMENT IS BASED ON A SURVEY COMPLETED BY OR UNDER THE SUPERVISION OF ROBERT W. MARTIN IN NOVEMBER OF THE YEAR 2024. ALL IRON PIN'S SET ARE A 3/8" X 30" SOLID BAR WITH A CAP INSCRIBED "DTK SITE SOLUTIONS".

REVISION RECORD	
NO.	DATE

**DTK SITE SOLUTIONS**  
4315 PROFESSIONAL PKWY  
GROVEPORT, OH 43125  
Ph: (614) 567-6144  
www.dtksitesolutions.com

PREPARED BY: **DTK SITE SOLUTIONS**

SITUATED IN THE STATE OF OHIO, HOCKING COUNTY, SEC. 2, BENTON TOWNSHIP (TWP 11N), RANGE 18W

**PLAT OF SURVEY**  
36.209 ACRES  
PARCEL D

DATE: December 31, 2024  
DRAWN BY: RWM  
DWG SCALE: 1"=160'  
PROJECT NO: 3275-24  
FILE NAME: WHITTAKER LOTS A-D

SHEET 1 OF 1



**DESCRIPTION OF 36.209 ACRES  
ETHOS HH PARTNERS, LLC  
PARCEL D**

Situated in the State of Ohio, County of Hocking, Township of Benton, and being 36.209 acres out of an 83.50 Acres acre parcel of land conveyed to Ethos HH Partners, LLC of record in Official Record 781, Page 678 and 2.112 acres out of a 4.25 acre parcel of land conveyed to Jeffery Cannell of record in Official Record 423, Page 84 and further located in Section 2, Township 11 N, Range 18 W, Congress Lands East of the Scioto River, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 36.209 acre parcel being more fully described herein;

**BEGINNING FOR REFERENCE** at a State of Ohio Department of Natural Resources monument found at the Northwest corner of Northeast Quarter of the Northwest Quarter of Section 2, the Northeasterly property corner of the State of Ohio Department of Natural Resources as conveyed in Official Record 81, Page 379 and Deed Volume 214, Page 638 and the Grantor's Northwesterly property corner;

Thence S 85°55'09" E along the Grantor's Northerly property line and the North line of Section 2 a distance of 805.91 feet to a 5/8 iron pin found (passing a 5/8 inch iron pin set at a distance of 528.05 feet), said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing S 85°55'09" E along the Grantor's Northerly property line and the North line of Section 2 a distance of 1779.49 feet to an iron pin set (passing a stone found at 561.06 feet 0.50 feet North of Section line), said iron pin being the Grantor's Northeasterly property corner and the Northwesterly property corner of a parcel of land conveyed to Charles R and Naomi King in Official Record 203, Page 352;

Thence S 02°48'57" W along the Grantor's Easterly property line. the Westerly property line of the aforementioned King parcel and the Easterly property line of a parcel of land conveyed to Jeffery Cannell in Official Record 423, Page 84 a distance of 880.00 feet to a mag spike set (passing a 5/8 inch solid bar found at a distance of 858.00 feet), said mag spike set being the Southeasterly property corner of the aforementioned Cannell parcel, the North Easterly property corner of a parcel of land conveyed to John and Anne Pelleriti in Official Record 530, Page 234 and the center of Unger Road (Township Road 59A);

Thence with the Southerly property line of the aforementioned Cannell parcel, the Northerly property line of the aforementioned Pelleriti parcel and the center of Unger Road the following three (3) courses:

- 1) S 73°52'57" W a distance of 200.00 feet to a mag spike set;
- 2) S 60°50'57" W, a distance of 200.00 feet to a mag spike set;
- 3) S 51°14'57" W, a distance of 255.00 feet to an iron pin set on the south side of the road;

Thence N 07°27'33" W through the lands of the aforementioned Cannell parcel and the Grantor's lands a distance of 524.22 feet to an iron pin set (passing a iron pin set at a distance of ;

Thence through the Grantor's lands the following three (3) courses:

