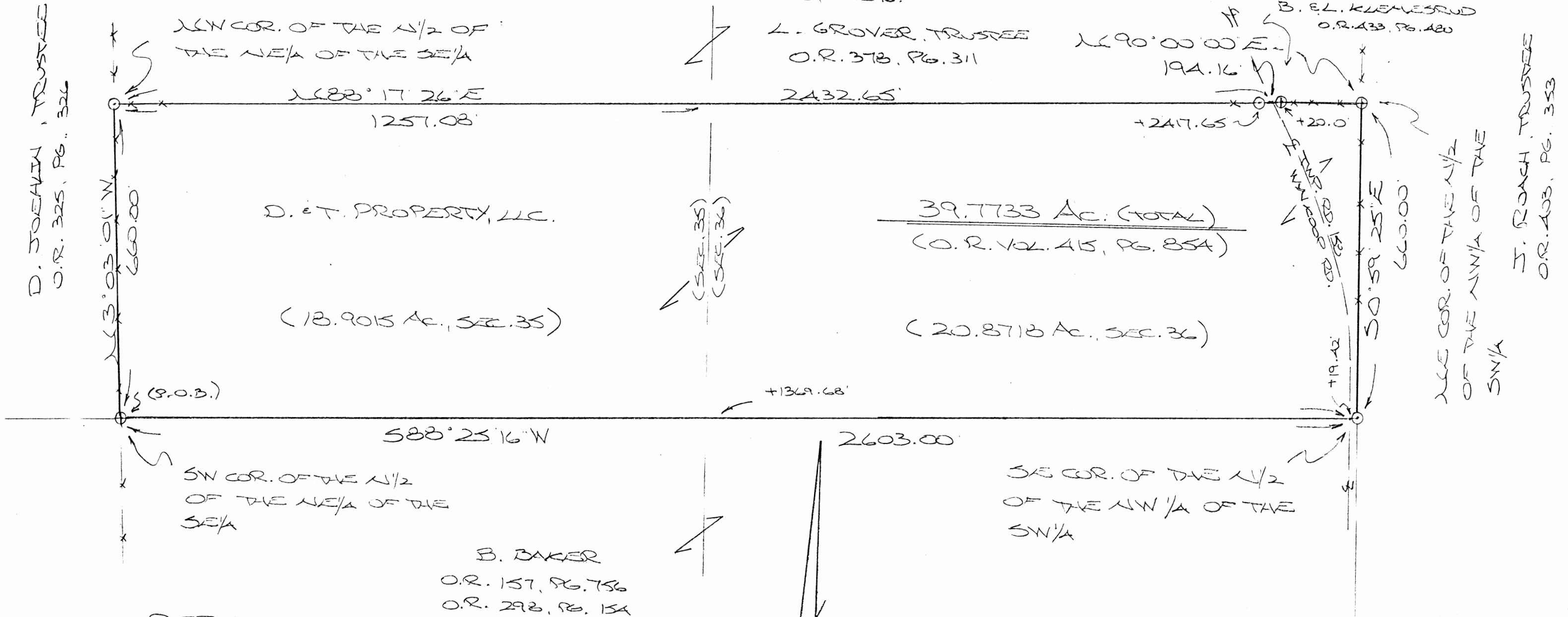


BEING THE N $\frac{1}{2}$  OF THE NE $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF SEC. 35, PERRY TWP., T-12N. R-19W,  
AND THE N $\frac{1}{2}$  OF THE NW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SEC. 36, PERRY TWP., T-12N. R-19W,  
HOCKING CO., OHIO NOTE: CITED BEARINGS ARE BASED ON THE BEARING SYSTEM OF THE 22.3713 AC. TRACT  
DESCRIBED IN O.R. VOL. 276, PG. 696.



# REFERENCES:

COUNTY TAX MAPS  
SURVEYS OF RECORD  
DEEDS (AS NOTED)

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By: W.B. Date: M.09.D.08.Y.2009

○ =  $\frac{5}{8}$ " X 30" IRON PIN (S) W/  $\frac{1}{4}$ " PLASTER  
ID CAP STAMPED "MPB 5-6803"  
⊕  $\frac{5}{8}$ " X 30" IRON PIN (PREV. SET)  
AS DESCRIBED ABOVE

PLAT PREPARED FROM SURVEY MADE  
SEPT. 4, 2009 BY:  
[Signature] (9-8-09)  
OHIO REGISTERED SURVEYOR NO. 6803

### DESCRIPTION OF 39.7733 ACRE TRACT

Being the tract of land described in Vol. 415, Pg. 854, Hocking Co. Official Records, consisting of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec. 35, T-12N, R-19W, and the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 36, Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the SW corner of said N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec. 35;

Thence, with the west line of said N  $\frac{1}{2}$ , N 3 degrees 03' 01" W a distance of 660.00 ft. to an iron pin set on the NE corner of said N  $\frac{1}{2}$ ;

Thence, with the north line of said N  $\frac{1}{2}$  and an extension thereof, N 88 degrees 17' 26" E, passing a point on the west line of Sec. 36 at 1257.08 ft. and an iron pin set at 2417.65 ft., going a total distance of 2432.65 ft. to a point in the center of Twp. Rd. 158 (Wynkoop Rd.);

Thence, leaving Twp. Rd. 158 and along the south line of the 5.000 Ac. tract described in O.R. Vol. 433, Pg. 480, N 90 degrees 00' 00" E, passing an iron pin previously set at 20.00 ft., going a total distance of 194.16 ft. to an iron pin previously set on the NE corner of said N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 36;

Thence, with the east line of said N  $\frac{1}{2}$ , S 0 degrees 59' 25" E a distance of 660.00 ft. to an iron pin set on the SE corner of said N  $\frac{1}{2}$ ;

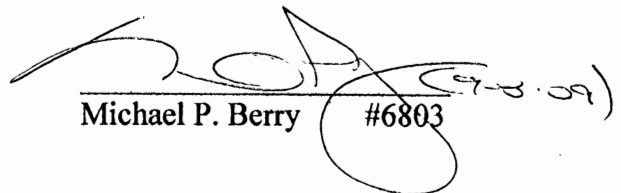
Thence, with the south line of said N  $\frac{1}{2}$  and extension thereof, S 88 degrees 25' 16" W, passing a point in the centerline of Twp. Rd. 158 at 19.42 ft. and a point on the east line of Sec. 35 at 1369.68 ft., going a total distance of 2603.00 ft. to the place of beginning, containing 18.9015 acres in Sec. 35 and 20.8718 acres in Sec. 36, making a total of 39.7733 acres, more or less, and being subject to the right-of-way of Twp. Rd. 158 and all valid easements.

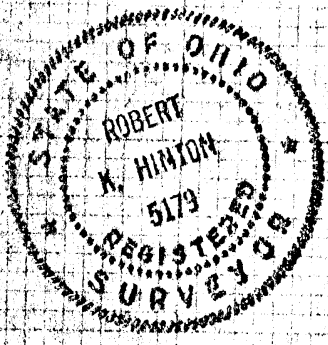
Cited bearings are based on the bearing system of the 22.3713 Ac. tract described in O.R. Vol. 278, Pg. 696.

All iron pins described as being set or previously set are 5/8" X 30" with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "M.P.B. S-6803".

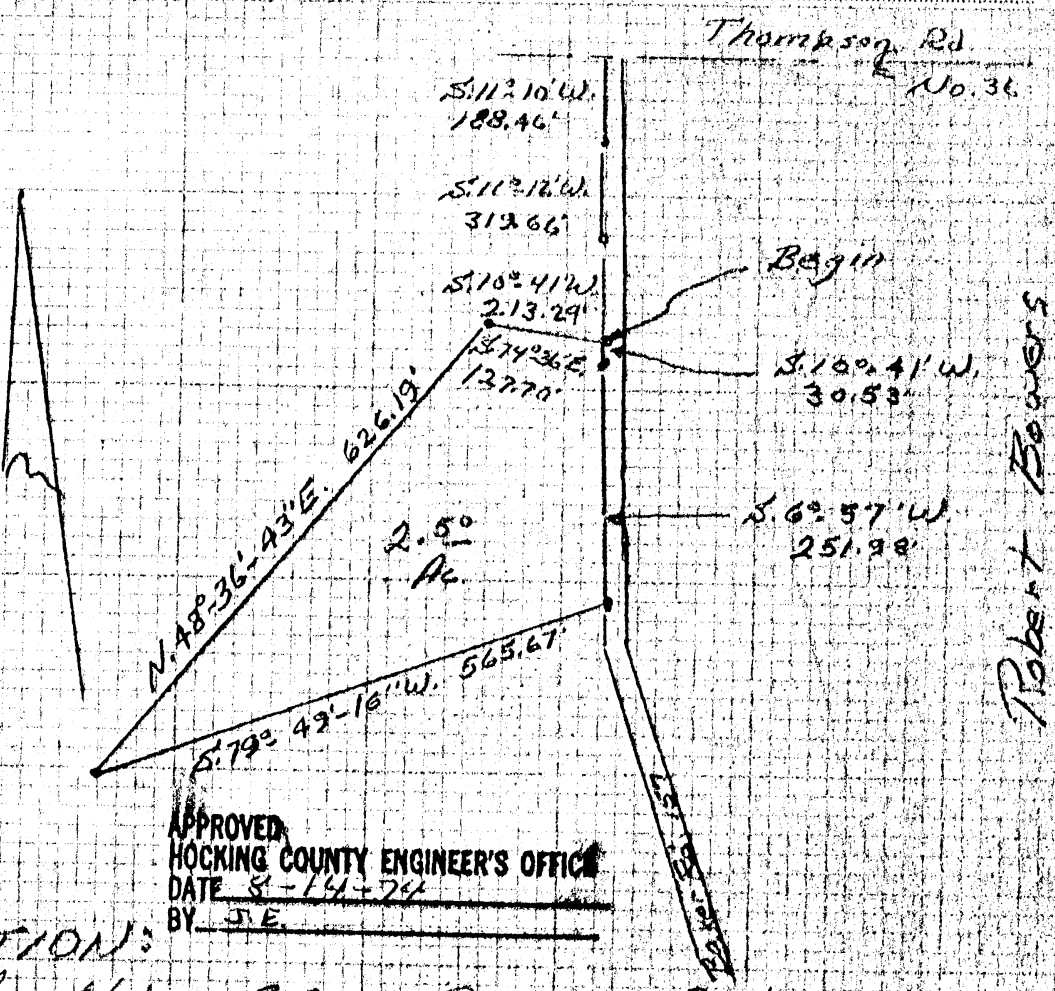
The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on Sept. 4, 2009.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: WJB Date: M. 09 D. 08 Y. 2009

  
Michael P. Berry #6803



1' = 200'  
 July 74



APPROVED  
 HOCKING COUNTY ENGINEER'S OFFICE  
 DATE 8-14-74  
 BY J.E.

**DESCRIPTION:**

Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Northwest Quarter of the Northwest Quarter of Section No. 35, T. 12, R. 19, and bounded as follows:

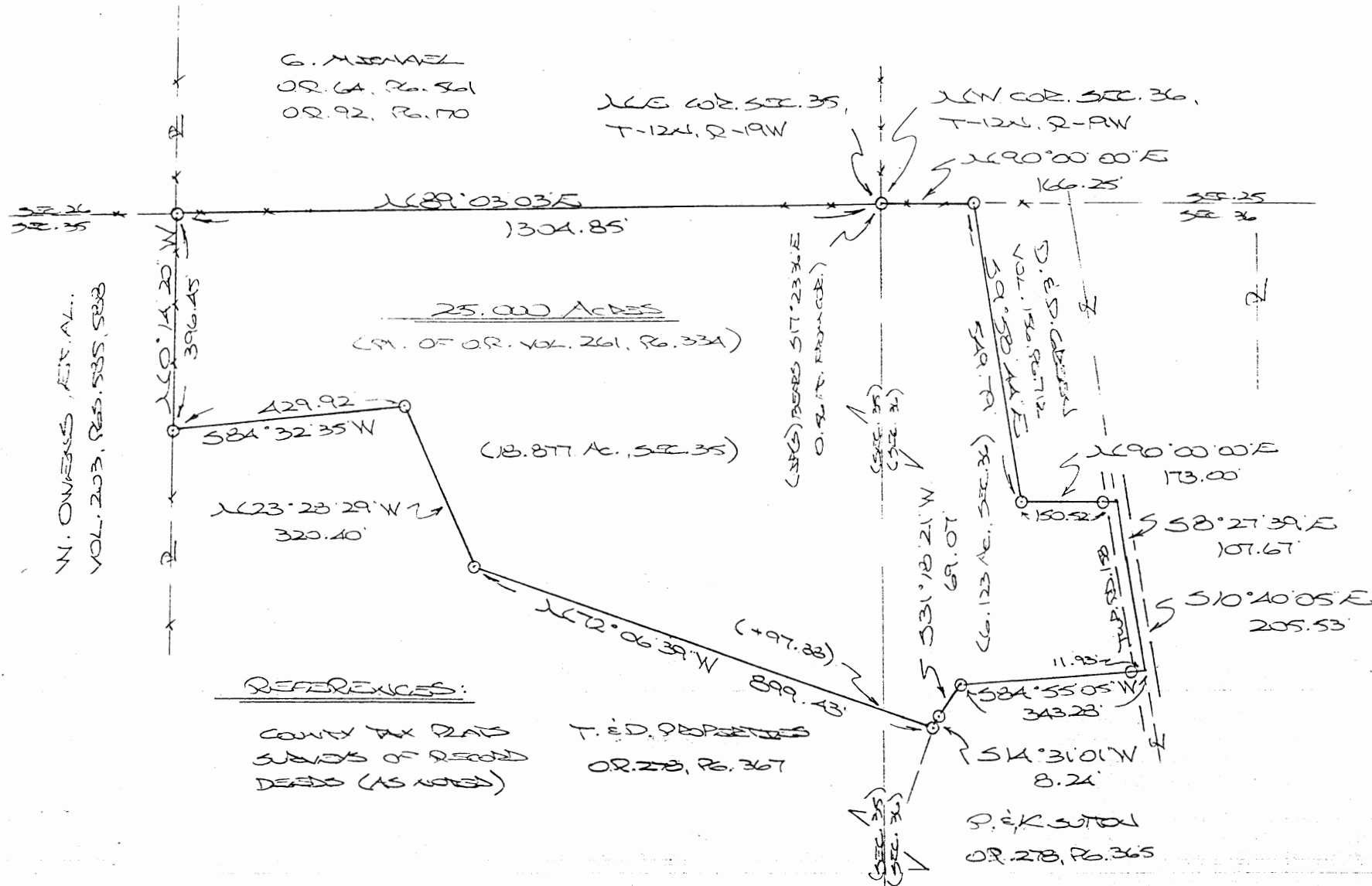
Beginning at an iron pin on the West edge of Baker Road No. 151, said pin bears, S. 11° 10' W. 188.46 ft. and S. 11° 12' W. 319.66 ft. and S. 10° 41' W. 213.29 ft. from a railroad spike located where the center line of Thompson Road No. 36 intersects the West line of Baker Road; thence with the following two courses along the West edge of Baker Road, S. 10° 41' W. 30.53 ft. to a railroad spike, thence S. 6° 57' W. 251.98 ft. to an iron pin, thence S. 79° 49' 16" W. 565.67 ft. to an iron pin, thence N. 48° 36' 43" E. 626.19 ft. to an iron pin, thence S. 74° 36' E. 127.70 ft. to the beginning. Containing 2.50 acres, more or less.

