

PLAT SHOWING LOT NO. 17 OF RICKETS ADDITION OF FRAC. LOT NO. 17 OF SEC. 11, TWP. 1,  
T-KW, R-17W, HOCKING CO., OHIO

NOTE: CITED BEARINGS ARE BASED ON THE BEARING SYSTEM OF THE 1.1037 AC. TRACT DESCRIBED IN O.R. VOL. 170, P. 001.

# REFERENCES:

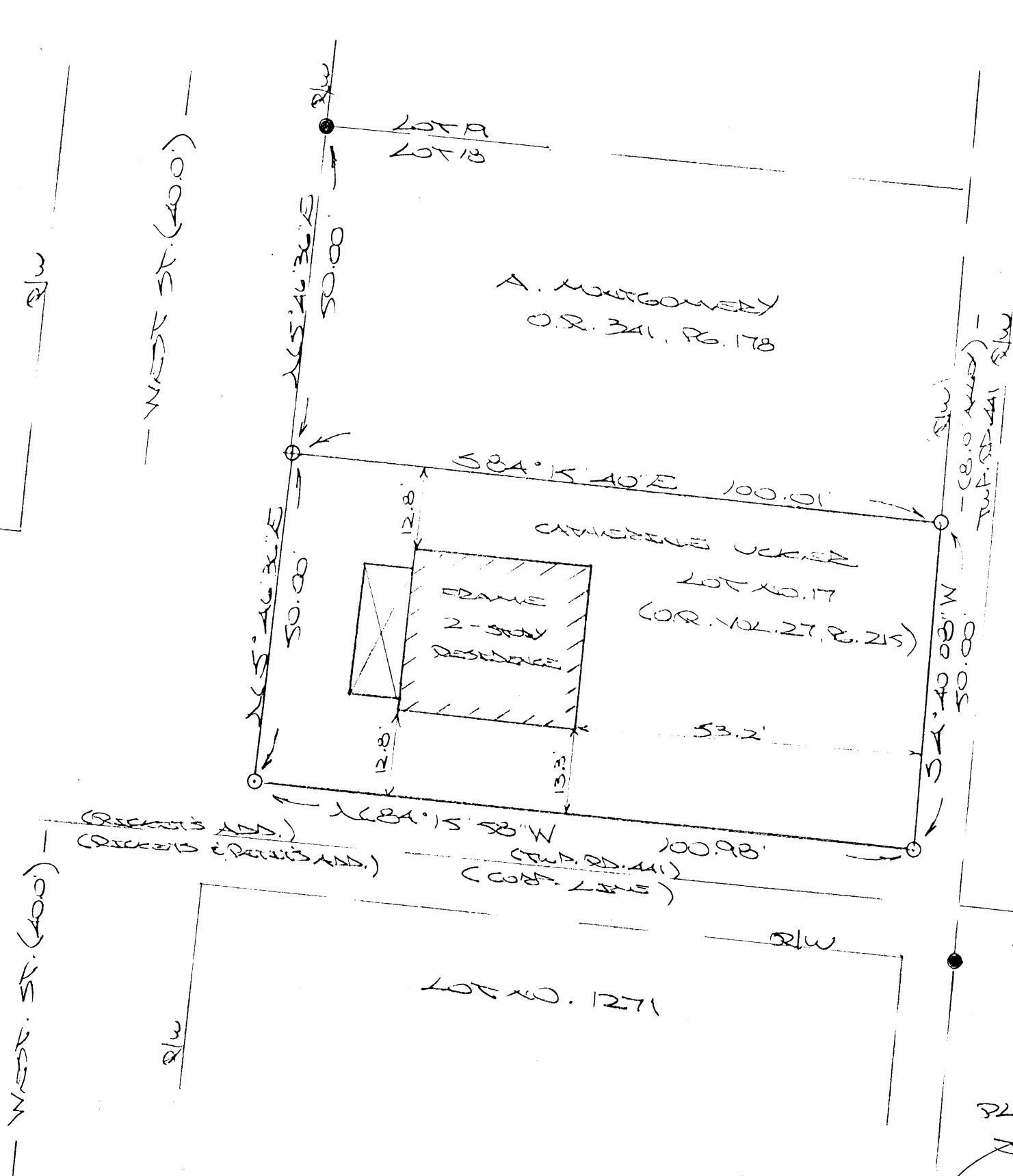
COUNTY TAX PLATS  
SURVEYS OF RECORD  
PLAT C.B. 1, P. 4A  
RECORDED PLAT OF  
RICKETS & PETTIS ADD.  
DEEDS (AS NOTED)

WASHINGTON AVE. (440)  
(TWP. RD. 140)

CITY OF LOGAN CO. OH.  
LIMIT

Approved - Mathematically  
Hocking County Engineer's Office

BY WIS DATE 06-23-2006



B. E. M. BUCKLES  
O.R. 352, P. 241

0 20 40  
(SCALE 1"=20')

- = 5/8" x 30" IRON PIN (S) W/1/4" PLASTIC HD CAP STAMPED M.P.B 5-6803
- = 5/8" IRON PIN (S)
- ⊕ = 1/2" IRON PIN (S)

**PROFESSIONAL LAND SURVEYORS**

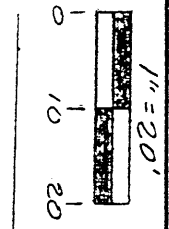
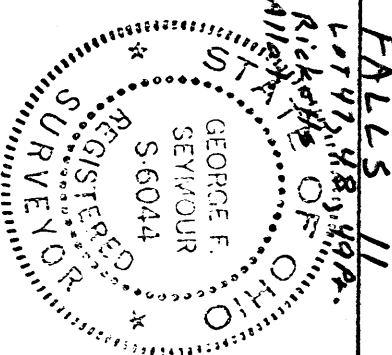
- BUILDING PLANS
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