- 1) N 56°08'34" W, a distance of 168.82 feet to an iron pin set;
- 2) S 67°45'52" W, a distance of 315.22 feet to an iron pin set;
- 3) S 14°36'14" E, a distance of 694.33 feet to a mag spike set (passing an iron pin set at 677.42 feet), said mag spike set being a property corner of the Grantor, the Southwesterly property corner of the aforementioned Cannell parcel, on the Northerly property line of the aforementioned Pelleriti parcel and in the center of Unger Road;

Thence S 64°20'41" W along the Grantor's Southerly property line, the Northerly property line of the aforementioned Pelleriti parcel and the center of Unger Road a distance of 129.28 feet to a mag spike set;

Thence through the Grantor's lands the following four (4) courses:

- 1) N 19°08'47" W, a distance of 643.82 feet to an iron pin set (passing a iron pin set at a distance of 16.61 feet);
- 2) S 71°26'12" W, a distance of 432.95 feet to an iron pin set;
- 3) N 08°51'17" E, a distance of 616.86 feet to an iron pin set;
- 4) N 22°46'20" W, a distance of 511.44 feet to the **TRUE POINT OF BEGINNING**, containing 36.209 Acres, subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with 1 1/4" plastic identification caps inscribed "DTK SITE SOLUTIONS."

For the purpose of this description a bearing of S 85°55'09" E was held on North line of Section 2, Benton Township and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in November of the year 2024.



*Robert W. Martin* 1/3/25  
Robert W. Martin, P.S. Date  
Registered Surveyor No. 8114

RECEIVED  
JAN 03 2025  
HOCKING COUNTY  
ENGINEERS OFFICE



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: *MOI DO3 Y 2025*

RECEIVED  
January 08, 2025  
Hocking County  
Auditor's Office



# PLAT OF A 5.001 ACRE TRACT


Situated in Benton Township, Hocking County, Ohio; being part of the west half of the Southwest quarter of Section 2, Township 11N, Range 18W;

0 100 200

SCALE:

1" = 200'



- LEGEND:**
- Point
  - Stone found
  - 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set

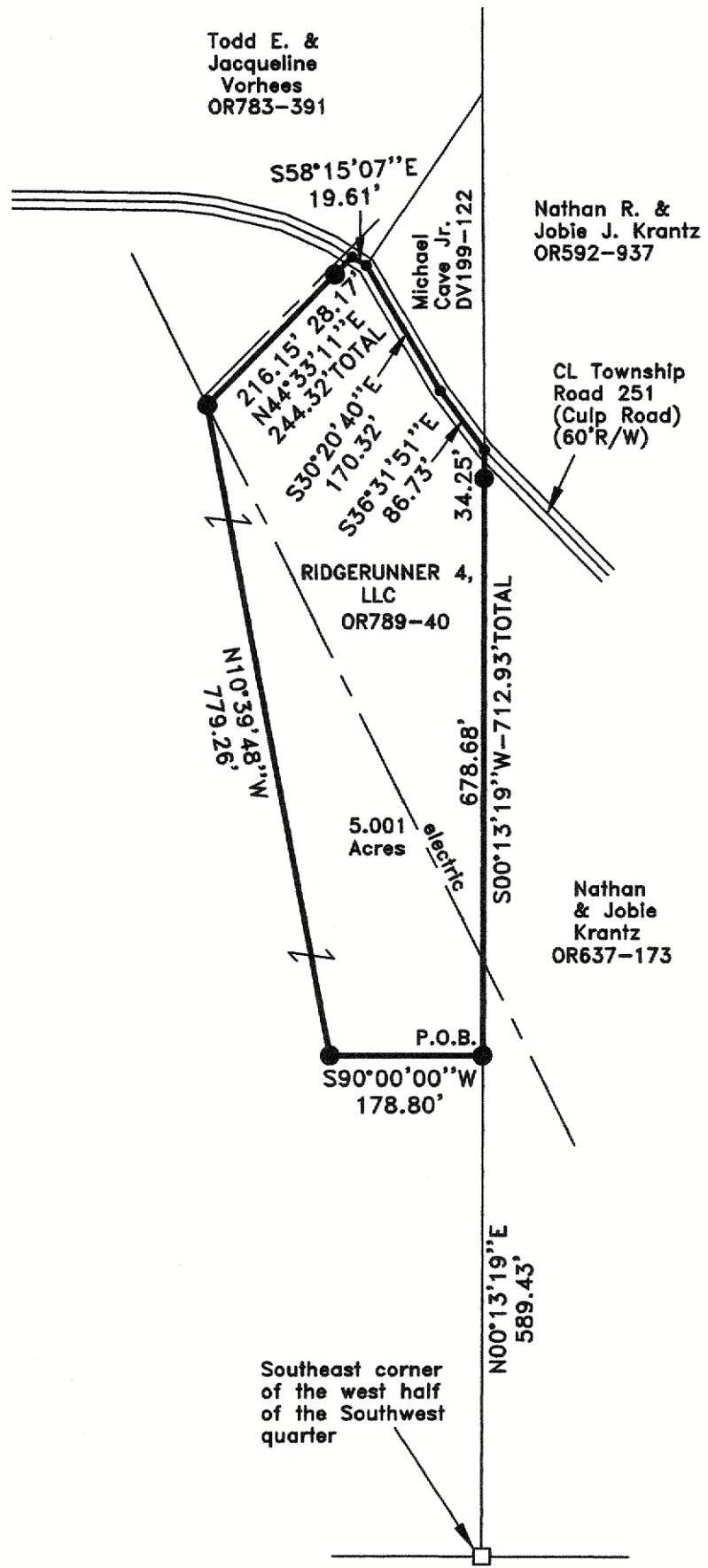
- REFERENCES:**
- Tax maps
  - Deed descriptions
  - Previous surveys
  - Existing monumentation
  - Existing public road