Grantor: Sharon K. Denny Grantee: Martin Crosby

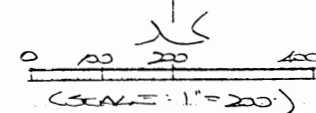
25,000 Ac

BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SEC 35, T-12N, R-19W, AND PART OF THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SEC 36, DEERY TWP, T-12N, R-19W, HOCKESSY CO., OHIO

NOTE: CLOSURE POINTS ARE BASED ON THE NORTH LINE OF SEC. 36 AS BEING 1690.00' 00" E.



\* **CONDITIONAL APPROVAL/**  
TRANSFER Not to be used as  
separate building site or  
transferred as an independent  
parcel in the future without  
Planning Commission and/or  
Health Department approval  
with adjoining parcel  
See deed OR282-582



① =  $\frac{5}{8} \times 30^\circ$  120V 20A (S) w/ ESCA

Approved - Mathematically  
Hocking County Engineer's Office

BY WJB DATE 08-18-05

PLAT DISTRICT PROPERTY AND AUG. 13,  
2003 BY: [Signature]

0/10 READVISED NO. 4803



### DESCRIPTION OF 25.000 AC. TRACT

Being a part of the tracts of land described in Vol. 278, Pg. 367, Hocking Co. Official Records, situated in the NE 1/4 of the NE 1/4 of Sec. 35, T-12N, R-19W, and in the W1/2 of the NW 1/4 of the NW 1/4 of Sec. 36, Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a point on the NW corner of Sec. 36, said corner being referenced by an iron pin set which bears S 17 degrees 23' 36" E a distance of 0.56 ft.;

Thence, with the north line of Sec. 36, N 90 degrees 00' 00" E a distance of 166.25 ft. to an iron pin set on the NW corner of the 2.18 Ac. tract described in Vol. 156, Pg. 712;

Thence with the west and south lines of said 2.18 Ac. tract the following two (2) courses:

1) S 9 degrees 58' 44" E a distance of 549.79 ft. to an iron pin set;

2) N 90 degrees 00' 00" E, passing an iron pin set at 150.52 ft., going a total distance of 173.00 ft. to a point in the center of Twp. Rd. No. 158;

Thence with the center of said Twp. road the following two (2) courses:

1) S 8 degrees 27' 39" E a distance of 107.67 ft. to a point;

2) S 10 degrees 40' 05" E a distance of 205.53 ft. to a point;

Thence leaving Twp. Rd. 158 and with new lines the following six (6) courses:

1) S 84 degrees 55' 05" W, passing an iron pin set at 11.93 ft., going a total distance of 343.28 ft. to an iron pin set;

2) S 31 degrees 18' 21" W a distance of 69.07 ft. to an iron pin set;

3) S 14 degrees 31' 01" W a distance of 8.24 ft. to an iron pin set;

4) N 72 degrees 06' 39" W, passing a point on the east line of Sec. 35 at 97.38 ft., going a total distance of 899.43 ft. to an iron pin set;

5) N 23 degrees 28' 29" W a distance of 320.40 ft. to an iron pin set;

6) S 84 degrees 32' 35" W a distance of 429.92 ft. to an iron pin set on the west line of the NE 1/4 of the NE 1/4 of Sec. 35;

Thence, with said west line, N 0 degrees 14' 20" W a distance of 396.45 ft. to an iron pin set on the north line of Sec. 35;

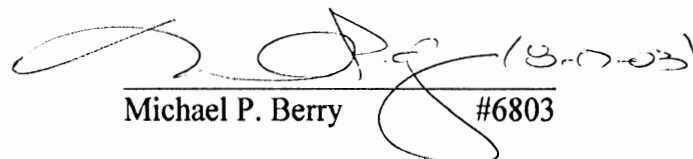
Thence, with said north line, N 89 degrees 03' 03" E a distance of 1304.85 ft. to the place of beginning, containing 18.877 acres in Sec. 35 and 6.123 acres in Sec. 36, making a total of 25.000 acres, more or less, and being subject to the right-of-way of Twp. Rd. 158 and all valid easements.

Cited bearings are based on the north line of Sec. 36 as running N 90 degrees 00' 00" E.

All iron pins described as being set are 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on August 13, 2003.

\* CONDITIONAL APPROVAL/  
TRANSFER Not to be used as  
separate building site or  
transferred as an independent  
parcel in the future without  
Planning Commission and/or  
Health Department approval  
with adjoining parcel  
See deed OR282-582

  
Michael P. Berry #6803

Approved - Mathematically  
Hocking County Engineer's Office

BY WB DATE 08-18-03

# REFERENCES:

Tax Maps  
Previous Surveys  
Deeds as Noted

0 100 200 400  
Scale: 1" = 200'

Jamie and Teresa Hickey  
Official Rec. 112, Page 567

Bonita McGhee  
Official Record 57, Page 772  
Official Record 299, Page 943

Robert Bowers, II  
Official Rec. 144, Page 639  
Deed Vol. 175, Page 407  
Deed Vol. 173, Page 460  
and 464

C/L of Exist. 30'  
Ingress & Egress Ease.  
to Robert Bowers II

## REFERENCE POINT

S.W. Cor. of the  
N.E. 1/4 of the  
S.E. 1/4 of Sec.  
34 (BT) Twp. 12,  
Range 19

Edwin and Martha Stewart  
Official Rec. 234, Page 97

Kenneth and Marjorie Dille  
Official Rec. 196, Page 83

Wagner Road  
(Twp. Rd. 155)

## LEGEND

- 5/8" iron pin set 30" in length with a 1 5/16" plastic ID cap inscribed "CASSELL S-6378"
- 3/4" iron pipe found with plastic ID cap inscribed "6378"
- 5/8" iron pin found with plastic ID cap inscribed "LPG-6344"
- 1/2" iron pin found with plastic ID cap inscribed "MPB-6308"
- 5/8" Iron pin found
- Point

## NOTE:

The bearing system for this plat is based on evidence found on the South line of the Northeast quarter of the Southeast quarter of Section 34 (BT) and bears N 89° 10' 01" E and is for the determination of angles only.

Total Acreage  
12.297 Acres

Sec. 34 (BT)  
8.686 Acres

Sec. 35 (BT)  
3.611 Acres

John and Barbara Lemaster  
Official Rec. 231, Page 162

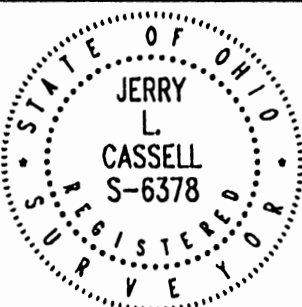
Approved - Mathematically  
Hocking County Engineer's Office

BY WIS DATE 07-19-05

I hereby certify that this plat was prepared from an actual field survey of the premises in July of 2005 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 19<sup>th</sup> day of July, 2005

Jerry L. Cassell  
Ohio Professional Surveyor No. 6378



## PLAT OF SURVEY

Situated in the State of Ohio, County of Hocking, Township of Perry and being a part of a parcel of land conveyed to John and Barbara Lemaster in Official Rec. 231, Page 162 and located in the Southeast Quarter of Section 34 (BT) and the Southwest Quarter of Section 35 (BT), Township 12, Range 19.

FOR:  
John Lemaster

BY:  
Jerry Cassell

DATE:  
July 18, 2005

PROJ. NO.:  
H0070605



CASSELL &  
ASSOCIATES, LLC

PROFESSIONAL  
LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
(740) 969-0024

## **DESCRIPTION OF A 12.297 ACRE PARCEL**

Situated in the State of Ohio, County of Hocking, Township of Perry and being a part of a parcel of land conveyed to John and Barbara Lemaster (hereinafter referred to as "Grantor") in Official Record 231, Page 162 and located in the Southeast Quarter of Section 34 (Bottom Tier) and the Southwest Quarter of Section 35 (Bottom Tier), Township 12, Range 19 and being more particularly described as follows:

**Commencing for** reference at a 5/8 inch iron pin found with a plastic identification cap inscribed "LPG-6344", said iron pin being the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 34 (Bottom Tier), on the Northerly property line of a parcel of land conveyed to Edwin and Martha Stewart in Official Record 195, Page 415 and the Southwesterly property corner of a parcel of land conveyed to Bonita McGhee in Official Record 57, Page 772 and Official Record 299, Page 943;

Thence N 89° 10' 01" E along the South line of the Northeast Quarter of the Southeast Quarter of Section 34 (Bottom Tier), the Southerly property line of the aforementioned McGhee parcel and the Northerly property line of the aforementioned Stewart parcel a distance of 638.51 feet to a point (passing a ¾ inch iron pipe found with a plastic identification cap inscribed "6378" at 625.99 feet), said point being the Grantor's Northwesterly property corner, the Southwesterly property corner of a parcel of land conveyed to Jamie and Teresa Hickey in Official Record 112, Page 567, within the traveled portion of Wagner Road (Township Road 155) and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing N 89° 10' 01" E along the South line of the Northeast Quarter of the Southeast Quarter of Section 34 (Bottom Tier), the South line of the Northwest Quarter of the Southwest Quarter of Section 35 (bottom Tier), the Grantor's Northerly property line, the Southerly property line of the aforementioned Hickey parcel and the Southerly property line of a parcel of land conveyed to Robert Bowers in Official Record 144, Page 639, Deed Volume 175, Page 407 and Deed Volume 173, Page 460 and 464 a distance of 1149.03 feet to an iron pin set (passing ½ inch iron pins found with plastic identification caps inscribed "MPB-6308" at 40.08 feet and 718.02 feet);

Thence leaving the South line of the Northwest Quarter of the Southwest Quarter of Section 35 (bottom Tier) and through the Grantor's lands the following Nine (9) courses:

- 1) S 19° 19' 01" W a distance of 39.25 feet to an iron pin set;
- 2) S 24° 49' 55" W a distance of 119.08 feet to an iron pin set;
- 3) S 23° 56' 47" W a distance of 111.40 feet to an iron pin set;
- 4) S 35° 40' 19" W a distance of 155.15 feet to an iron pin set;
- 5) S 37° 16' 43" W a distance of 155.28 feet to an iron pin set;
- 6) S 42° 58' 39" W a distance of 96.30 feet to an iron pin set;

- 7) S 54° 30' 12" W a distance of 153.29 feet to an iron pin set;
- 8) S 71° 43' 44" W a distance of 134.31 feet to an iron pin set;
- 9) N 84° 41' 21" W a distance of 215.35 feet to a point (passing an iron pin set at 172.95 feet), said point being on the Grantor's Westerly property, the Easterly property line of a parcel of land conveyed to Kenneth and Marjorie Dille in Official Record 196, Page 83 and in the traveled portion of Wagner Road;

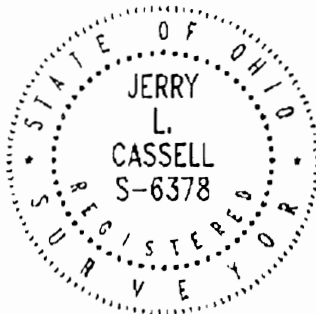
Thence with the traveled portion of Wagner Road, the Grantor's Westerly property line, the Easterly property line of the aforementioned Dille parcel and the Easterly property line of a parcel of land conveyed to Edwin and Martha Stewart in Official Record 234, Page 97 and Official Record 195, Page 415 the following Four (4) courses:

- 1) N 25° 43' 54" W a distance of 63.62 feet to a point;
- 2) N 28° 24' 27" W a distance of 336.53 feet to a point;
- 3) N 24° 58' 42" W a distance of 198.35 feet to a point;
- 4) N 22° 10' 07" W a distance of 138.57 feet to the point of beginning, containing 12.297 Acres, more or less (8.686 acres in Section 34 (Bottom Tier) and 3.611 acres in Section 35 (Bottom Tier)), and 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 a 1 5/16 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the South line of the Northeast Quarter of the Southeast Quarter of Section 34 (Bottom Tier), Township 12, Range 19 and bears N 89° 10' 01" E and is for the determination of angles only.