**SEYMOUR & ASSOCIATES**

LOGAN, OHIO 43138  
385-5954

LOT S 47&48 AND PART LOT 49  
"RICKETTS ALLOTMENT"  
IN SECTION 11, T14N,  
R17W, FALLS TOWNSHIP  
HOCKING COUNTY  
OHIO

RICKETTS ALLOTMENT PG. "B" Pg. 41  
SURVEY FOR: LILLIAN JESSE MARTIN



\* SEE ATTACHED MAP FOR LOCATION OF THIS SURVEY

\* CONVENTIONAL APPROVAL/TRANSCENDENT

Δ = 5/8" IRON PIN W/PLASTIC TIE CAP  
GIMMED SEYMOUR 64550G, SET

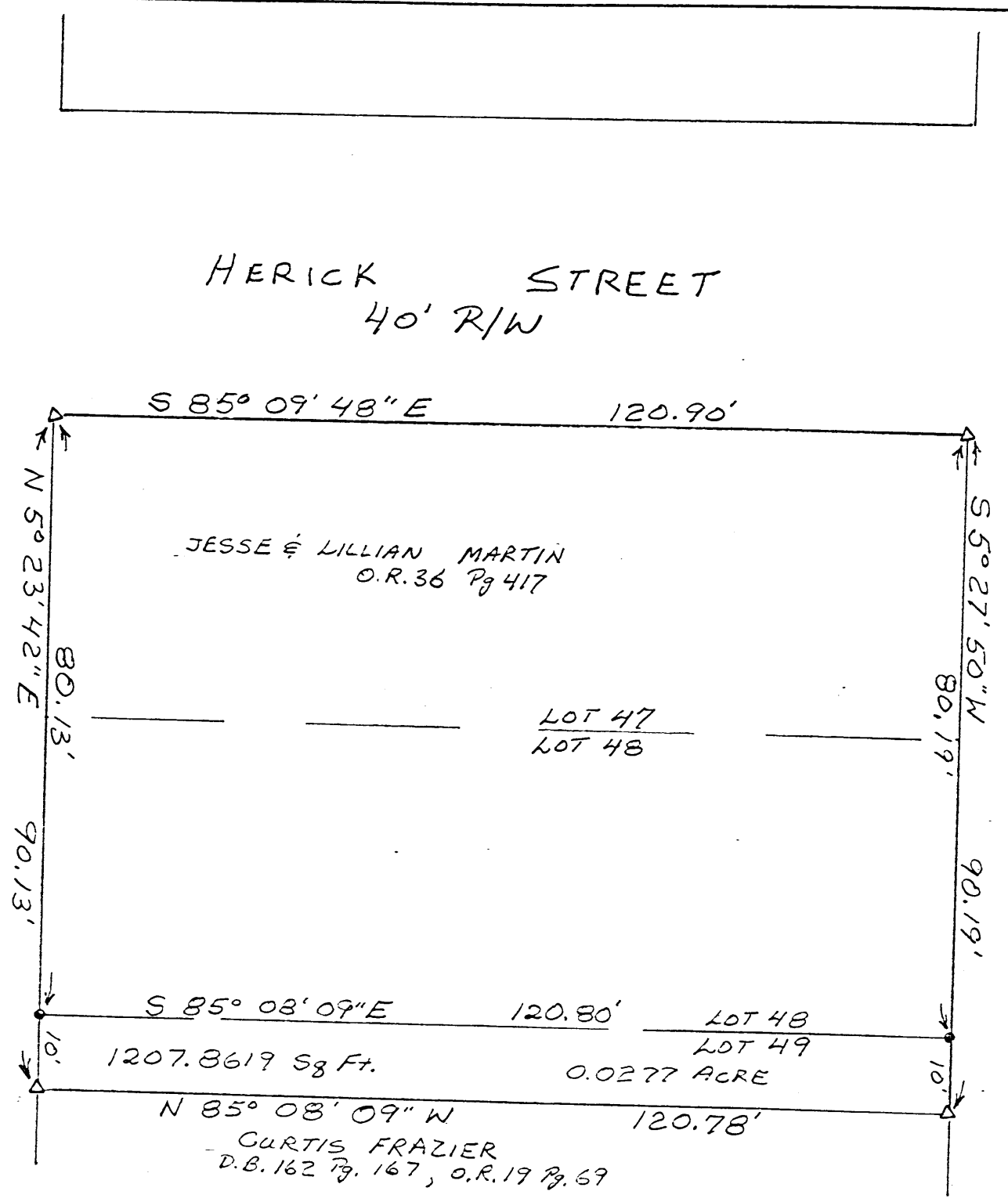
• = POINT

**LEGEND**

NOTE: BEARINGS DERIVED  
FROM MONUMENTS FOUND  
ON THE EAST LINE OF  
THE ALLOTMENT AS  
BEARING N40°37'07"E  
AND ARE FOR THE  
DETERMINATION OF ANGLES  
ONLY.

NORTH

WEST STREET  
40' R/W



GARFIELD STREET  
40' R/W

SURVEYED 4-29-94 BY  
*George F. Seymour*  
OHIO PROFESSIONAL SURVEYOR No. 6044

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Curtis Frazier as recorded in Deed Book 162 at page 167 and Official Record 19 at page 69, Hocking County Recorders Office, said tract being part of Lot 49 in "Ricketts Allotment" as recorded in Plat Book "D" at page 41, said allotment situated in Section 11, T14N, R17W, Falls Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at the northeast corner of Lot 49 of "Ricketts Allotment";

Thence along the east line of Lot 49, South 05 degrees 27 minutes 50 seconds West a distance of 10.00 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the east line of said lot and with a new line, North 85 degrees 08 minutes 09 seconds West a distance of 120.78 feet to a 5/8" iron pin with a plastic identification cap set on the west line of said Lot 49;

Thence along the west line of said lot, North 05 degrees 23 minutes 42 seconds East a distance of 10.00 feet to a point being the northwest corner of said Lot 49;

Thence along the north line of said lot, South 85 degrees 08 minutes 09 seconds East a distance of 120.80 feet to the place of beginning, containing 1207.8619 square feet or 0.0277 acre, more or less, and subject to all easements of record.

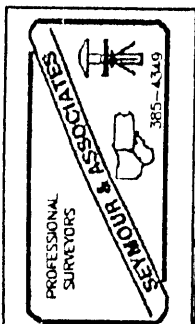
All 5/8" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on monuments found on the east line of "Ricketts Allotment" as bearing North 04 degrees 37 minutes 07 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, April 29, 1994.

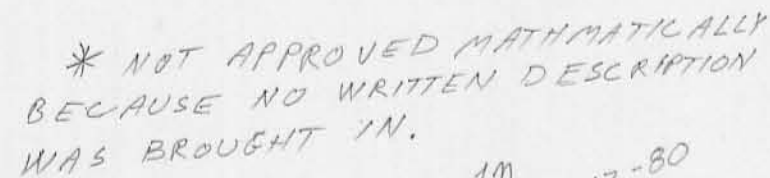
\* Approved - Hocking County  
Hocking County Engineer's Office  
Date 5-2-94

\* CONDITIONAL APPROVAL/TRANSFER Not to  
be used for building site or  
other independent parcel in the  
unincorporated area of the  
Hocking County Planning Commission and/or  
other agency.