**REFERENCE BEARING:**

The east line of the west half of the Southwest quarter as North 00 degrees 13 minutes 19 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.


**CERTIFICATION:**

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 22nd day of January, 2025 and that the plat is a correct representation of the premises as described by said survey.



  
Registered Surveyor No. 8127

Survey by: S. Vince Evans Surveying — S. Vince Evans P.S. 8127  
64103 Woodgeard Road, Creola, Ohio 45622  
Phone (740) 380-3884  
FAX (740) 596-5831

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By  Date: M. 1 D. 22 Y. 2025

**RECEIVED**  
January 24, 2025  
Hocking County  
Auditor's Office

## SURVEY DESCRIPTION OF A 5.001 ACRE TRACT

Situated in Benton Township, Hocking County, Ohio; being part of the west half of the Southwest quarter of Section 2, Township 11N, Range 18W; and being more particularly described as follows:

Being part of a 51.00463 acre tract (by deed) as described in Volume OR789, Page 40, to RIDGERUNNER 4, LLC.

Commencing at a Stone found at the Southeast corner of the west half of the Southwest quarter;

Thence with the east line of the west half of the Southwest quarter, North 00 degrees 13 minutes 19 seconds East a distance of 589.43 feet to a 5/8" iron pin set, and being the point of **Beginning** of the tract of land to be described;

Thence with a new line, South 90 degrees 00 minutes 00 seconds West a distance of 178.80 feet to a 5/8" iron pin set;

Thence with a new line, North 10 degrees 39 minutes 48 seconds West a distance of 779.26 feet to a 5/8" iron pin set;

Thence with a new line, North 44 degrees 33 minutes 11 seconds East a distance of 244.32 feet to a Point in the centerline of Township Road 251 (Culp Road)(60'R/W), passing a 5/8" iron pin set at a distance of 216.15 feet;

Thence with the centerline of Township Road 251 (Culp Road)(60'R/W), the following 3 bearings and distances:

- 1) South 58 degrees 15 minutes 07 seconds East a distance of 19.61 feet to a Point;
- 2) South 30 degrees 20 minutes 40 seconds East a distance of 170.32 feet to a Point;
- 3) South 36 degrees 31 minutes 51 seconds East a distance of 86.73 feet to a Point on the east line of the west half of the Southwest quarter;

Thence with the east line of the west half of the Southwest quarter, South 00 degrees 13 minutes 19 seconds West a distance of 712.93 feet, passing a 5/8" iron pin set at a distance of 34.25 feet, to the point of beginning and containing 5.001 acres, more or less, subject to any public or private easements of record.