This description was prepared on July 18, 2005 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in July of 2005 and existing public records.



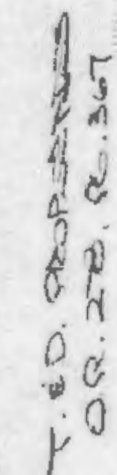
Approved - Mathematically  
Hocking County Engineer's Office

BY W.B. DATE 02-19-05

  
Jerry L. Cassell, P.S.



502.03.15.1



COUNT THE DAYS  
SUBJECTS OF RETURN  
1800 DAY RETURN  
DAYS (AS ABOVE)

C. ED. MUELLER  
VOL. 144, PG. 390

BY W13 DATE 06-08-04

NOT POSTED FOR OVER ONE YEAR MAY 15  
2003 TO JULY 2, 2004 BY:

2022 (1-9-24)  
ONSD RELEASED SUBJECT NO. 6803





## DESCRIPTION OF SURVEY FOR MR. & MRS. STANLEY JOEHLIN

Being the tract of land described in Vol. 189, Pg. 240, Hocking Co. Deed Records, consisting of all of Frac. Lot No. 2, part of the SE 1/4 of the NW 1/4, part of the SW 1/4 of the NE 1/4, part of the NW 1/4 of the SE 1/4 and part of the NE 1/4 of the SW 1/4 of Sec. 35, Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin found on the NE corner of said SE 1/4 of the NW 1/4;

Thence N 4 degrees 47' 44" E, crossing Twp. Rd. 157, a distance of 295.69 ft. to an iron pin set on the NW corner of said Frac. Lot No. 2;

Thence S 82 degrees 33' 01" E, passing an iron pin set at 1233.81 ft., going a total distance of 1262.40 ft. to the NE corner of said Frac. Lot No. 2;

Thence, with the east line of Frac. Lot No. 2 and an extension thereof and generally along an existing fence, S 5 degrees 22' 26" W a distance of 2370.93 to an iron pin set on the SE corner of the N 1/2 of the NW 1/4 of the SE 1/4;

Thence, with the south line of said N 1/2 and an extension thereof, (and crossing Twp. Rd. 157), N 81 degrees 50' 54" W a distance of 1712.23 ft. to an iron pin set in an existing fence corner;

Thence, with said existing fence, N 3 degrees 38' 18" E a distance of 656.79 ft. to a 3" iron pipe found on the south line of the SE 1/4 of the NW 1/4;

Thence, with said south line, N 81 degrees 09' 00" W a distance of 834.38 ft. to an iron pin set;

Thence, with the west line of said SE 1/4 of the NW 1/4, N 4 degrees 46' 16" E a distance of 217.84 ft. to an iron pin set;

Thence with the southerly and easterly boundary of the 24.633 Ac. tract described in O. R. Vol. 144, Pg. 638, the following three (3) courses:

1) S 82 degrees 47' 48" E a distance of 502.72 ft. to an iron pin set;

2) N 44 degrees 13' 12" E a distance of 682.51 ft. to an iron pin set;

3) N 11 degrees 03' 12" E a distance of 614.25 ft. to an iron pin set on the north line of the SE 1/4 of the NW 1/4, said pin being referenced by a 2" iron pipe found on the NW corner of said quarter-quarter section which bears N 82 degrees 08' 48" W a distance of 1004.59 ft.;

Thence, with said north line S 82 degrees 08' 48" E a distance of 315.61 ft. to the place of beginning, containing 94.5347 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 157 and all valid easements.

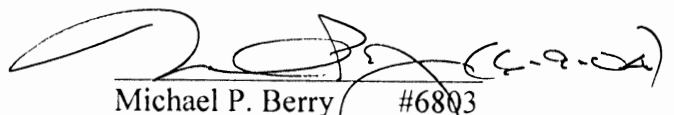
Cited bearings are based on the south line of the NE 1/4 of the NW 1/4 of Sec. 35 as running S 82 degrees 08' 48" E.

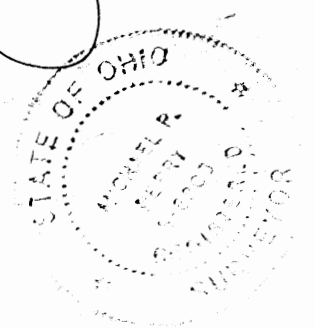
All iron pins described as being set are 5/8" X 30" with a 1 1/4" I.D. cap stamped "M.P.B. S-6803".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, from May 14, 2003 to June 2, 2004.

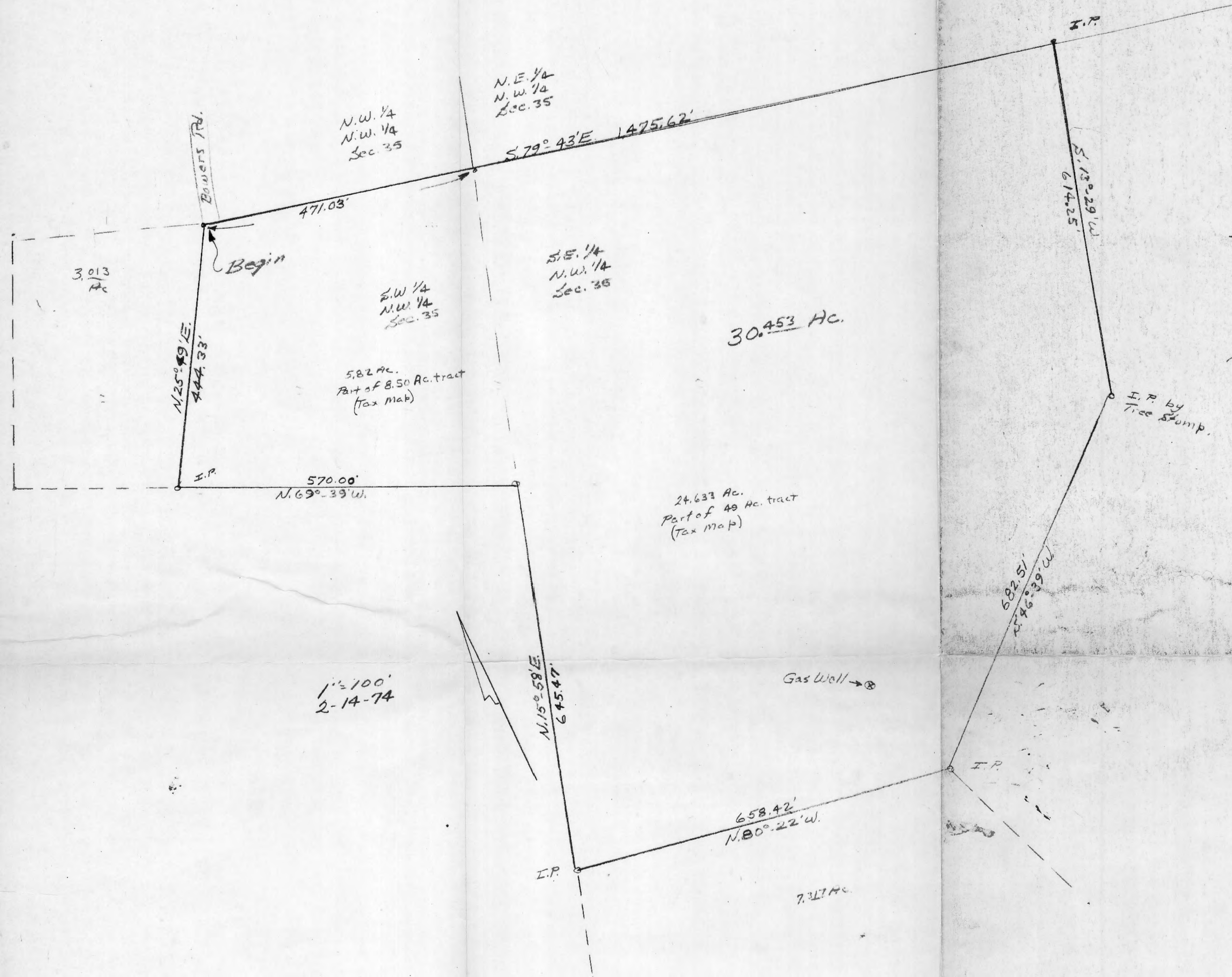
Approved - Mathematically  
Hocking County Engineer's Office

BY WB DATE 06-09-04

  
Michael P. Berry #6803







**DESCRIPTION:** Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the South Half of the Northwest Quarter of Section No. 35, T. 12, R. 19 and bounded as follows:

Beginning at a railroad spike at the Northwest corner of the tract herein described, said spike bears, N. 79°-43' W. 471.03 ft. from the center of the said Northwest Quarter of Section No. 35, thence S. 79°-43' E. 1475.62 ft. to an iron pin; thence S. 13°-29' W. 614.25 ft. to an iron pin by a tree stump; thence S. 46°-39' W. 682.51 ft. to an iron pin; thence N. 80°-22' W. 658.42 ft. to an iron pin; thence N. 15°-58' E. 645.47 ft. to an iron pin; thence N. 69°-39' W. 570.00 ft. to an iron pin; thence N. 25°-49' E. 444.33 ft. to the beginning.

Containing 30.453 acres, more or less.

Survey for: Dr. John Bowers

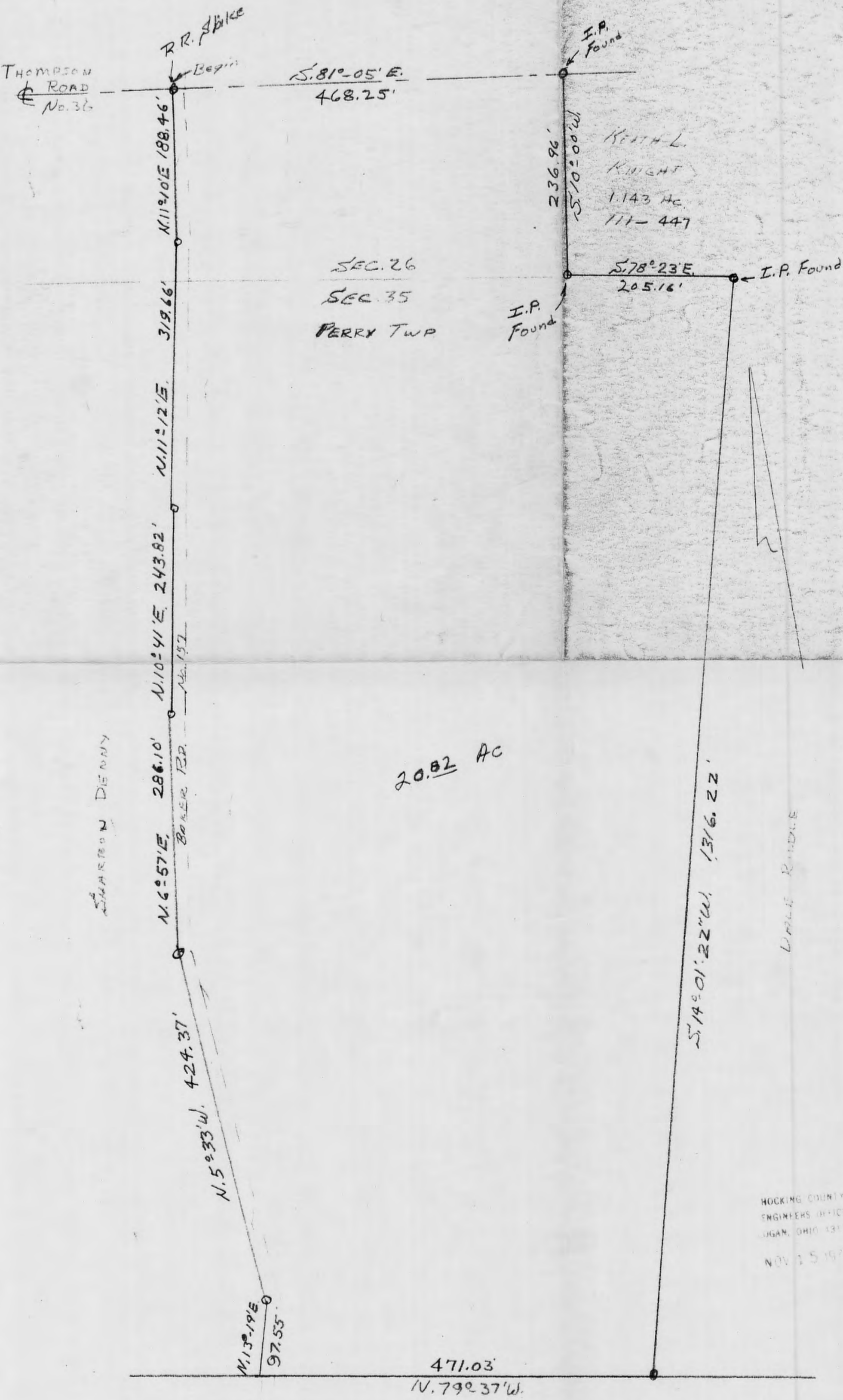


HOCKING COUNTY  
SURVEYORS OFFICE  
LOAN, OHIO 43138

APR 26 1974



26+35



11/2/73  
Nov. 1973  
Magnetic Brgs. this date

HOCKING COUNTY  
ENGINEERS OFFICE  
LOGAN, OHIO 43130  
NOV 15 1973

ROBERT LOVIER

DESCRIPTION: Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Northwest Quarter of Section No. 35, and a part of the Southwest Quarter of Section No. 26, T. 12, R. 19, and bounded as follows: Beginning at a railroad spike where the center line of the Thompson Road, No. 36, intersects the West line of the Baker Road, No. 157, thence with the center line of said Thompson Road, No. 36, S. 81° 05' E. 468.25 ft. to an iron pin; thence S. 10° 00' W. <sup>236.96</sup> 326.96 ft. to an iron pin; thence S. 78° 23' E. 205.16 ft. to an iron pin; thence S. 14° 01' 22" W. 1316.22 ft. to an iron pin; thence N. 79° 31' W. 471.03 ft. to a railroad spike on the West line of Baker Road, thence with the West line of said Baker Rd, the following six (6) courses, N. 13° 19' E. 97.55 ft., N. 5° 33' W. 424.37 ft., N. 6° 57' E. 286.10 ft., <sup>411</sup> N. 10° 14' E. 243.82 ft., N. 11° 12' E. 319.66 ft., N. 11° 10' E. 188.46 ft. to the beginning, Containing 20.82 acres, more or less.