## SURVEY

IN CITY OF LOGAN OHIO



77 8-12-80



○ DENOTES I.P. SET  
● DENOTES I.P. FOUND

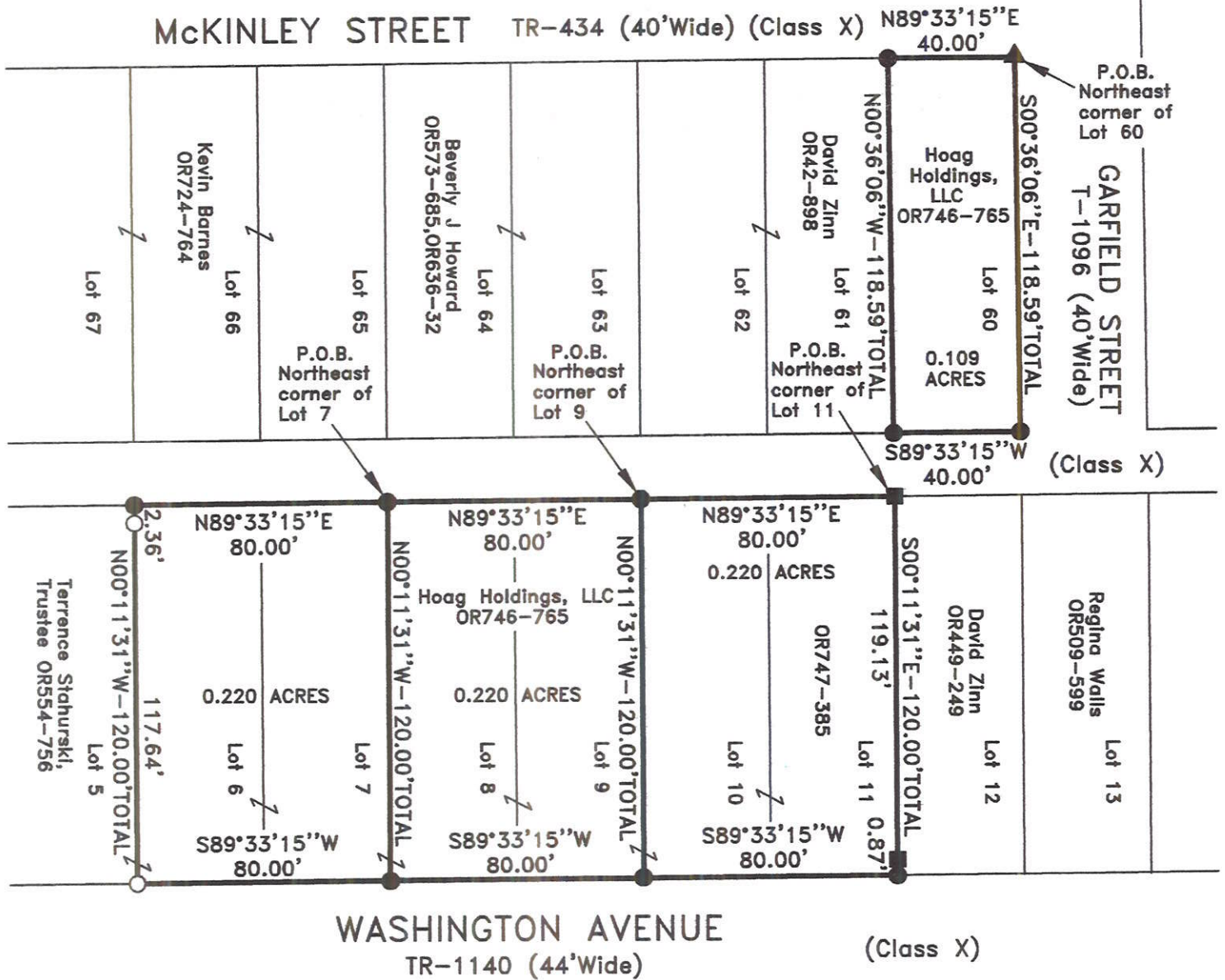
BY

HENRY N. JONES, JR. REG. SURVEYOR NO. 4027



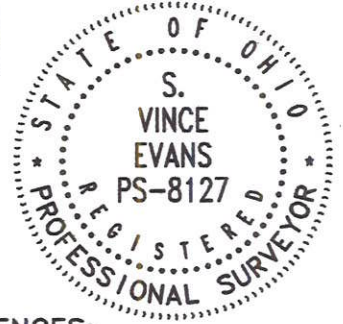
PLAT OF 0.109 ACRE, 0.220 ACRE, 0.220 ACRE AND 0.220 ACRE TRACTS

Situated in Falls Township, Hocking County, Ohio; being Lots 6, 7, 8, 9, 10, 11, and 60 of the Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 & Plat Cabinet 1, Page 4A; being part of Section 11, Township 14, Range 17.



**LEGEND:**

- ▲ 3/4" iron pin found
- 5/8" iron pin 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 J&J SURVEYING SERVICES, INC found



**REFERENCES:**

- Tax maps
- Deed descriptions
- Previous surveys
- Existing monumentation
- Existing public road

**REFERENCE BEARING:**

The north line of Washington Avenue as South 89 degrees 33 minutes 15 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 7th day of April, 2022 and that the plat is a correct representation of the premises as described by said survey.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: May 12, 2023

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

**Filed Hocking County Auditor's Office**  
**Frank Nelson April 27, 2023**



## SURVEY DESCRIPTION OF A 0.109 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 7 of Section 11, Township 14, Range 17; and being more particularly described as follows:

Being all of Lot 60 of the Ricketts Allotment as recorded in Volume OR746, Page 765, to Hoag Holdings, LLC.

Beginning at a 3/4" iron pin found at the Northeast corner of said Lot 60;  
Thence South 00 degrees 36 minutes 06 seconds East a distance of 118.59 feet to a 5/8" iron pin set at the Southeast corner of said Lot 60;

Thence with the north line of T-442, South 89 degrees 33 minutes 15 seconds West a distance of 40.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 60;


Thence North 00 degrees 36 minutes 06 seconds West a distance of 118.59 feet to a 5/8" iron pin set at the Northwest corner of said Lot 60;

Thence with the south line of McKinley Street TR-434, North 89 degrees 33 minutes 15 seconds East a distance of 40.00 feet to the point of beginning and containing 0.109 acres, more or less, subject to any public or private easements of record.


The above 0.109 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 north line of Washington Avenue as South 89 degrees 33 minutes 15 seconds West. 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".

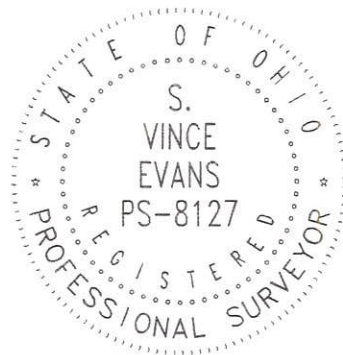
The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on April 7, 2023.