The above 5.001 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the east line of the west half of the Southwest quarter as North 00 degrees 13 minutes 19 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

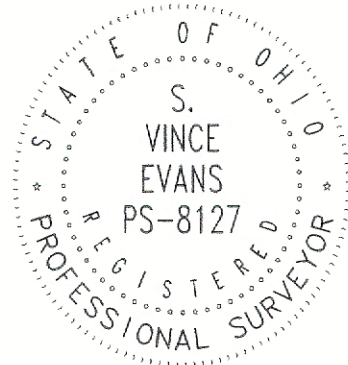
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on January 22, 2025.



S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying  
S. Vince Evans, P. S. 8127  
64103 Woodgeard Road  
Creola, Ohio 45622  
Phone (740) 380-3884  
FAX (740) 596-5831



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: WRS Date: M. 1 D. 22 Y. 2025

**RECEIVED**  
January 24, 2025  
Hocking County  
Auditor's Office



A:\Boundary\Hocking\Whittaker, Sean\DWG\WHITTAKER LOTS A-D.dwg[CANNEL PARCEL] LS(1/20/2025 - Internal) - LP: 1/20/2025 3:50 PM

REFERENCES:  
TAX MAPS  
DEEDS AS NOTED  
SURVEYS:  
7 TRACT'S S.A. ENGLAND, 08/20/2016  
3.28 ACRES GERSTNER 07/25/1995  
5.000 ACRES EVANS, 03/07/2004  
LEVI DAVIS BE 03A PLAT, 1869  
LEVI DAVIS LA 35A PLAT, 1870



SCALE IN FEET  
0 160 320

LA SECTION 35  
BE SECTION 2  
KEVIN & ANI  
5.003  
OR 270,  
STATE OF OHIO  
DEPT OF NATURAL RESOURCES  
38.00 ACRES  
DV 81, PG 379

KEVIN ALLEN & KROSBY  
CHERE CARRICO, TRUSTEES  
22.00 ACRES  
OR 504, PG 198  
OR 761, PG 623

PARCEL B  
5.000 ACRES

JOHN E. PORTER  
3.22 AC.  
OR 42, PG 197

PARCEL A  
6.26 ACRES

PARCEL B  
5.000 ACRES

JULIE COWAN  
3.28 ACRES  
OR 52, PG 247

ROSE RIDGE LLC  
25.746 ACRES  
OR 609, PG 235

CAVESIDE CABINS, LLC  
9.25 ACRES  
OR 732, PG 87

BOBBY LEE BURNS  
5 ACRES  
OR 301, PG 307

UNGER RD  
TOWNSHIP RD 59A  
33' R/W  
ROAD RECORD BK C  
PAGE 218

JOHN & ANNE PELLERITI  
43 ACRES  
OR 530, PG 234

JEFFERY & ADRIENNE R.  
CANNELL (DEED)  
4.25 ACRES (SURVEY)  
OR 423, PG 84

CANNELL NEW PARCEL  
6.000 ACRES  
3.906 ACRES  
AND  
2.094 ACRES FROM  
4.25 ACRES

PARCEL D  
36.209 ACRES  
ETHOS HH PARTNERS, LLC  
83.50 ACRES  
OR 781, PG 678

CHARLES R & NAOMI  
KING, TRUSTEES  
OR 203, PG 532  
86.00 ACRES

CHARLES R & NAOMI  
KING, TRUSTEES  
31.00 ACRES  
OR 203-532

### LEGEND

- SOLID BAR FOUND (SBF)
- IRON PIN FOUND (IPF)
- MONUMENT FOUND
- IRON PIN SET
- ▲ MAG SPIKE SET

- NEW PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - CENTER OF ROAD
- - - EXISTING PROPERTY LINE
- - - EDGE OF PAVEMENT