Grantor: Sharon Denny 137-167

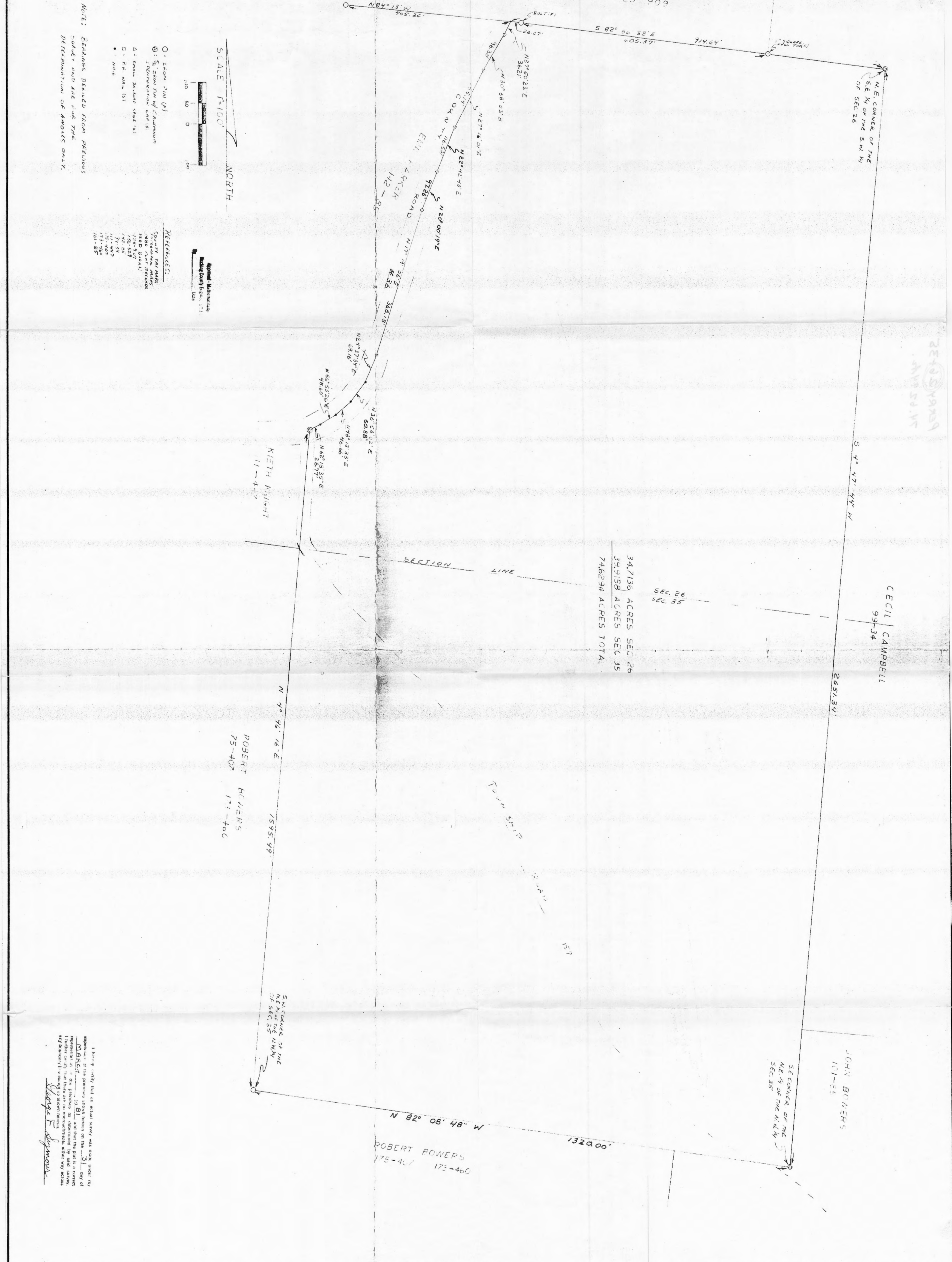
R. K. Hinton  
Surveyor 5179

APPROVED  
HOCKING COUNTY  
ENGINEERS OFFICE  
LOGAN, OHIO 43138

NOV 15 1973

S.E.







# Seymour-Shaw & Associates, Inc.

Consulting Engineers & Surveyors

WILLIAM R. SHAW, P.E., P.S.  
GEORGE F. SEYMOUR, P.S.

PHONE  
614 - 385-4349

615 WALHONDING AVE.  
LOGAN, OHIO 43138

## Description of Survey for Stanley Joehlin

Being that tract of land transferred to Mara Piccinini as recorded in Deed Book 156 at page 529, Hocking County Recorder's Office, said tract being situate in the southwest quarter of Section 26 and the northwest quarter of Section 35, T12N, R19W, Perry Township, Hocking County, State of Ohio, and more particularly described as follows:

Beginning at a 5/8" iron pin with a 2" aluminum identification cap set on the northeast corner of the southeast quarter of the southwest quarter of Section 26, T12N, R19W;

Thence with the east line of the southeast quarter of the southwest quarter of Section 26, South 4° 47' 44" West a distance of 2651.34 feet to a 5/8" iron pin with a 2" aluminum identification cap set on the southeast corner of the northeast quarter of the northwest quarter of Section 35, T12N, R19W;

Thence with the south line of the northeast quarter of the northwest quarter of Section 35, North 82° 08' 48" West a distance of 1320.00 feet to an iron pin found on the southwest corner of the northeast quarter of the northwest quarter of Section 35;

Thence with the west line of the northeast quarter of the northwest quarter of Section 35, North 4° 46' 16" East a distance of 1595.49 feet to a 5/8" iron pin with a 2" aluminum identification cap set on the west line of the southeast quarter of the southwest quarter of Section 26 in the center of County Road 36;

Thence leaving the west line of the southeast quarter of the southwest quarter of Section 26 and with the center of County Road 36 the following eleven courses:

- (1) North 62° 18' 35" East a distance of 28.77 feet to a nail,
- (2) North 56° 53' 26" East a distance of 45.60 feet to a nail,
- (3) North 48° 13' 33" East a distance of 46.66 feet to a nail,
- (4) North 36° 58' 02" East a distance of 60.88 feet to a nail,
- (5) North 24° 37' 34" East a distance of 69.16 feet to a small railroad spike,
- (6) North 17° 19' 06" East a distance of 368.18 feet to a P.K. nail,
- (7) North 20° 00' 19" East a distance of 97.26 feet to a P.K. nail,
- (8) North 22° 42' 43" East a distance of 116.58 feet to a small railroad spike,
- (9) North 27° 16' 01" East a distance of 155.14 feet to a small railroad spike,
- (10) North 30° 38' 03" East a distance of 96.30 feet to a small railroad spike, and
- (11) North 27° 50' 23" East a distance of 36.21 feet to a point on the north line of the southeast quarter of the southwest quarter of Section 26;

(continued)

# Seymour-Shaw & Associates, Inc.

Consulting Engineers & Surveyors

WILLIAM R. SHAW, P.E., P.S.  
GEORGE F. SEYMOUR, P.S.

PHONE  
614 - 385-4349

615 WALHONDING AVE.  
LOGAN, OHIO 43138

## Description of Survey for Stanley Joehlin (continued)

Thence leaving the center of said road and with the north line of the southeast quarter of the southwest quarter of Section 26, South  $82^{\circ} 56' 38''$  East, passing through an iron bolt found at 26.07 feet and a 1" square iron pin found at 631.44 feet, going a total distance of 914.64 feet to the place of beginning, containing 34.7136 acres in Section 26 and 39.9158 acres in Section 35 making a total of 74.6294 acres, more or less, subject to the right of way of Township Road 157 and County Road 36.

The bearings used in the above described tract were taken 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, March 31, 1981.

George F. Seymour

Approved - Mathematically  
Hocking County Engineer's Office  
By Ann FM Date 4-8-81



Survey Folder  
Form No. 113-3  
Sec 34  
723  
7.00 Ac.  
SE Pt. Sec 34  
SW Pt. Sec 35  
763

RECEIVED

# Know all Men by these Presents

That RAYMOND K. BOGGS, a married person,

Grantor in consideration of the sum of  
One Dollar and other good and valuable considerations

to him paid by GENEVA K. BOGGS, wife of Grantor,

Grantee the receipt whereof is hereby  
acknowledged do hereby **Remise, Release and forever Quit-Claim,**  
to the said Grantee GENEVE K. BOGGS,

her heirs and assigns forever the  
following **Real Estate** situated in the County of Hocking  
in the State of Ohio and in the township of  
Perry and bounded and described as follows

Being a part of the Southeast Quarter of Section 34 and a part of the Southwest Quarter of Section 35, Township 12, Range 19 and bounded and described as follows:

Beginning at a spike in the center of the Wagner Road No. 155 at the Southeast corner of Section 34; thence with the center of Wagner Road North  $31^{\circ} 10'$  West 462.00 feet to a spike; thence East  $00^{\circ} 00'$  771.00 feet to a stake; thence South  $31^{\circ} 10'$  East 462.00 feet to a stake in the South line of Section 35 and in the township line; thence with the township line and section line West  $00^{\circ} 00'$  771.00 feet to the beginning, containing 7 acres, more or less.

1.09 acres of the described premises is in Section 34 and is a part of an 80 acre tract known as "Second Tract" in the deed recorded in Volume 113, Page 642, Hocking County Deed Records.

5.91 acres of the described premises is in Section 35 aforesaid and is a part of "Fourth Tract" of 37 acres as described in the deed recorded in Volume 113, Page 642, said deed records.

The foregoing description is based upon a new survey made by Robert K. Hinton, registered surveyor No. 5179, State of Ohio, on April 28, 1970.

LAST TRANSFER: Deed Record Volume, 135, Page 350

**To have and to hold** said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee GENEVA K. BOGGS

her heirs and assigns forever

NOTE: CURED BEACONS ARE PLACED ON THE WEST LINE OF SEC. 36 AS RUNNING N90°00'00"E.

THE CSE. OF THE W/2 OF THE  
NW 1/4 OF THE NW 1/4 OF SEC.  
36 |



① = 5/8" x 30" SSN FID (S)  
W/SS CAP

197, 20, 270

B. S. Roach  
OR. VOL. 71, PG. 257

COUNTY TAX PLATS  
SUBJECTS OF RECORD  
DEEDS (AS NOTED)

C. 2 D. Arch<sup>5</sup>, Vol. 124, P. 390

PLAT RECORDED FROM SURVEY DATED JULY 15, 2003,  
BY: [Signature] (7-22-03)  
AND RECORDED SURVEY NO. 6803

BY WB DATE 7-22-03

## DESCRIPTION OF SURVEY FOR MR. DUANE WAGNER

### TRACT "A":

Being a part of a tract of land described in Vol. 261, Pg. 334, Hocking Co. Official Records, situated in the W 1/2 of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Sec. 36, Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the NE corner of said W 1/2 of the NW 1/4 of the NW 1/4;

Thence, with the east line of said W 1/2, S 0 degrees 59' 25" E a distance of 1346.66 ft. to an iron pin set;

Thence with the north, east, and south lines of said SW 1/4 of the NW 1/4 the following three (3) courses:

- 1) N 90 degrees 00' 00" E a distance of 684.90 ft. to an iron pin set;
- 2) S 0 degrees 59' 25" E a distance of 1346.66 ft. to an iron pin set;
- 3) S 90 degrees 00' 00" W, passing an iron pin set at 174.16 ft., going a total distance of 194.16 ft. to a point in the center of Twp. Rd. No. 158;

Thence with the centerline of said Twp. road the following eleven (11) courses:

- 1) N 24 degrees 52' 01" W a distance of 568.13 ft. to a point;
- 2) N 24 degrees 28' 24" W a distance of 444.05 ft. to a point;
- 3) N 22 degrees 26' 09" W a distance of 171.12 ft. to a point;
- 4) N 24 degrees 14' 23" W a distance of 257.45 ft. to a point;
- 5) N 21 degrees 36' 36" W a distance of 140.11 ft. to a point;
- 6) N 13 degrees 16' 42" W a distance of 105.61 ft. to a point;
- 7) N 12 degrees 09' 25" W a distance of 304.20 ft. to a point;
- 8) N 10 degrees 40' 05" W a distance of 205.53 ft. to a point;
- 9) N 8 degrees 27' 39" W a distance of 384.46 ft. to a point;
- 10) N 10 degrees 41' 36" W a distance of 118.50 ft. to a point;
- 11) N 12 degrees 08' 53" W a distance of 154.71 ft. to a point on the north line of Sec. 36;

Thence, with said north line, N 90 degrees 00' 00" E, passing an iron pin set at 20.00 ft., going a total distance of 345.66 ft. to the place of beginning, containing 22.3713 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 158 and all valid easements.