  
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:  Date: May 24, 2023

**Filed Hocking County Auditor's Office**  
**Frank Nelson April 27, 2023**



## SURVEY DESCRIPTION OF A 0.220 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 7 of Section 11, Township 14, Range 17; and being more particularly described as follows:

Being all of Lots 6 and 7 of the Ricketts Allotment as recorded in Volume OR746, Page 765, to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of said Lot 7;  
Thence South 00 degrees 11 minutes 31 seconds East a distance of 120.00 feet to a 5/8" iron pin set at the Southeast corner of said Lot 7;

Thence with the north line of Washington Avenue, South 89 degrees 33 minutes 15 seconds West a distance of 80.00 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped J&J SURVEYING SERVICES, INC. found at the Southwest corner of said Lot 6;

Thence North 00 degrees 11 minutes 31 seconds West a distance of 120.00 feet to a 5/8" iron pin set at the Northwest corner of said Lot 6, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped J&J SURVEYING SERVICES, INC. found at a distance of 117.64 feet;

Thence with the south line of TR-442, North 89 degrees 33 minutes 15 seconds East a distance of 80.00 feet to the point of beginning and containing 0.220 acres, more or less, subject to any public or private easements of record.

The above 0.220 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 north line of Washington Avenue as South 89 degrees 33 minutes 15 seconds West. 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 April 7, 2023.



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:  Date: May 4, 2023



**Filed Hocking County Auditor's Office**

Frank Nelson

April 27, 2023



## SURVEY DESCRIPTION OF A 0.220 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 7 of Section 11, Township 14, Range 17; and being more particularly described as follows:

Being all of Lots 8 and 9 of the Ricketts Allotment as recorded in Volume OR746, Page 765, to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of said Lot 9;  
Thence South 00 degrees 11 minutes 31 seconds East a distance of 120.00 feet to a 5/8" iron pin set at the Southeast corner of said Lot 9;

Thence with the north line of Washington Avenue, South 89 degrees 33 minutes 15 seconds West a distance of 80.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 8;


Thence North 00 degrees 11 minutes 31 seconds West a distance of 120.00 feet to a 5/8" iron pin set at the Northwest corner of said Lot 8;

Thence with the south line of TR-442, North 89 degrees 33 minutes 15 seconds East a distance of 80.00 feet to the point of beginning and containing 0.220 acres, more or less, subject to any public or private easements of record.


The above 0.220 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 north line of Washington Avenue as South 89 degrees 33 minutes 15 seconds West. 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 April 7, 2023.

  
S. Vince Evans, P. S. 8127

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Phone (740) 380-3884  
FAX (740) 596-5831

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By:  Date: Nov 24 2023



**Filed Hocking County Auditor's Office**  
Frank Nelson                      April 27, 2023

## SURVEY DESCRIPTION OF A 0.220 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 7 of Section 11, Township 14, Range 17; and being more particularly described as follows:

Being all of Lots 10 and 11 of the Ricketts Allotment as recorded in Volume OR746, Page 765, and Volume OR747, Page 385 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin found at the Northeast corner of said Lot 11;  
Thence South 00 degrees 11 minutes 31 seconds East a distance of 120.00 feet to a 5/8" iron pin set at the Southeast corner of said Lot 11, passing a 5/8" iron pin found at a distance of 119.13 feet;

Thence with the north line of Washington Avenue, South 89 degrees 33 minutes 15 seconds West a distance of 80.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 10;


Thence North 00 degrees 11 minutes 31 seconds West a distance of 120.00 feet to a 5/8" iron pin set at the Northwest corner of said Lot 10;

Thence with the south line of TR-442, North 89 degrees 33 minutes 15 seconds East a distance of 80.00 feet to the point of beginning and containing 0.220 acres, more or less, subject to any public or private easements of record.


The above 0.220 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 north line of Washington Avenue as South 89 degrees 33 minutes 15 seconds West. 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 April 7, 2023.

  
S. Vince Evans, P. S. 8127

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64103 Woodgeard Road  
Creola, Ohio 45622  
Phone (740) 380-3884  
FAX (740) 596-5831

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By:  Date: March 22, 2023

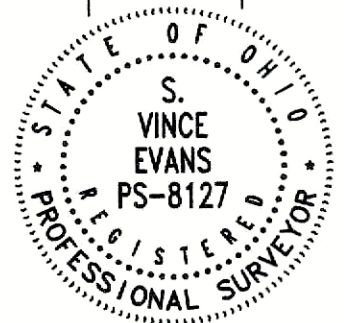
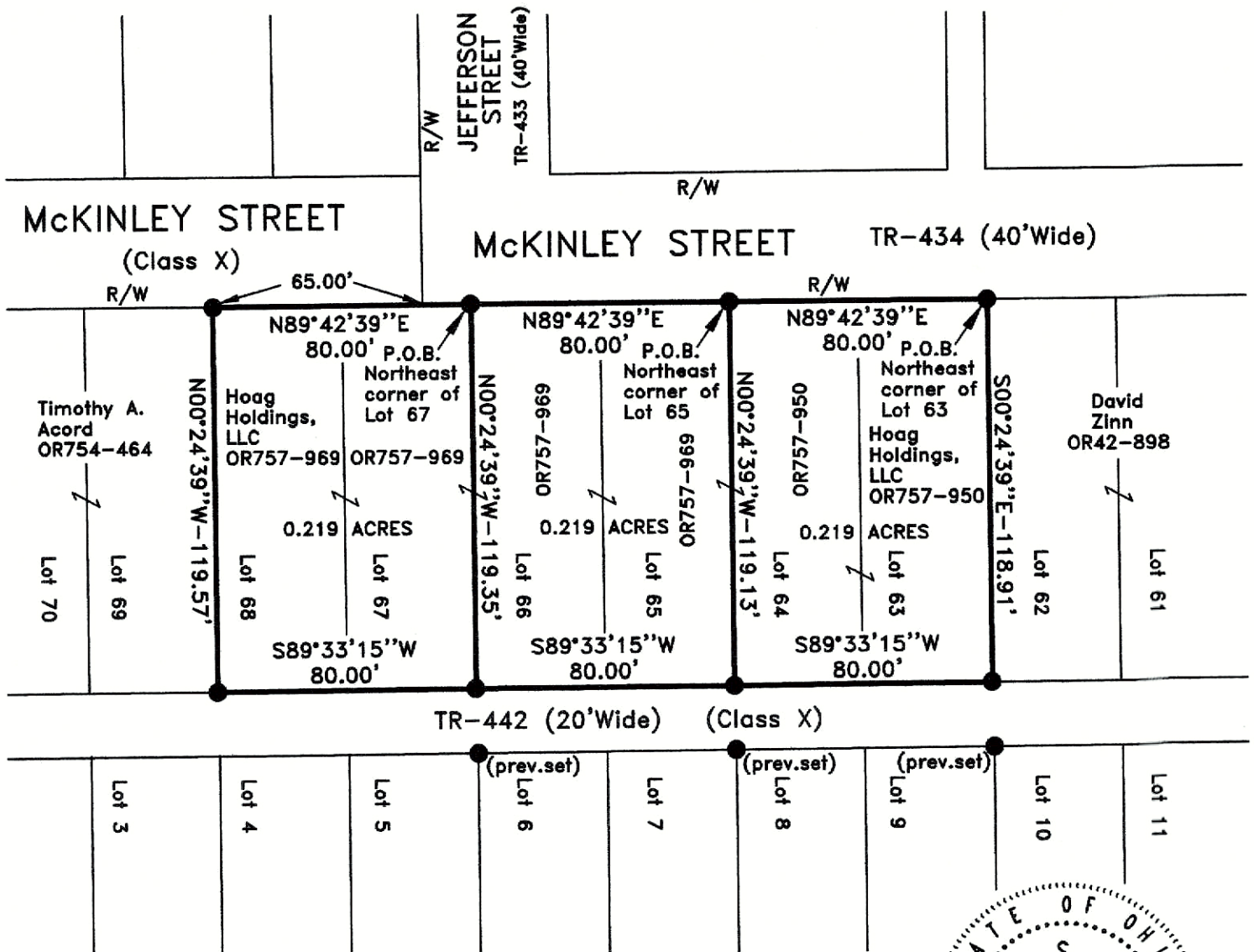