RECEIVED  
February 04, 2025  
Hocking County  
Auditor's Office

Robert W. Martin  
Professional Surveyor No. 8114  
1/3/25  
DATE

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: M. 2. 3. 2025

BASIS OF BEARINGS:  
FOR THE PURPOSE OF THIS EXHIBIT A BEARING OF S 85°55'09"E WAS  
HELID ON NORTH LINE OF SECTION 2, BENTON TOWNSHIP AND IS  
BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH  
ZONE, NAD83 (2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED  
BY STATIC AND RTK GPS OBSERVATIONS, AND WAS DETERMINED BY  
USING NATIONAL GEODETIC SURVEY, OPUS-S SERVICE. THIS  
DOCUMENT IS BASED ON A SURVEY COMPLETED BY OR UNDER THE  
SUPERVISION OF ROBERT W. MARTIN IN NOVEMBER OF THE YEAR  
2024. ALL IRON PIN'S SET ARE A 3/8" X 30" SOLID BAR WITH A CAP  
INSCRIBED "DTK SITE SOLUTIONS".

REVISION RECORD	
NO.	DESCRIPTION

PREPARED BY:

DTK SITE SOLUTIONS

4315 PROFESSIONAL PKWY  
GROVEPORT, OH 43125  
Ph. (614) 567-6144  
www.dtkitesolutions.com

SITUATED IN THE STATE OF OHIO,  
HOCKING COUNTY SEC 2,  
BENTON TOWNSHIP  
(TWP 11N), RANGE 18W

PLAT OF SURVEY LOT SPLIT AND COMBINE 2.094 ACRES from a 4.25 Acre Parcel to create a 6.000 Acre Parcel	
DATE:	JANUARY 2025
DWG SCALE:	1"=160'
PROJECT NO:	3275-24
FILE NAME:	WHITTAKER LOTS A-D



**DESCRIPTION OF 6.000 ACRES  
CANNELL PARCEL**

Situated in the State of Ohio, County of Hocking, Township of Benton, and being 3.906 acres out of an 83.50 Acres acre parcel of land conveyed to Ethos HH Partners, LLC of record in Official Record 781, Page 678 and 2.094 acres out of a 4.25 acre parcel of land conveyed to Jeffery and Adrienne R. Cannell of record in Official Record 423, Page 84 and further located in Section 2, Township 11 N, Range 18 W, Congress Lands East of the Scioto River, all references to records being on file in the Office of the Recorder, Hocking County, Ohio, said 6.000 acre parcel being more fully described herein;

**BEGINNING FOR REFERENCE** at an iron pin set at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 2, the Northeast corner of said 83.50 acre parcel and the Northwest corner of a 31.00 acre parcel of land conveyed to Charles R and Naomi King, Trustees of record in Official Record 203, Page 532;

Thence S 02°48'57" W, a distance of 880.00 feet with the Easterly line of said 83.50 acre parcel, the Westerly property line of said 31.00 parcel and the Easterly property line of said 4.25 acre parcel to a mag spike set (passing a 5/8 inch solid bar found at a distance of 858.00 feet), said mag spike set being the Southeasterly corner of said 4.25 acre parcel, the North Easterly property corner of a 43 acre parcel of land conveyed to John and Anne Pelleriti of record Official Record 530, Page 234 and the center of Unger Road (Township Road 59A) 33 feet Right of Way;

Thence with the Southerly property line of said 4.25 acre parcel, the Northerly property line of said 43 acre parcel and the center of Unger Road the following five (5) courses:

- 1) S 73°52'57" W a distance of 200.00 feet to a mag spike set;
- 2) S 60°50'57" W, a distance of 200.00 feet to a mag spike set;
- 3) S 51°14'57" W, a distance of 255.00 feet to an iron pin set on the south side of the road said iron pin set being the **TRUE POINT OF BEGINNING**;
- 4) S 51°14'57" W, a distance of 45.00 feet to a mag spike set;
- 5) S 62°45'57" W, a distance of 326.00 feet to a mag spike set at the Southwest corner of said 4.25 acre parcel;

Thence, N 14°36'14" W, a distance of 694.33 feet with the west line of said 4.25 acre parcel and across said 83.50 acre parcel (passing the Northwest corner of said 4.25 acre parcel at a distance of 264.36 feet) to an iron pin set, passing an iron pin set at a distance of 16.90 feet;

Thence, N 67°45'52" E, a distance of 315.22 feet across said 83.50 acre parcel to an iron pin set;

Thence, S 56°08'34" E, a distance of 168.82 feet across said 83.50 acre parcel to an iron pin set;

Thence, S 07°27'33" E, a distance of 524.22 feet across said 83.50 acre parcel and said 4.25 acre parcel (passing the North line of said 4.25 acre parcel at a distance of 300.66 FEET) to the **TRUE POINT OF BEGINNING**, containing 6.000 acres of land, subject to all easements and documents of record. All iron pins set are 5/8" solid rebar, thirty inches in length with blue plastic cap inscribed "DTK Site Solutions"

For the purpose of this description a bearing of S 85°55'09" E was held on North line of Section 2, Benton Township and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in November of the year 2024.