Cited bearings are based on the north line of Sec. 36 as running N 90 degrees 00' 00" E.

All iron pins described as being set are 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on July 15, 2003.

Approved - Mathematically  
Hocking County Engineer's Office

BY WB DATE 7-22-03

  
Michael P. Berry #6803

## DESCRIPTION OF SURVEY FOR MR. DUANE WAGNER

### TRACT "B":

Being a part of tracts of land described in Vol. 261, Pg. 334, Hocking Co. Official Records, situated in the W 1/2 of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Sec. 36, T-12N, R-19W, and in part of the E 1/2 of the NE 1/4 of Sec. 35, Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning, for reference, at the intersection of the north line of Sec. 36 with the centerline of Twp. Rd. No. 158, said point being referenced by an iron pin set on the NE corner of said W 1/2 of the NW 1/4 of the NW 1/4 which bears N 90 degrees 00' 00" E a distance of 345.66 ft.;

Thence with the centerline of Twp. Rd. 158 the following four (4) courses:

- 1) S 12 degrees 08' 53" E a distance of 154.71 ft. to a point;
- 2) S 10 degrees 41' 36" E a distance of 118.50 ft. to a point;
- 3) S 8 degrees 27' 39" E a distance of 384.46 ft. to a point;
- 4) S 10 degrees 40' 05" E a distance of 205.53 ft. to a point, said point being

the principal place for the tract herein described;

Thence continuing with the centerline of Twp. Rd. 158 the following two (2) courses:

- 1) S 12 degrees 09' 25" E a distance of 304.20 ft. to a point;
- 2) S 13 degrees 16' 42" E a distance of 105.61 ft. to a point;

Thence leaving Twp. Rd. 158 and with new lines the following four (4) courses:

- 1) S 73 degrees 20' 37" W, passing an iron pin set at 16.96 ft. and the east line of Sec. 35 at 576.46 ft., going a total distance of 618.47 ft. to an iron pin set;
- 2) N 14 degrees 31' 01" E, passing a point on the west line of Sec. 36 at 151.28 ft., going a total distance of 504.14 ft. to an iron pin set;
- 3) N 31 degrees 18' 21" E, a distance of 69.07 ft. to an iron pin set;
- 4) N 84 degrees 55' 05" E, passing an iron pin set at 331.35 ft., going a total distance of 343.28 ft. to the principal place of beginning, containing 0.0624 acre in Sec. 35 and 5.0376 acres in Sec. 36, making a total of 5.100 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 158 and all valid easements.

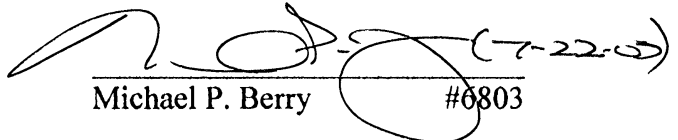
Cited bearings are based on the north line of Sec. 36 as running N 90 degrees 00' 00" E.

All iron pins described as being set are 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on July 15, 2003.

Approved - Mathematically  
Hocking County Engineer's Office

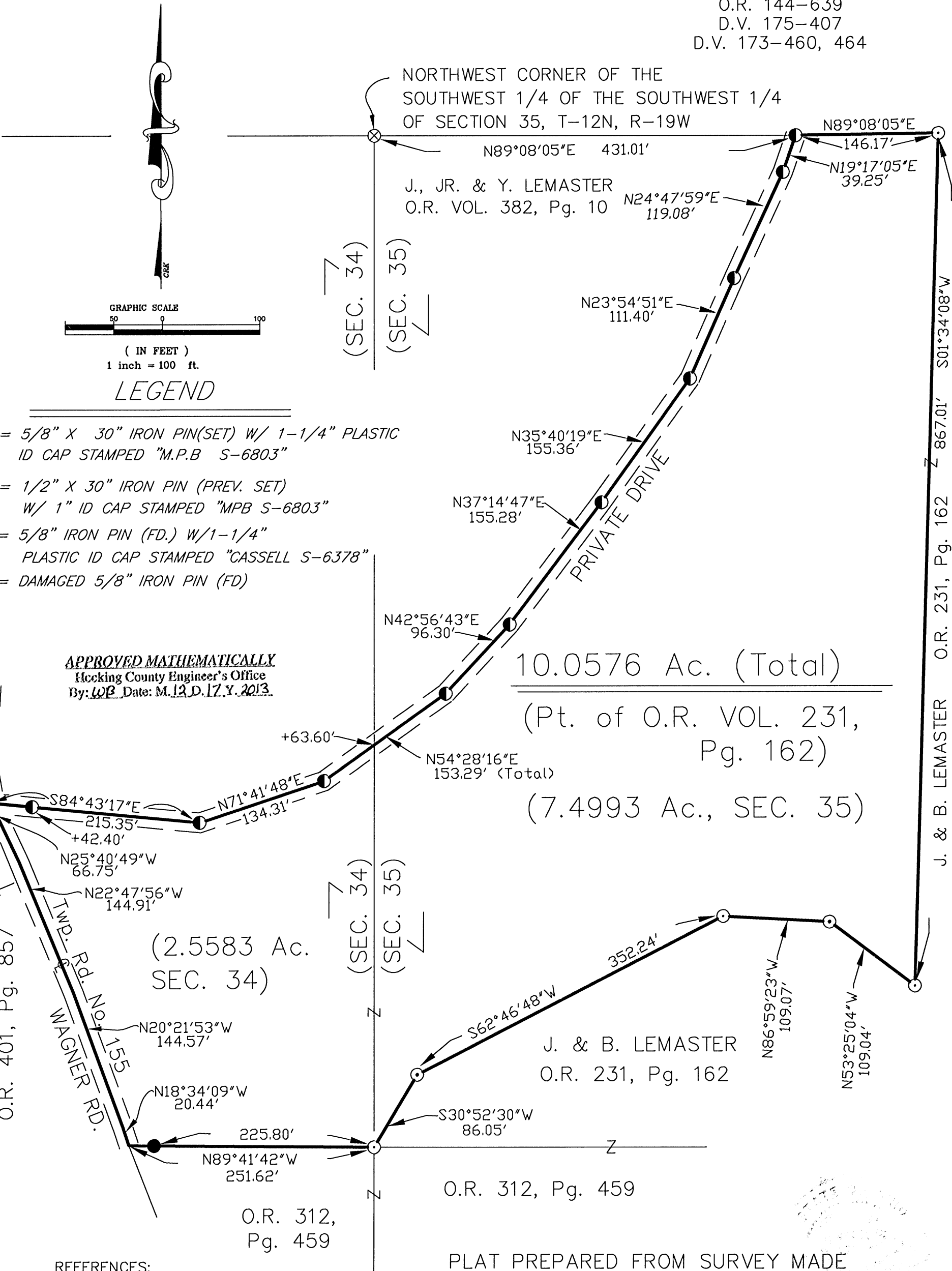
BY WB DATE 7-22-03

  
Michael P. Berry #6803

BEING A PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, T-12N, R-19W AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 35, PERRY Twp., T-12N,R-19W, HOCKING COUNTY, OHIO

NOTE: CITED BEARINGS ARE BASED ON THE BEARING SYSTEM OF THE 36.5751 Ac. TRACT DESCRIBED IN IN O.R. VOL.. 401, Pg. 857

B. BOWERS II  
O.R. 144-639  
D.V. 175-407  
D.V. 173-460, 464



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: WPB Date: M. 12. D. 17. Y. 2013

10.0576 Ac. (Total)

(Pt. of O.R. VOL. 231,  
Pg. 162)

(7.4993 Ac., SEC. 35)

(2.5583 Ac.  
SEC. 34)

J. & B. LEMASTER  
O.R. 231, Pg. 162

O.R. 312, Pg. 459

REFERENCES:  
COUNTY TAX PLATS  
SURVEYS OF RECORD  
DEEDS (AS NOTED)

PLAT PREPARED FROM SURVEY MADE  
ON NOVEMBER 25, 2013, BY: Michael P. Berry

OHIO REGISTERED SURVEYOR No. 6803

## DESCRIPTION OF SURVEY FOR MR. & MRS. JOHN LEMASTER

Being a part of the tracts of land described in Vol. 231, Pg. 162, Hocking Co. Official Records, situated in the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Sec. 34, T-12N, R-19W, and in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 35 Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a Cassell pin found on the NE corner of the 12.297 Ac. tract described in O.R. Vol. 382, Pg. 10, said pin being referenced by a  $\frac{1}{2}$ " iron pin previously set on the NW corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 35 which bears S 89 degrees 08' 05" W a distance of 431.01 ft.;

Thence, with the north line of said SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , N 89 degrees 08' 05" E, a distance of 146.17 ft. to an iron pin set;

Thence, with new lines the following five (5) courses:

- 1) S 1 degree 34' 08" W a distance of 867.01 ft. to an iron pin set;
- 2) N 53 degrees 25' 04" W a distance of 109.04 ft. to an iron pin set;
- 3) N 86 degrees 59' 23" W a distance of 109.07 ft. to an iron pin set;
- 4) S 62 degrees 46' 48" W a distance of 352.24 ft. to an iron pin set;
- 5) S 30 degrees 52' 30" W a distance of 86.05 ft. to an iron pin set on the east line of Sec. 34;

Thence, with the north line of the tract described in O.R. Vol. 312, Pg. 459, N 89 degrees 41' 42" W, passing a damaged  $\frac{5}{8}$ " iron pin found at 225.80 ft., going a total distance of 251.62 ft. to a point in the center of Twp. Rd. No. 155 (Wagner Rd.);

Thence with the centerline of said Twp. road the following four (4) courses:

- 1) N 18 degrees 34' 09" W a distance of 20.44 ft. to a point;
- 2) N 20 degrees 21' 53" W a distance of 144.57 ft. to a point;
- 3) N 22 degrees 47' 56" W a distance of 144.91 ft. to a point;
- 4) N 25 degrees 40' 49" W a distance of 66.75 ft. to a point;

Thence leaving Twp. Rd. No 155 and with the southeasterly boundary of the previously cited 12.297 Ac. tract, S 84 degrees 43' 17" E, passing a Cassell pin found at 42.40 ft., going a total distance of 215.35 ft. to a Cassell pin found;

Thence continuing with said southeasterly boundary and all along the approximate centerline of a private roadway the following eight (8) courses:

- 1) N 71 degrees 41' 48" E a distance of 134.31 ft. to a Cassell pin found;
- 2) N 54 degrees 28' 16" E, passing a point on the west line of Sec. 35 at 63.60 ft., going a total distance of 153.29 ft. to a Cassell pin found;
- 3) N 42 degrees 56' 43" E a distance of 96.30 ft. to a Cassell pin found;
- 4) N 37 degrees 14' 47" E a distance of 155.28 ft. to a Cassell pin found;
- 5) N 35 degrees 40' 19" E a distance of 155.36 ft. to a Cassell pin found;
- 6) N 23 degrees 54' 51" E a distance of 111.40 ft. to a Cassell pin found;
- 7) N 24 degrees 47' 59" E a distance of 119.08 ft. to a Cassell pin found;
- 8) N 19 degrees 17' 05" E a distance of 39.25 ft. to the place of beginning, containing 2.5583 acres in Sec. 34 and 7.4993 acres in Sec. 35, making a total of 10.0576 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 155 and all valid easements.

Cited bearings are based on the bearing system of the 36.5751 Ac. tract described in O.R. Vol. 401, Pg. 857.

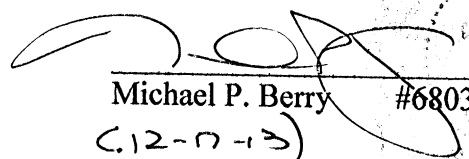
All iron pins described as being set are  $\frac{5}{8}$ " X 30" with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "M.P.B. S-6803".

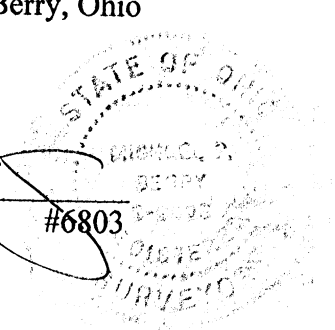
All iron pins described as being previously set are  $\frac{1}{2}$ " X 30" with a 1" plastic I.D. cap stamped "M.P.B. S-6803".

All Cassell pins described as being found are  $\frac{5}{8}$ " with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "Cassell S-6378".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on November 25, 2013.