**Filed Hocking County Auditor's Office**  
Frank Nelson April 27, 2023



PLAT OF 0.219 ACRE (67&68), 0.219 ACRE (65&66), 0.219 ACRE (63&64) TRACTS

Situated in Falls Township, Hocking County, Ohio; being Lots 63, 64, 65, 66, 67, and 68 of the Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 & Plat Cabinet 1, Page 4A; being part of Fractional Lot 17 of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River.



REFERENCES:

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road  
No occupation lines found  
All monuments found are in good condition unless otherwise noted

LEGEND:

- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- Boundary Line
- Adjacent Boundary Line

REFERENCE BEARING:

The south line of McKinley Street as North 89 degrees 42 minutes 39 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 18th day of September, 2023 and that the plat is a correct representation of the premises as described by said survey.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: May 24, 2023

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

**RECEIVED**  
September 22, 2023  
Hocking County  
Auditor's Office



## SURVEY DESCRIPTION OF A 0.219 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 17 of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Being all of Lots 63 and 64 of the Ricketts Allotment as recorded in Volume OR757, Page 950 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of said Lot 63;  
Thence South 00 degrees 24 minutes 39 seconds East a distance of 118.91 feet to a 5/8" iron pin set at the Southeast corner of said Lot 63;

Thence with the north line of TR-442 (20' wide)(Class X), South 89 degrees 33 minutes 15 seconds West a distance of 80.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 64;

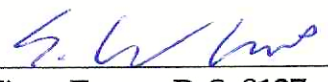
Thence North 00 degrees 24 minutes 39 seconds West a distance of 119.13 feet to a 5/8" iron pin set at the Northwest corner of said Lot 64;

Thence with the south line of McKinley Street TR-434 (40' wide), North 89 degrees 42 minutes 39 seconds East a distance of 80.00 feet to the point of beginning and containing 0.219 acres, more or less, subject to any public or private easements of record.

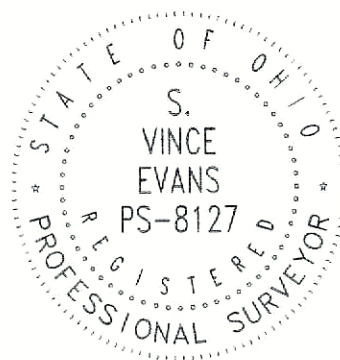
The above 0.219 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the south line of McKinley Street as North 89 degrees 42 minutes 39 seconds East. Bearings 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 September 18, 2023.

  
S. Vince Evans, P. S. 8127

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Creola, Ohio 45622  
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FAX (740) 596-5831



**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: Sept 21 Y. 2023

**RECEIVED**  
September 22, 2023  
Hocking County  
Auditor's Office

## SURVEY DESCRIPTION OF A 0.219 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 17 of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Being all of Lots 65 and 66 of the Ricketts Allotment as recorded in Volume OR757, Page 969 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of said Lot 65;  
Thence South 00 degrees 24 minutes 39 seconds East a distance of 119.13 feet to a 5/8" iron pin set at the Southeast corner of said Lot 65;

Thence with the north line of TR-442 (20' wide)(Class X), South 89 degrees 33 minutes 15 seconds West a distance of 80.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 66;


Thence North 00 degrees 24 minutes 39 seconds West a distance of 119.35 feet to a 5/8" iron pin set at the Northwest corner of said Lot 66;

Thence with the south line of McKinley Street TR-434 (40' wide), North 89 degrees 42 minutes 39 seconds East a distance of 80.00 feet to the point of beginning and containing 0.219 acres, more or less, subject to any public or private easements of record.

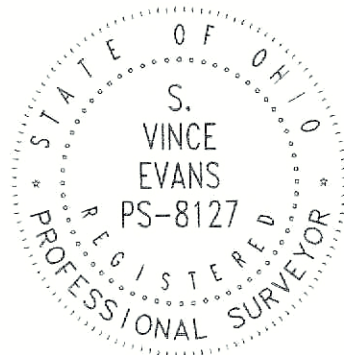
The above 0.219 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the south line of McKinley Street as North 89 degrees 42 minutes 39 seconds East. Bearings 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 September 18, 2023.

  
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**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: 09 21 2023

**RECEIVED**  
September 22, 2023  
Hocking County  
Auditor's Office



## SURVEY DESCRIPTION OF A 0.219 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 17 of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Being all of Lots 67 and 68 of the Ricketts Allotment as recorded in Volume OR757, Page 969 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of said Lot 67;  
Thence South 00 degrees 24 minutes 39 seconds East a distance of 119.35 feet to a 5/8" iron pin set at the Southeast corner of said Lot 67;

Thence with the north line of TR-442 (20' wide)(Class X), South 89 degrees 33 minutes 15 seconds West a distance of 80.00 feet to a 5/8" iron pin set at the Southwest corner of said Lot 68;

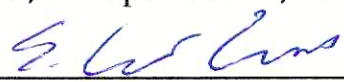
Thence North 00 degrees 24 minutes 39 seconds West a distance of 119.57 feet to a 5/8" iron pin set at the Northwest corner of said Lot 68;

Thence with the south line of McKinley Street TR-434 (40' wide)(Class X for 65.00 feet), North 89 degrees 42 minutes 39 seconds East a distance of 80.00 feet to the point of beginning and containing 0.219 acres, more or less, subject to any public or private easements of record.