Robert W. Martin      1/31/25  
Robert W. Martin, P.S.      Date  
Registered Surveyor No. 8114

RECEIVED  
February 04, 2025  
Hocking County  
Auditor's Office

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By WPS Date: M. 2 D. 3 Y. 2025



PLAT OF A 5.001 ACRE TRACT AND A 5.005 ACRE TRACT

Situated in Benton Township, Hocking County, Ohio; being part of the west half of the Southwest quarter of Section 2, Township 11N, Range 18W;

Survey Plat & Description  
Approved per O.R.C. 315.251  
Under the supervision of  
Hocking County Engineer  
William R. Shaw P.S. #6650  
By: ALB Date: 4/8/25

5.000 acre survey  
CTS-6844 10/18/24



0 100 200

SCALE:

1" = 200'

LEGEND:

- Point
- 3"x6" sandstone found
- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- 5/8" iron pin with 1-1/4" plastic ID cap stamped CTS-6844 found



RECEIVED  
April 08, 2025  
Hocking County  
Auditor's Office

REFERENCES:

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road

REFERENCE BEARING:

The east line of the west half of the Southwest quarter as North 00 degrees 13 minutes 19 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

CERTIFICATION:

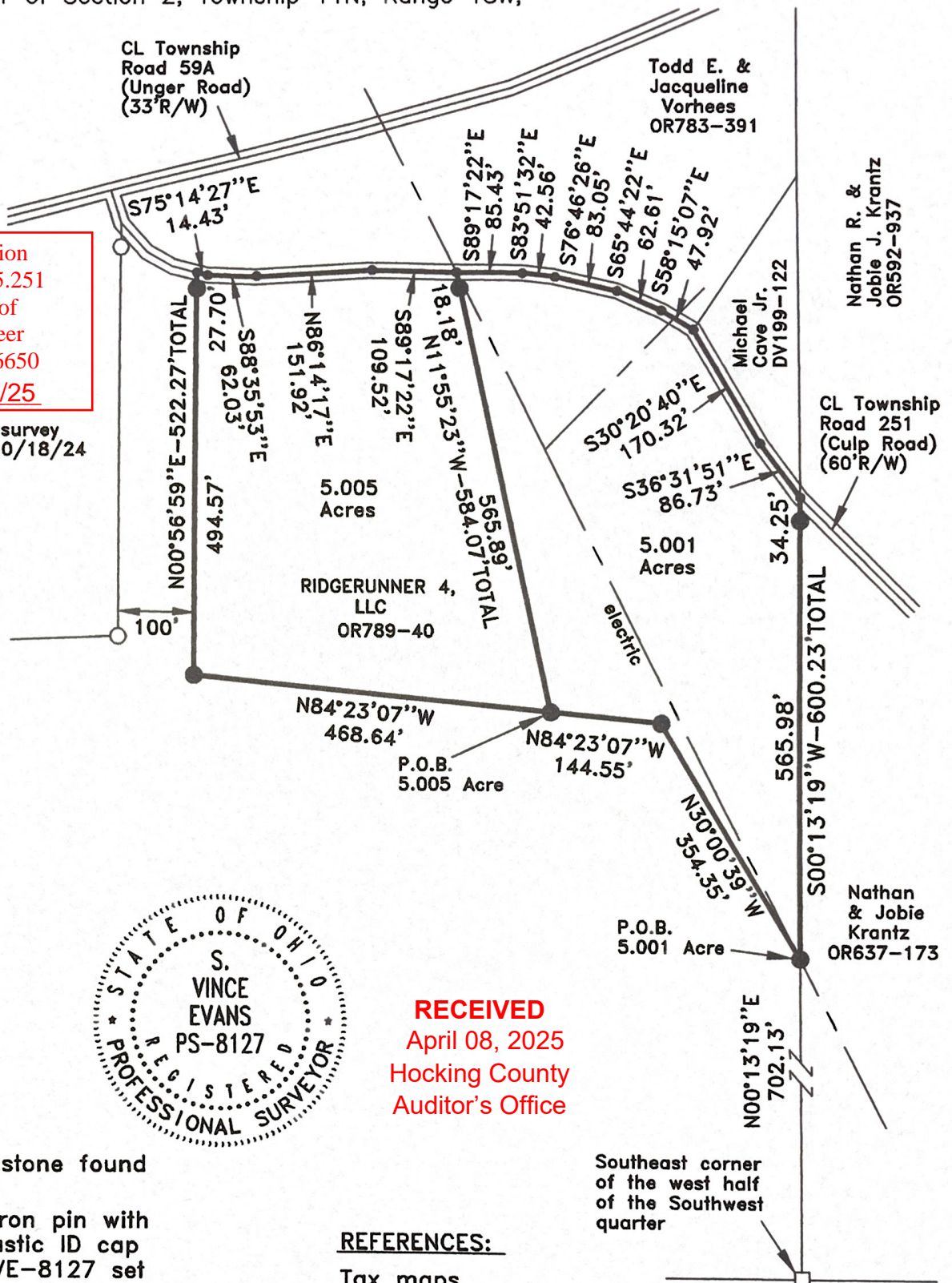
I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 19th day of March, 2025 and that the plat is a correct representation of the premises as described by said survey.