**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By: WJB Date: M. 12.17.13

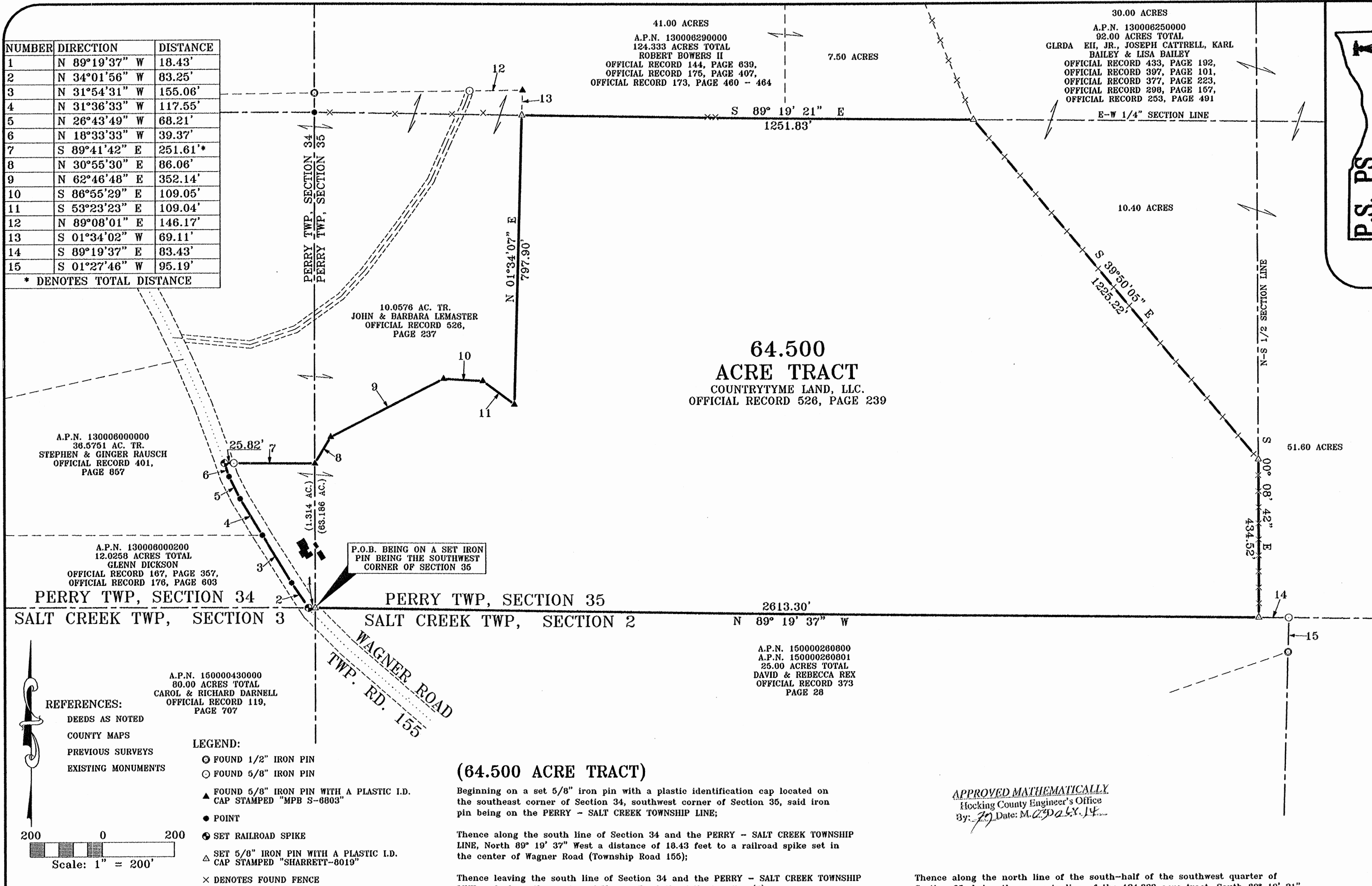
  
Michael P. Berry #6803  
(12-17-13)



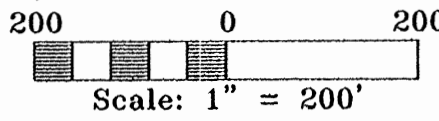


NUMBER	DIRECTION	DISTANCE
1	N 89°19'37" W	18.43'
2	N 34°01'56" W	83.25'
3	N 31°54'31" W	155.06'
4	N 31°36'33" W	117.55'
5	N 26°43'49" W	68.21'
6	N 18°33'33" W	39.37'
7	S 89°41'42" E	251.61'*
8	N 30°55'30" E	86.06'
9	N 62°46'48" E	352.14'
10	S 86°55'29" E	109.05'
11	S 53°23'23" E	109.04'
12	N 89°08'01" E	146.17'
13	S 01°34'02" W	69.11'
14	S 89°19'37" E	83.43'
15	S 01°27'46" W	95.19'

\* DENOTES TOTAL DISTANCE



REFERENCES:  
DEEDS AS NOTED  
COUNTY MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS



NOTES:  
BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF COUNTRYTYME LAND, LLC. AS RECORDED IN OFFICIAL RECORD 526, PAGE 239 OF THE HOCKING COUNTY RECORDER'S OFFICE.  
BEING ALL OF AUDITOR'S PARCELS 130006020000 130006310000 AND 130006300000.  
ALL SET 5/8" X 30" IRON PINS HAVE A PLASTIC IDENTIFICATION CAP STAMPED "SHARRETT-8019".  
ALL BEARINGS BASED ON THE SOUTH LINE OF SECTION 35 (PERRY-SALT CREEK TOWNSHIP LINE) BEING, NORTH 89° 19' 37" WEST AND ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 13th DAY OF MARCH, 2003 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  
PROFESSIONAL SURVEYOR NO. 8019

LEGEND:  
○ FOUND 1/2" IRON PIN  
○ FOUND 5/8" IRON PIN  
▲ FOUND 5/8" IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MPB S-6803"  
● POINT  
⊕ SET RAILROAD SPIKE  
△ SET 5/8" IRON PIN WITH A PLASTIC I.D. CAP STAMPED "SHARRETT-8019"  
× DENOTES FOUND FENCE

### (64.500 ACRE TRACT)

Beginning on a set 5/8" iron pin with a plastic identification cap located on the southeast corner of Section 34, southwest corner of Section 35, said iron pin being on the PERRY - SALT CREEK TOWNSHIP LINE;  
Thence along the south line of Section 34 and the PERRY - SALT CREEK TOWNSHIP LINE, North 89° 19' 37" West a distance of 18.43 feet to a railroad spike set in the center of Wagner Road (Township Road 155);  
Thence leaving the south line of Section 34 and the PERRY - SALT CREEK TOWNSHIP LINE and along the center of Wagner Road the following five (5) courses:  
1. North 34° 01' 56" West a distance of 83.25 feet to a point,  
2. North 31° 54' 31" West a distance of 155.06 feet to a point,  
3. North 31° 36' 33" West a distance of 117.55 feet to a point,  
4. North 26° 43' 49" West a distance of 68.21 feet to a point, and  
5. North 18° 33' 33" West a distance of 39.37 feet to a railroad spike set on the southwest corner of a 10.0576 acre tract (Official Record 526, Page 237);  
Thence leaving the center of Wagner Road and along the property line of the 10.0576 acre tract the following six (6) courses:  
1. South 89° 41' 42" East, passing a 5/8" iron pin found at 25.82 feet, going a total distance of 251.61 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803" on the west line of Section 35,  
2. North 30° 55' 30" East a distance of 86.06 feet to a 5/8" iron found pin with a plastic identification cap stamped "MPB S-6803",  
3. North 62° 46' 48" East a distance of 352.14 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803",  
4. South 86° 55' 29" East a distance of 109.05 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803",  
5. South 53° 23' 23" East a distance of 109.04 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803", and;  
6. North 01° 34' 07" East a distance of 797.90 feet to a 5/8" x 30" iron pin set with a plastic identification cap stamped "SHARRETT-8019" on the north line of the south-half of the southwest quarter of Section 35, said iron pin being on the property line of a 124.30 acre tract (Official Record 144, Page 639, Deed Volume Record 175, Page 407 and Deed Volume 173, Page 460 & 464 / A.P.N. 130006290000);

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: *March 14, 2003*

Thence along the north line of the south-half of the southwest quarter of Section 35, being the property line of the 124.333 acre tract, South 89° 19' 21" East a distance of 1251.83 feet to a 5/8" iron pin with a plastic identification cap set on the property line of a 92.00 acre tract (Official Record 433, Page 192, Official Record 397, Page 101, Official Record 377, Page 223, Official Record 298, Page 157 and Official Record 253, Page 491 / A.P.N. 130006250000);  
Thence along the property line of the 92.00 acre tract, South 39° 50' 05" East a distance of 1225.22 feet to a 5/8" iron pin with a plastic identification cap set on the east line of the southwest quarter of Section 35;  
Thence continuing along the property line of the 92.00 acre tract being the east line of the southwest quarter of Section 35, South 00° 08' 42" East a distance of 434.52 feet to a 5/8" x 30" iron pin with a plastic identification cap set stamped "SHARRETT-8019" on the south line of Section 35 and the PERRY - SALT CREEK TOWNSHIP LINE;  
Thence along the south line of Section 35 and the PERRY - SALT CREEK TOWNSHIP LINE, North 89° 19' 37" West a distance of 2613.30 feet to the place of beginning, having 1.314 acres in Section 34 and 63.186 acres in Section 35 for a total of 64.500 acres more or less and being subject to the right of way of Wagner Road (Township Road 155) and all other legal easements of record.

**P.S. PS SURVEYING**  
 740-775-3548  
 800-848-3548  
 PAUL SHARRETT  
 PROFESSIONAL SURVEYOR  
 1220 ST. E.  
 COLUMBUS, OH 43115  
 CLASS. NO. 4315

• LOTS  
 • FARMS  
 • SUBDIVISIONS  
 • CONSTRUCTION



FOR: COUNTRYTYME LAND, LLC.  
SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 35, T-12-N, R-19-W, PERRY TOWNSHIP, HOCKING COUNTY, STATE OF OHIO

REVISIONS	DRAWN	DATE
	P.R.S.	2-20-14
SHEET	JOB	FILENAME: EGPT / H01402.DWG

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

Being a tract of land that is now or formerly in the name of Countrytyme Land, LLC. as recorded in Official Record 526, Page 239 of the Hocking County Recorder's Office, said tract being situated in the southeast quarter of the southeast quarter of Section 34 and the southwest quarter of Section 35, T-12-N, R-19-W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

**Beginning** on a set 5/8" iron pin with a plastic identification cap located on the southeast corner of Section 34, southwest corner of Section 35, said iron pin being on the PERRY - SALT CREEK TOWNSHIP LINE;

Thence along the south line of Section 34 and the PERRY - SALT CREEK TOWNSHIP LINE, North 89° 19' 37" West a distance of 18.43 feet to a railroad spike set in the center of Wagner Road (Township Road 155);

Thence leaving the south line of Section 34 and the PERRY - SALT CREEK TOWNSHIP LINE and along the center of Wagner Road the following five (5) courses:

1. North 34° 01' 56" West a distance of 83.25 feet to a point,
2. North 31° 54' 31" West a distance of 155.06 feet to a point,
3. North 31° 36' 33" West a distance of 117.55 feet to a point,
4. North 26° 43' 49" West a distance of 68.21 feet to a point, and
5. North 18° 33' 33" West a distance of 39.37 feet to a railroad spike set on the southwest corner of a 10.0576 acre tract (Official Record 526, Page 237);

Thence leaving the center of Wagner Road and along the property line of the 10.0576 acre tract the following six (6) courses:

1. South 89° 41' 42" East, passing a 5/8" iron pin found at 25.82 feet, going a total distance of 251.61 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803" on the west line of Section 35,
2. North 30° 55' 30" East a distance of 86.06 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803",
3. North 62° 46' 48" East a distance of 352.14 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803",
4. South 86° 55' 29" East a distance of 109.05 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803",
5. South 53° 23' 23" East a distance of 109.04 feet to a 5/8" iron pin found with a plastic identification cap stamped "MPB S-6803", and;
6. North 01° 34' 07" East a distance of 797.90 feet to a 5/8" x 30" iron pin set with a plastic identification cap stamped "SHARRETT-8019" on the north line of the south-half of the southwest quarter of Section 35, said iron pin being on the property line of a 124.30 acre tract (Official Record 144, Page 639, Deed Volume Record 175, Page 407 and Deed Volume 173, Page 460 – 464 / A.P.N. 130006290000);

Thence along the north line of the south-half of the southwest quarter of Section 35, being the property line of the 124.333 acre tract, South 89° 19' 21" East a distance of 1251.83 feet to a 5/8" iron pin with a plastic identification cap set on the property line of a 92.00 acre tract (Official Record 433, Page 192, Official Record 397, Page 101, Official Record 377, Page 223, Official Record 298, Page 157 and Official Record 253, Page 491 / A.P.N. 130006250000);

Thence along the property line of the 92.00 acre tract, South 39° 50' 05" East a distance of 1225.22 feet to a 5/8" iron pin with a plastic identification cap set on the east line of the southwest quarter of Section 35;

[continued on page 2]

## EXHIBIT "A"

Thence continuing along the property line of the 92.00 acre tract being the east line of the southwest quarter of Section 35, South  $00^{\circ} 08' 42''$  East a distance of 434.52 feet to a  $5/8" \times 30"$  iron pin with a plastic identification cap set stamped "SHARRETT-8019" on the south line of Section 35 and the PERRY – SALT CREEK TOWNSHIP LINE;

Thence along the south line of Section 35 and the PERRY – SALT CREEK TOWNSHIP LINE, North  $89^{\circ} 19' 37''$  West a distance of 2613.30 feet to the **place of beginning**, having 1.314 acres in Section 34 and 63.186 acres in Section 35 for a total of 64.500 acres more or less and being subject to the right of way of Wagner Road (Township Road 155) and all other legal easements of record.