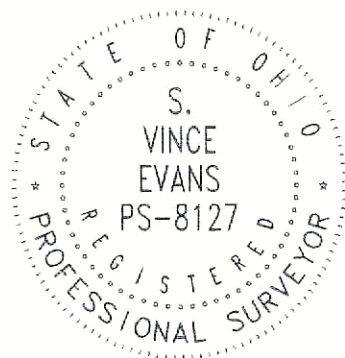
The above 0.219 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the south line of McKinley Street as North 89 degrees 42 minutes 39 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

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



**APPROVED MATHEMATICALLY**

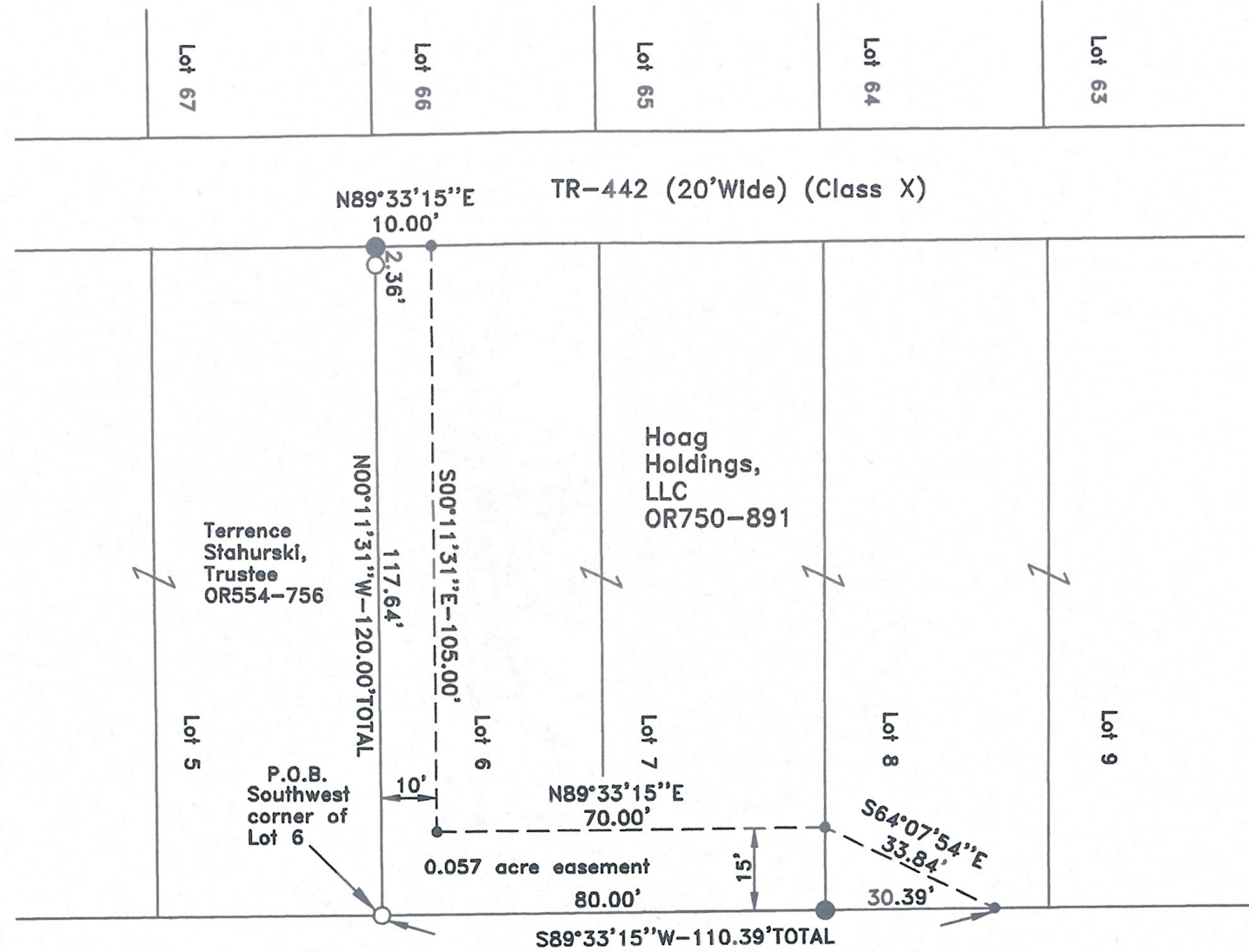
Hocking County Engineer's Office  
By:  Date: 09/24 Y. 2023

**RECEIVED**  
September 22, 2023  
Hocking County  
Auditor's Office

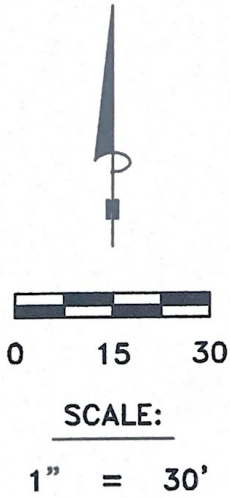


PLAT OF A 0.057 ACRE EASEMENT

Situated in Falls Township, Hocking County, Ohio; being part of Lots 6, 7 and 8 of the Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 & Plat Cabinet 1, Page 4A; being part of Section 11, Township 14N, Range 17W.