*S. Vince Evans*

Registered Surveyor No. 8127

Survey by:

S. Vince Evans Surveying – S. Vince Evans P.S. 8127  
64103 Woodgeard Road, Creola, Ohio 45622  
Phone (740) 380-3884





### SURVEY DESCRIPTION OF A 5.001 ACRE TRACT

Situated in Benton Township, Hocking County, Ohio; being part of the west half of the Southwest quarter of Section 2, Township 11N, Range 18W; and being more particularly described as follows:

Being part of a 51.00463 acre tract (by deed) as described in Volume OR789, Page 40, to RIDGERUNNER 4, LLC.

Commencing at a 3" x 6" sandstone found at the Southeast corner of the west half of the Southwest quarter;

Thence with the east line of the west half of the Southwest quarter, North 00 degrees 13 minutes 19 seconds East a distance of 702.13 feet to a 5/8" iron pin set, and being the point of **Beginning** of the tract of land to be described;

Thence with a new line, North 30 degrees 00 minutes 39 seconds West a distance of 354.35 feet to a 5/8" iron pin set;

Thence with a new line, North 84 degrees 23 minutes 07 seconds West a distance of 144.55 feet to a 5/8" iron pin set;

Thence with a new line, North 11 degrees 55 minutes 23 seconds West a distance of 584.07 feet to a Point in the centerline of Township Road 251 (Culp Road)(60'R/W), passing a 5/8" iron pin set at a distance of 565.89 feet;

Thence with the centerline of Township Road 251 (Culp Road)(60'R/W), the following 7 bearings and distances:

- 1) South 89 degrees 17 minutes 22 seconds East a distance of 85.43 feet to a Point;
- 2) South 83 degrees 51 minutes 32 seconds East a distance of 42.56 feet to a Point;
- 3) South 76 degrees 46 minutes 26 seconds East a distance of 83.05 feet to a Point;
- 4) South 65 degrees 44 minutes 22 seconds East a distance of 62.61 feet to a Point;
- 5) South 58 degrees 15 minutes 07 seconds East a distance of 47.92 feet to a Point;
- 6) South 30 degrees 20 minutes 40 seconds East a distance of 170.32 feet to a Point;
- 7) South 36 degrees 31 minutes 51 seconds East a distance of 86.73 feet to a Point on the east line of the west half of the Southwest quarter;

Thence with the east line of the west half of the Southwest quarter, South 00 degrees 13 minutes 19 seconds West a distance of 600.23 feet, passing a 5/8" iron pin set at a distance of 34.25 feet, to the point of beginning and containing 5.001 acres, more or less, subject to any public or private easements of record.