Being all of Auditor's Parcel 1130006020000, 130006300000 and 130006310000.

All iron pins set being  $5/8" \times 30"$  with a plastic identification cap stamped "SHARRETT-8019".

All bearings based on the south line of Section 35, (Perry Township) being, North  $89^{\circ} 19' 37''$  West and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, February 20, 2014.



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: 77 Date: M. 0302014

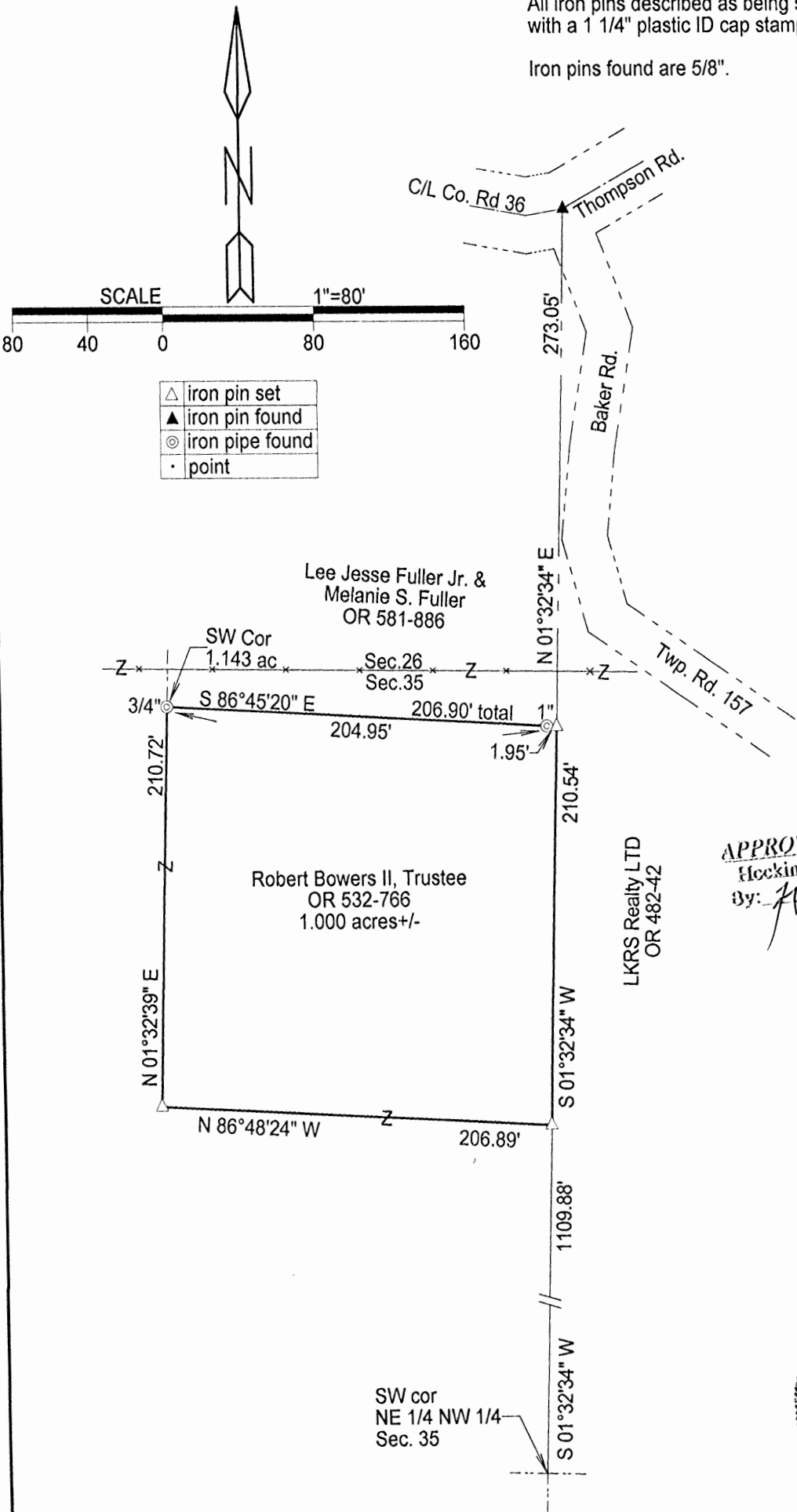
Surveyed and platted by  
MICHAEL P. BERRY  
OHIO PROFESSIONAL SURVEYOR #6803  
P.O. BOX 1127  
LOGAN, OHIO 43138  
740-385-3279

SITUATED IN THE NORTHWEST QUARTER OF  
SECTION 35, TOWNSHIP-12N, RANGE-19W,  
PERRY TOWNSHIP, HOCKING COUNTY,  
STATE OF OHIO.

Notes: Cited bearings are based on the west line of  
the 74.6294 Ac. tract described in OR 482 at page 42  
as running S 1 degree 32' 34" W.

All iron pins described as being set are 5/8" X 30"  
with a 1 1/4" plastic ID cap stamped "M.P.B. S-6803.

Iron pins found are 5/8".



REFERENCES  
Current Tax Plats  
Previous surveys  
Deeds: as noted  
Aerial Photographs  
U.S.G.S. Topo Maps

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: M. 12D. 1Y. 16

LKRS Realty LTD  
OR 482-42



Plat prepared from an actual survey made on the 29th day of September,  
2016 by,

*[Signature]*  
Michael P. Berry Ohio Professional Surveyor No. 6803

## DESCRIPTION OF 1.000 ACRE TRACT

Being a part of a tract of land described in Vol. 532, Pg. 766, Hocking Co. Official Records, situated in the NW  $\frac{1}{4}$  of Sec. 35, Perry Twp., T-12N, R-19W, Hocking County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the west line of the 74.6294 Ac. tract described in O.R. Vol. 482, Pg. 42, said pin being referenced by the SW corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 35 which bears, by previous survey, S 1 degree 32' 34" W a distance of 1109.88 ft.;

Thence with new lines the following two (2) courses:

- 1) N 86 degrees 48' 24" W a distance of 206.89 ft. to iron pin set;
- 2) N 1 degree 32' 39" E a distance of 210.72 ft. to a  $\frac{3}{4}$ " iron pipe found on the SW corner of the 1.143 Ac. tract described in O.R. Vol. 581, Pg. 886;

Thence, with the south line of said tract, S 86 degrees 45' 20" E passing a 1" iron pipe found at 204.95 ft., going a total distance of 206.90 ft. to an iron pin set on the west line of the previously cited 74.6294 Ac. tract, said pin being referenced by a  $\frac{5}{8}$ " iron pin found in the centerline of Co. Rd. No. 36 (Thompson Rd.) which bears N 1 degree 32' 34" E a distance of 273.05 ft.;

Thence, with the west line of said 74.6294 Ac. tract, S 1 degree 32' 34" W a distance of 210.54 ft. to the place of beginning, containing 1.000 acre, more or less, and being subject to all valid easements.

Cited bearings are based on the west line of the 74.6294 Ac. tract described in O.R. Vol. 482, Pg. 42, as running S 1 degree 32' 34" W.

All iron pins described as being set are  $\frac{5}{8}$ " X 30" with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "M.P.B. S-6803".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on Sept. 29, 2016.

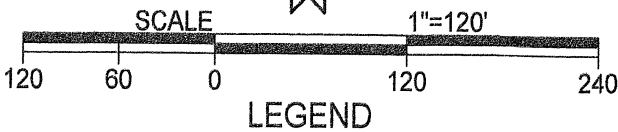
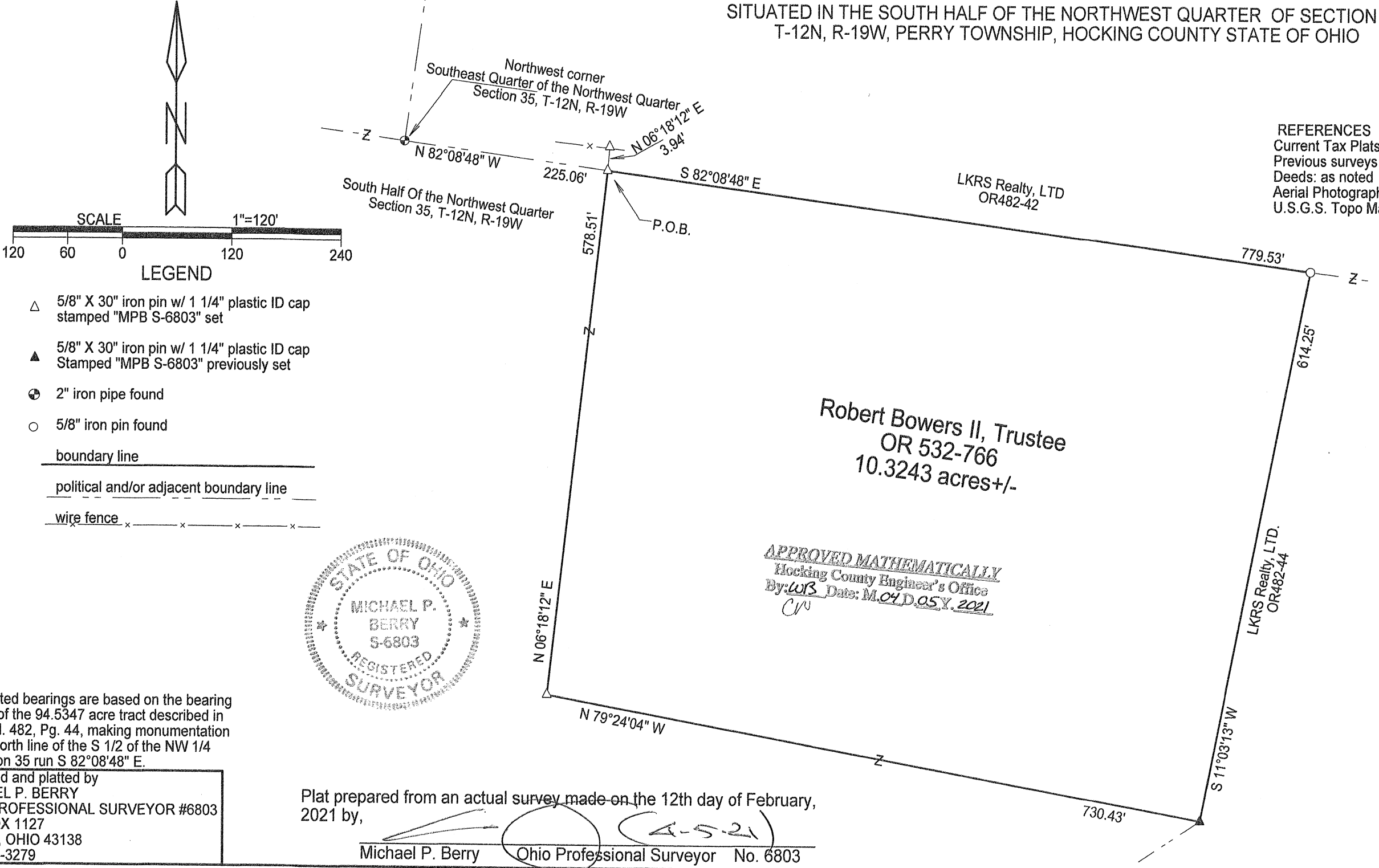
APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: M. 12 D. 1 Y. 16



*[Signature]*  
Michael P. Berry #6803

SITUATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35,  
T-12N, R-19W, PERRY TOWNSHIP, HOCKING COUNTY STATE OF OHIO

REFERENCES  
Current Tax Plats  
Previous surveys  
Deeds: as noted  
Aerial Photographs  
U.S.G.S. Topo Maps



- LEGEND**
- △ 5/8" X 30" iron pin w/ 1 1/4" plastic ID cap stamped "MPB S-6803" set
  - ▲ 5/8" X 30" iron pin w/ 1 1/4" plastic ID cap Stamped "MPB S-6803" previously set
  - ⊕ 2" iron pipe found
  - 5/8" iron pin found
  - boundary line
  - - - political and/or adjacent boundary line
  - x - wire fence



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: WBS Date: M.04.D.05.Y. 2021  
C/V

Note: Cited bearings are based on the bearing system of the 94.5347 acre tract described in O.R. Vol. 482, Pg. 44, making monumentation on the north line of the S 1/2 of the NW 1/4 of Section 35 run S 82°08'48" E.