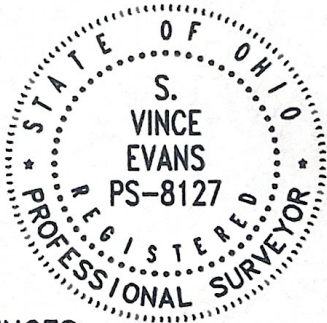


WASHINGTON AVENUE  
TR-1140 (44'Wide) (Class X)



LEGEND:

- Point
- 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 J&J SURVEYING SERVICES, INC found




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

REFERENCE BEARING:

The north line of Washington Avenue as South 89 degrees 33 minutes 15 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 22nd day of January, 2024 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

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February 15, 2024  
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## SURVEY DESCRIPTION OF A 0.057 ACRE EASEMENT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 7 of Section 11, Township 14, Range 17; and being more particularly described as follows:

Being part of Lots 6, 7 and 8 of the Ricketts Allotment as recorded in Volume OR750, Page 891, to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin with 1-1/4" plastic ID cap stamped J&J SURVEYING SERVICES, INC. found at the Southwest corner of said Lot 6;  
Thence North 00 degrees 11 minutes 31 seconds West a distance of 120.00 feet to a 5/8" iron pin set at the Northwest corner of said Lot 6, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped J&J SURVEYING SERVICES, INC. found at a distance of 117.64 feet;

Thence with the south line of TR-442, North 89 degrees 33 minutes 15 seconds East a distance of 10.00 feet to a Point;

Thence South 00 degrees 11 minutes 31 seconds East a distance of 105.00 feet to a Point;

Thence North 89 degrees 33 minutes 15 seconds East a distance of 70.00 feet to a Point on the east line of said Lot 7;

Thence South 64 degrees 07 minutes 54 seconds East a distance of 33.84 feet to a Point on the north line of Washington Avenue;

Thence with the north line of Washington Avenue, South 89 degrees 33 minutes 15 seconds West a distance of 110.39 feet, passing a 5/8" iron pin set at a distance of 30.39 feet, to the point of beginning and containing 0.057 acres, more or less, subject to any public or private easements of record.

The above 0.057 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 north line of Washington Avenue as South 89 degrees 33 minutes 15 seconds West. 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, 2024.



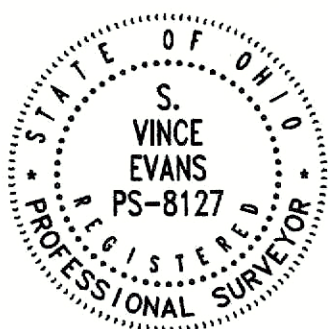
S. Vince Evans, P. S. 8127

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



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Auditor's Office

Situated in Falls Township, Hocking County, Ohio; being Lots 51, 52, 53, and 54 of the Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 & Plat Cabinet 1, Page 4A; being part of Fractional Lot 17 (Plats of Sections Plat Book A-4, Page 52) of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River.


$$1'' = 40'$$

**LEGEND:**

- 1/2" iron pin 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 SEYMOUR & ASSOC. found
- Boundary Line
- Adjacent Boundary Line

**REFERENCES:**

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road  
No occupation lines found  
All monuments found are  
in good condition unless  
otherwise noted

REFERENCE BEARING:

The west line of West Street as South 00 degrees 09 minutes 10 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 20th day of March, 2024 and that the plat is a correct representation of the premises as described by said survey.

Registered Surveyor No. 8127

Survey by:  
RECEIVED

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

APR 08 2024

HOCKING COUNTY  
ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By: [Signature] Date: 04/09/2024



## SURVEY DESCRIPTION OF A 0.223 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 17 (Plats of Sections Plat Book A-4, Page 52) of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Being all of Lots 51 and 52 of the Ricketts Allotment as recorded in Volume OR765, Page 784 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of Lot 53;  
Thence South 89 degrees 42 minutes 39 seconds West a distance of 120.11 feet to a 5/8" iron pin set at the Southeast corner of Lot 52;

Thence with the east line of GARFIELD STREET T-432 (40' wide), North 00 degrees 11 minutes 28 seconds East a distance of 81.01 feet to a 1/2" iron pin found at the Northwest corner of Lot 51;


Thence North 89 degrees 42 minutes 39 seconds East a distance of 120.06 feet to a 5/8" iron pin set at the Northeast corner of Lot 51;

Thence with the west line of WEST STREET T-1096 (40' wide), South 00 degrees 09 minutes 10 seconds West a distance of 81.01 feet to the point of beginning and containing 0.223 acres, more or less, subject to any public or private easements of record.

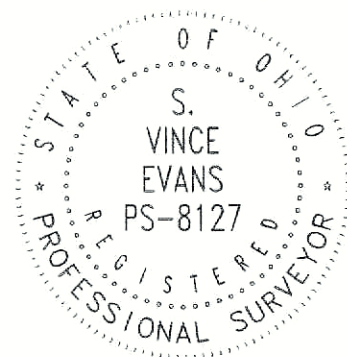
The above 0.223 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the west line of WEST STREET as South 00 degrees 09 minutes 10 seconds West. Bearings are based 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 20, 2024.

  
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




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APR 08 2024

HOCKING COUNTY  
ENGINEERS OFFICE

APPROVED MATHEMATICALLY

Hocking County Engineer's Office  
By:  Date: Mar 20 2024

RECEIVED

April 09, 2024

Hocking County  
Auditor's Office

## SURVEY DESCRIPTION OF A 0.223 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 17 (Plats of Sections Plat Book A-4, Page 52) of Section 11, Township 14N, Range 17W; Congress Lands East of the Scioto River; and being more particularly described as follows:

Being all of Lots 53 and 54 of the Ricketts Allotment as recorded in Volume OR765, Page 784 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Northeast corner of Lot 53;  
Thence with the west line of WEST STREET T-1096 (40' wide), South 00 degrees 09 minutes 10 seconds West a distance of 81.01 feet to a 5/8" iron pin set at the Southeast corner of Lot 54;

Thence South 89 degrees 42 minutes 39 seconds West a distance of 120.17 feet to a 5/8" iron pin set at the Southwest corner of Lot 54;

Thence with the east line of GARFIELD STREET T-432 (40' wide), North 00 degrees 11 minutes 28 seconds East a distance of 81.01 feet to a 5/8" iron pin set at the Northeast corner of Lot 51;

Thence North 89 degrees 42 minutes 39 seconds East a distance of 120.11 feet to the point of beginning and containing 0.223 acres, more or less, subject to any public or private easements of record.

The above 0.223 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 west line of WEST STREET as South 00 degrees 09 minutes 10 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

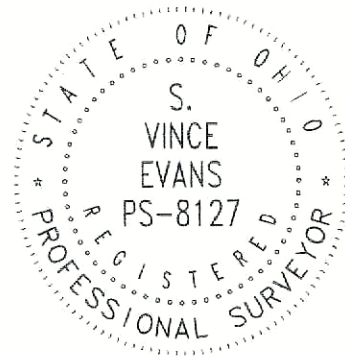
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on March 20, 2024.