The above 5.001 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the east line of the west half of the Southwest quarter as North 00 degrees 13 minutes 19 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

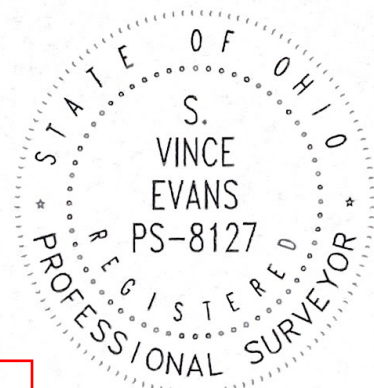
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on March 19, 2025.



S. Vince Evans, P. S. 8127

Survey by: S. Vince Evans Surveying  
S. Vince Evans, P. S. 8127  
64103 Woodgeard Road  
Creola, Ohio 45622  
Phone (740) 380-3884



**RECEIVED**  
April 08, 2025  
Hocking County  
Auditor's Office

Survey Plat & Description  
Approved per O.R.C. 315.251  
Under the supervision of  
Hocking County Engineer  
William R. Shaw P.S. #6650  
By: ALB Date: 4/8/25



### SURVEY DESCRIPTION OF A 5.005 ACRE TRACT

Situated in Benton Township, Hocking County, Ohio; being part of the west half of the Southwest quarter of Section 2, Township 11N, Range 18W; and being more particularly described as follows:

Being part of a 51.00463 acre tract (by deed) as described in Volume OR789, Page 40, to RIDGERUNNER 4, LLC.

Commencing at a 3" x 6" sandstone found at the Southeast corner of the west half of the Southwest quarter;

Thence with the east line of the west half of the Southwest quarter, North 00 degrees 13 minutes 19 seconds East a distance of 702.13 feet to a 5/8" iron pin set;

Thence with a new line, North 30 degrees 00 minutes 39 seconds West a distance of 354.35 feet to a 5/8" iron pin set;

Thence with a new line, North 84 degrees 23 minutes 07 seconds West a distance of 144.55 feet to a 5/8" iron pin set, and being the point of **Beginning** of the tract of land to be described;

Thence with a new line, North 84 degrees 23 minutes 07 seconds West a distance of 468.64 feet to a 5/8" iron pin set;

Thence with a new line, North 00 degrees 56 minutes 59 seconds East a distance of 522.27 feet to a Point in the centerline of Township Road 251 (Culp Road)(60'R/W), passing a 5/8" iron pin set at a distance of 494.57 feet;

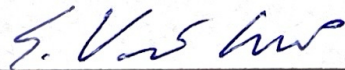
Thence with the centerline of Township Road 251 (Culp Road)(60'R/W), the following 4 bearings and distances:

- 1) South 75 degrees 14 minutes 27 seconds East a distance of 14.43 feet to a Point;
  - 2) South 88 degrees 35 minutes 53 seconds East a distance of 62.03 feet to a Point;
  - 3) North 86 degrees 14 minutes 17 seconds East a distance of 151.92 feet to a Point;
  - 4) South 89 degrees 17 minutes 22 seconds East a distance of 109.52 feet to a Point;
- Thence South 11 degrees 55 minutes 23 seconds East a distance of 584.07 feet, passing a 5/8" iron pin set at a distance of 18.18 feet, to the point of beginning and containing 5.005 acres, more or less, subject to any public or private easements of record.

The above 5.005 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the east line of the west half of the Southwest quarter as North 00 degrees 13 minutes 19 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

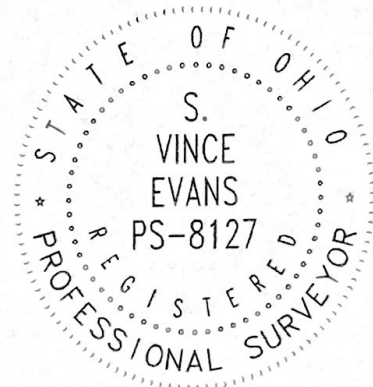
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