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



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ENGINEERS OFFICE

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Hocking County Engineer's Office  
By:  Date: MAR 09 2024

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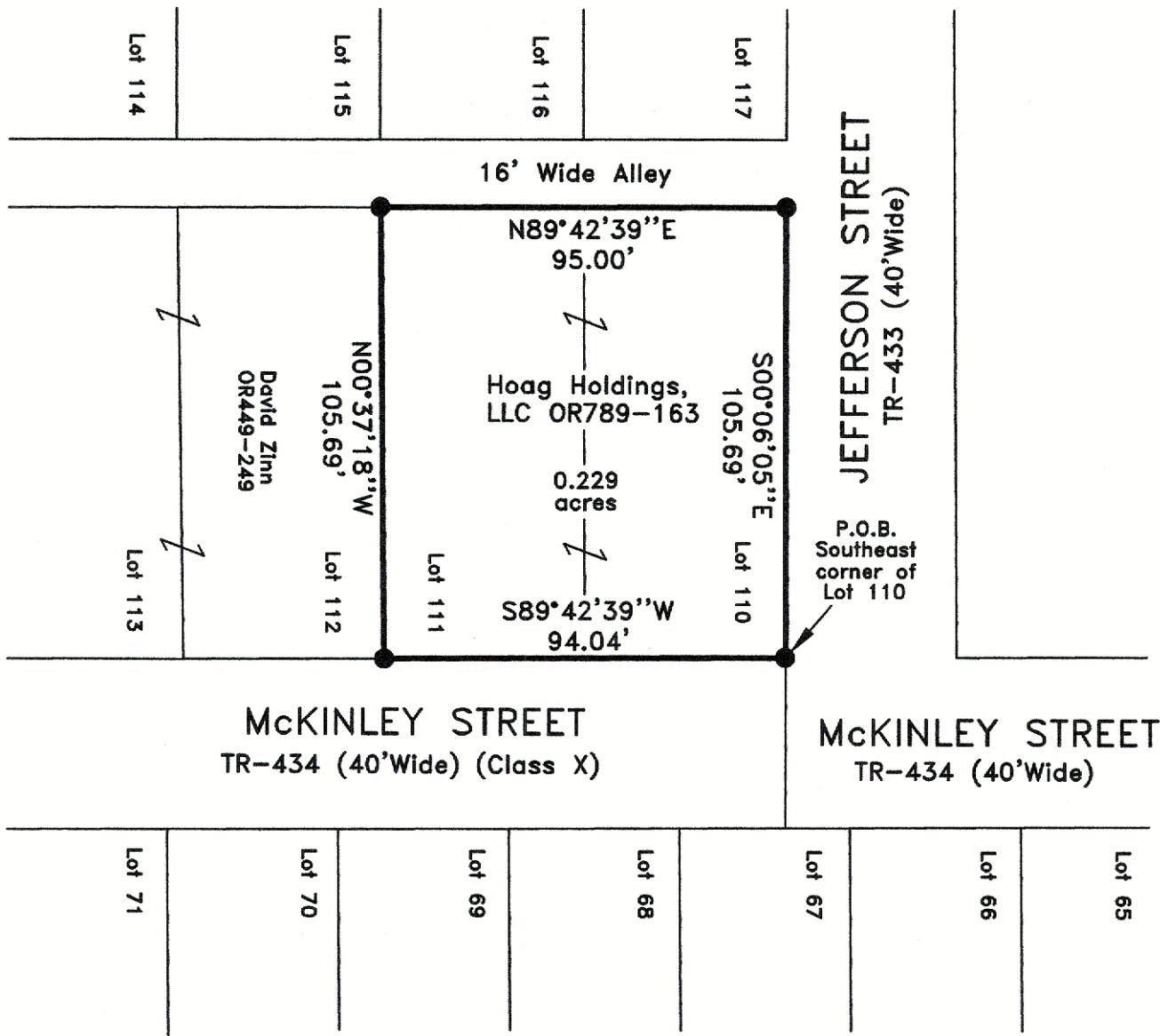
April 09, 2024

Hocking County  
Auditor's Office



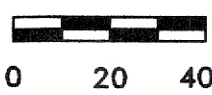
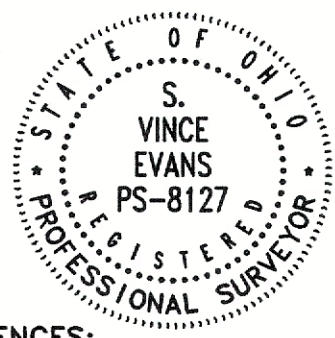
PLAT OF A 0.229 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being Lots 110 and 111 of the Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 & Plat Cabinet 1, Page 4A; being part of Section 11, Township 14, Range 17.



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Hocking County Engineer's Office  
By: WPS Date: M. 2 D. 12 Y 2025



SCALE:

1" = 40'

LEGEND:

- 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 south line of said Lot 110 as South 89 degrees 42 minutes 39 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 27th day of December, 2024 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  
FAX (740) 596-5831

## SURVEY DESCRIPTION OF A 0.229 ACRE TRACT

Situated in Falls Township, Hocking County, Ohio; being part of Ricketts Allotment, Lots 1-134 Inclusive, Plat Book B, Page 41 and Plat Cabinet 1, Page 4A, Hocking County Recorder's Office; being part of Fractional Lot 17 of Section 11, Township 14N, Range 17W; and being more particularly described as follows:

Being all of Lots 110 and 111 of the Ricketts Allotment as recorded in Volume OR789, Page 163 to Hoag Holdings, LLC.

Beginning at a 5/8" iron pin set at the Southeast corner of said Lot 110;  
Thence with the north line of McKinley Street TR-434 (40'wide)(Class X), South 89 degrees 42 minutes 39 seconds West a distance of 94.04 feet to a 5/8" iron pin set at the Southwest corner of said Lot 111;

Thence North 00 degrees 37 minutes 18 seconds West a distance of 105.69 feet to a 5/8" iron pin set at the Northwest corner of said Lot 111;

Thence with the south line of a 16' wide alley, North 89 degrees 42 minutes 39 seconds East a distance of 95.00 feet to a 5/8" iron pin set at the Northeast corner of said Lot 110;

Thence with the west line of Jefferson Street TR-433 (40' wide), South 00 degrees 06 minutes 05 seconds East a distance of 105.69 feet to the point of beginning and containing 0.229 acres, more or less, subject to any public or private easements of record.

The above 0.229 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 south line of said Lot 110 as South 89 degrees 42 minutes 39 seconds West. Bearings are based upon an assumed meridian and are to denote angles only.

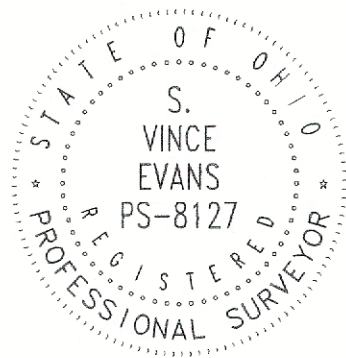
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on December 27, 2024.



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



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Auditor's Office

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Hocking County Engineer's Office  
By WPS Date: M. 2 D. 19 Y. 2025