Surveyed and platted by  
MICHAEL P. BERRY  
OHIO PROFESSIONAL SURVEYOR #6803  
P.O. BOX 1127  
LOGAN, OHIO 43138  
740-385-3279

Plat prepared from an actual survey made on the 12th day of February, 2021 by,  
Michael P. Berry Ohio Professional Surveyor No. 6803



## DESCRIPTION OF SURVEY FOR MR. ROBERT BOWERS

Being a part of the 24.633 acre tract described in Vol. 532, Pg. 766, Hocking County Official Records, situated in the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 35, Perry Township, T-12N, R-19W, Hocking County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the north line of said south half of the NW  $\frac{1}{4}$  from which a 2" iron pipe found on the NW corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35 bears N 82 degrees 08' 48" W a distance of 225.06 ft. and further referenced by an iron pin set in an existing fence which bears N 6 degrees 18' 12" E a distance of 3.94 ft.;

Thence, with the north line of said S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$ , S 82 degrees 08' 48" E a distance of 779.53 ft. to a 5/8" iron pin found on the NE corner of the 24.633 acre tract of which this survey is a part;

Thence, with the east line of said tract, S 11 degrees 03' 13" W a distance of 614.25 ft. to an iron pin previously set;

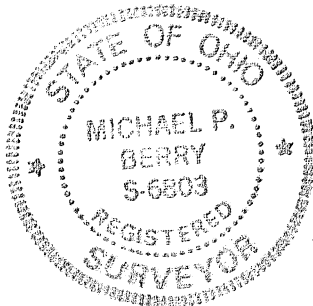
Thence with new lines the following two (2) courses:

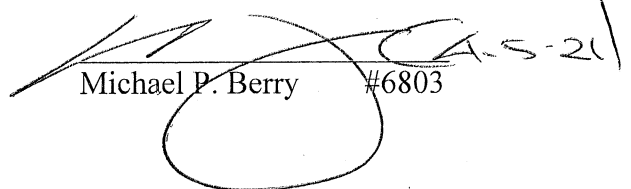
- 1) N 79 degrees 24' 04" W a distance of 730.43 ft. to an iron pin set;
- 2) N 6 degrees 18' 12" E a distance of 578.51 ft. to the place of beginning, containing 10.3243 acres, more or less, and being subject to all valid easements.

Cited bearings are based on the bearing system of the 94.5347 acre tract described in O.R. Vol. 482, Pg. 44, making monumentation on the north line of the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 35 run S 82 degrees 08' 48" E.

All iron pins described as being set or previously set are 5/8" X 30" with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "M.P.B. S-6803".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on Feb. 12, 2021.



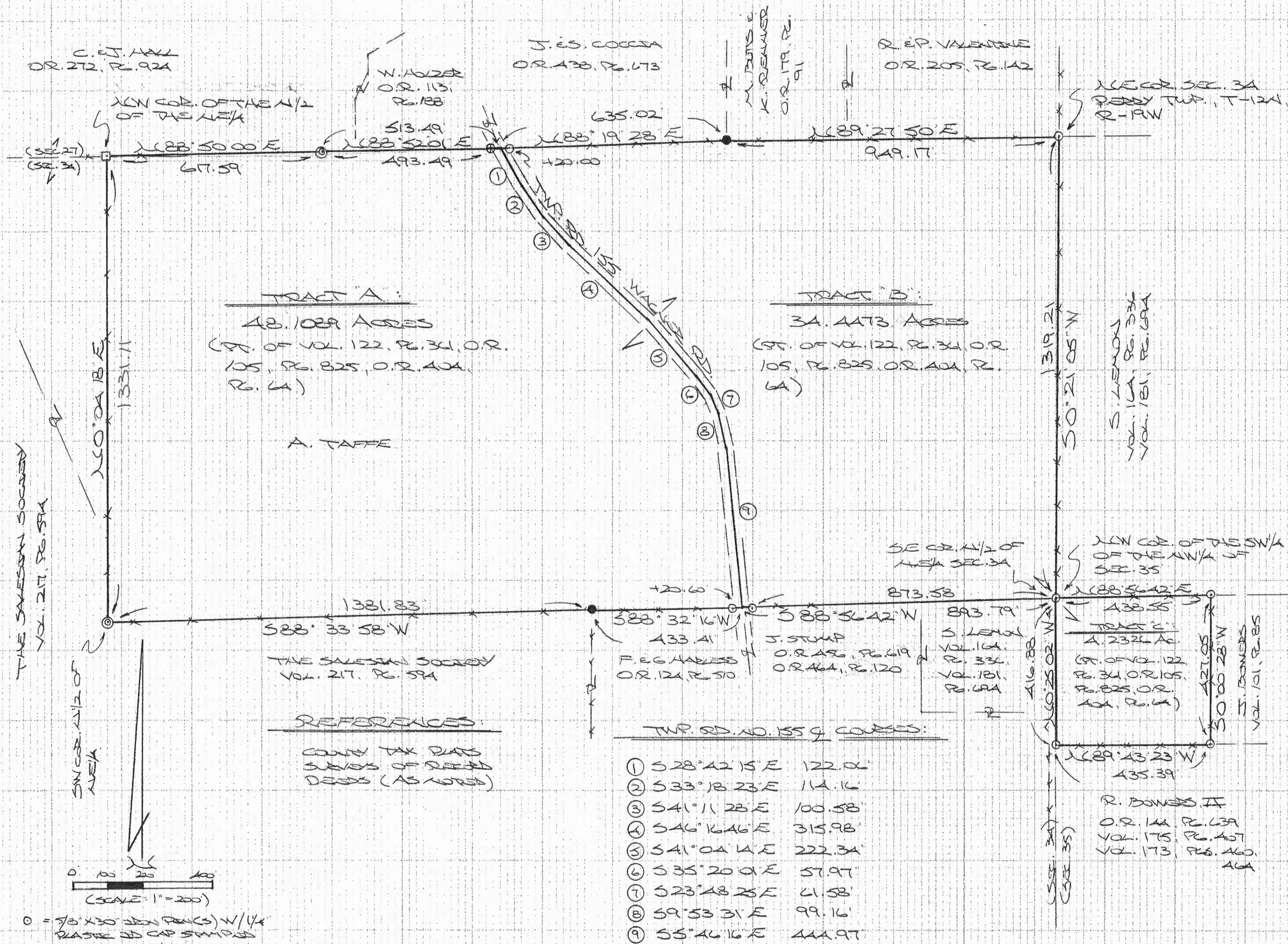
  
Michael P. Berry #6803

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: WB Date: MOY DO5.Y. 2021  
CW



BEING A PART OF THE  $\frac{1}{2}$  OF THE NE $\frac{1}{4}$  OF SEC. 34, T-12N, R-19W, AND PART OF THE SW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SEC. 35, T-12N, R-19W, HOCKING CO., OHIO

NOTE: CITED BEARINGS ARE BASED ON THE BEARING SYSTEM OF THE 0.000 AC TRACT DESCRIBED IN OR. 272, PG. 924.



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 4 D. 20Y. 2011

PLAT PREPARED FROM SURVEY MADE  
APRIL 5, 2011, BY  
MICHAEL P. PERRY (4-19-11)  
OHIO REGISTERED SURVEYOR NO. 6803





## DESCRIPTION OF 48.1089 ACRE TRACT

### TRACT "A":

Being a part of the tracts of land described in Vol. 404, Pg. 64, Hocking Co. Official Records, situated in the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Sec. 34 Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a stone monument found on the NW corner of said N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ;

Thence, with the north line of Sec. 34, N 88 degrees 50' 00" E a distance of 617.59 ft. to a  $\frac{3}{4}$ " iron pipe found;

Thence, continuing with said north section line, N 88 degrees 52' 01" E, passing a  $\frac{5}{8}$ " iron pin found with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "L.P.G.-6344" at 493.49 ft., going a total distance of 513.49 ft. to a point in the center of Twp. Rd. 155 (Wagner Rd.);

Thence leaving the north line of Sec. 34 and with the centerline of said Twp. road the following nine (9) courses:

- 1) S 28 degrees 42' 15" E a distance of 122.06 ft. to a point;
- 2) S 33 degrees 18' 23" E a distance of 114.16 ft. to a point;
- 3) S 41 degrees 11' 28" E a distance of 100.58 ft. to a point;
- 4) S 46 degrees 16' 46" E a distance of 315.98 ft. to a point;
- 5) S 41 degrees 04' 14" E a distance of 222.34 ft. to a point;
- 6) S 35 degrees 20' 01" E a distance of 57.97 ft. to a point;
- 7) S 23 degrees 48' 25" E a distance of 61.58 ft. to a point;
- 8) S 9 degrees 53' 31" E a distance of 99.16 ft. to a point;
- 9) S 5 degrees 46' 16" E a distance of 444.97 ft. to a point on the south line of said N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ;

Thence, leaving said Twp. Rd. 155 and with said south line, S 88 degrees 32' 16" W, passing an iron pin set at 20.60 ft., going a total distance of 433.41 ft. to a  $\frac{5}{8}$ " iron pin found;

Thence, continuing with said south line, S 88 degrees 33' 58" W a distance of 1381.83 ft. to a  $\frac{3}{4}$ " iron pipe found on the SW corner of said N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ;

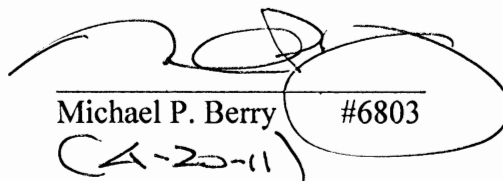
Thence, with the west line of said N  $\frac{1}{2}$ , N 0 degrees 04' 18" E a distance of 1331.11 ft. to the place of beginning, containing 48.1089 acres, more or less, and being subject to the right-of-way of Twp. Rd. 155 and all valid easements.

Cited bearings are based on the bearing system of the 10.000 acre tract described in O.R. Vol. 272, Pg. 924.

All iron pins described as being set are  $\frac{5}{8}$ " X 30" with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "M.P.B. S-6803".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, from April 5 to April 8, 2011.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 4 D. 20 Y. 2011

  
Michael P. Berry #6803  
CA-20-11

## DESCRIPTION OF 34.4473 ACRE TRACT

### TRACT "B":

Being a part of the tracts of land described in Vol. 404, Pg. 64, Hocking Co. Official Records, situated in the N ½ of the NE ¼ of Sec. 34 Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the NE corner of Sec. 34;

Thence, with the east line of said section, S 0 degrees 21' 05" W a distance of 1319.21 ft. to an iron pin set on the SE corner of the N ½ of the NE ¼;

Thence, with the south line of said N ½, S 88 degrees 56' 42" W, passing an iron pin set at 873.58 ft., going a total distance of 893.79 ft. to a point in the center of Twp. Rd. 155 (Wagner Rd.);

Thence with the centerline of said Twp. road the following nine (9) courses:

- 1) N 5 degrees 46' 16" W a distance of 444.97 ft. to a point;
- 2) N 9 degrees 53' 31" W a distance of 99.16 ft. to a point;
- 3) N 23 degrees 48' 25" W a distance of 61.58 ft. to a point;
- 4) N 35 degrees 20' 01" W a distance of 57.97 ft. to a point;
- 5) N 41 degrees 04' 14" W a distance of 222.34 ft. to a point;
- 6) N 46 degrees 16' 46" W a distance of 315.98 ft. to a point;
- 7) N 41 degrees 11' 28" W a distance of 100.58 ft. to a point;
- 8) N 33 degrees 18' 23" W a distance of 114.16 ft. to a point;
- 9) N 28 degrees 42' 15" W a distance of 122.06 ft. to a point on the north line of Sec. 34;

Thence leaving Twp. Rd. 155 and with said north section line, N 88 degrees 19' 28" E, passing an iron pin set at 20.00 ft., going a total distance of 635.02 ft. to a 5/8" iron pin found;


Thence, continuing with said section line, N 89 degrees 27' 50" E a distance of 949.17 ft. to the place of beginning, containing 34.4473 acres, more or less, and being subject to the right-of-way of Twp. Rd. 155 and all valid easements.

Cited bearings are based on the bearing system of the 10.000 acre tract described in O.R. Vol. 272, Pg. 924.

All iron pins described as being set are 5/8" X 30" with a 1 ¼" plastic I.D. cap stamped "M.P.B. S-6803".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, from April 5 to April 8, 2011.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 4 D. 20 Y. 2011

  
Michael P. Berry #6803  
6-20-11



## DESCRIPTION OF 4.2326 ACRE TRACT

### TRACT "C":

Being the second tract of the premises described in Vol. 404, Pg. 64, situated in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 35 Perry Twp., T-12N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the NW corner of said SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Sec. 35;

Thence, with the north line of said quarter-quarter section, N 88 degrees 56' 42" E a distance of 438.55 ft. to an iron pin set at the base of a fallen corner post;

Thence, leaving said north line and along an existing fence the following two (2) courses:

- 1) S 0 degrees 00' 28" W a distance of 427.05 ft. to an iron pin set;
- 2) N 89 degrees 43' 23" W a distance of 435.39 ft. to an iron pin set on the west line of Sec. 35;

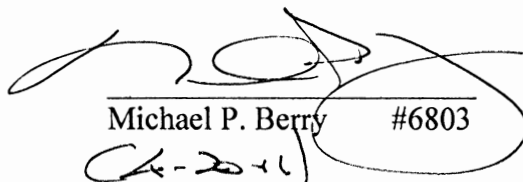
Thence, with said west line, N 0 degrees 25' 02" W a distance of 416.88 ft. to the place of beginning, containing 4.2326 acres, more or less, and being subject to all valid easements.

Cited bearings are based on the bearing system of the 10.000 acre tract described in O.R. Vol. 272, Pg. 924.

All iron pins described as being set are 5/8" X 30" with a 1  $\frac{1}{4}$ " plastic I.D. cap stamped "M.P.B. S-6803".

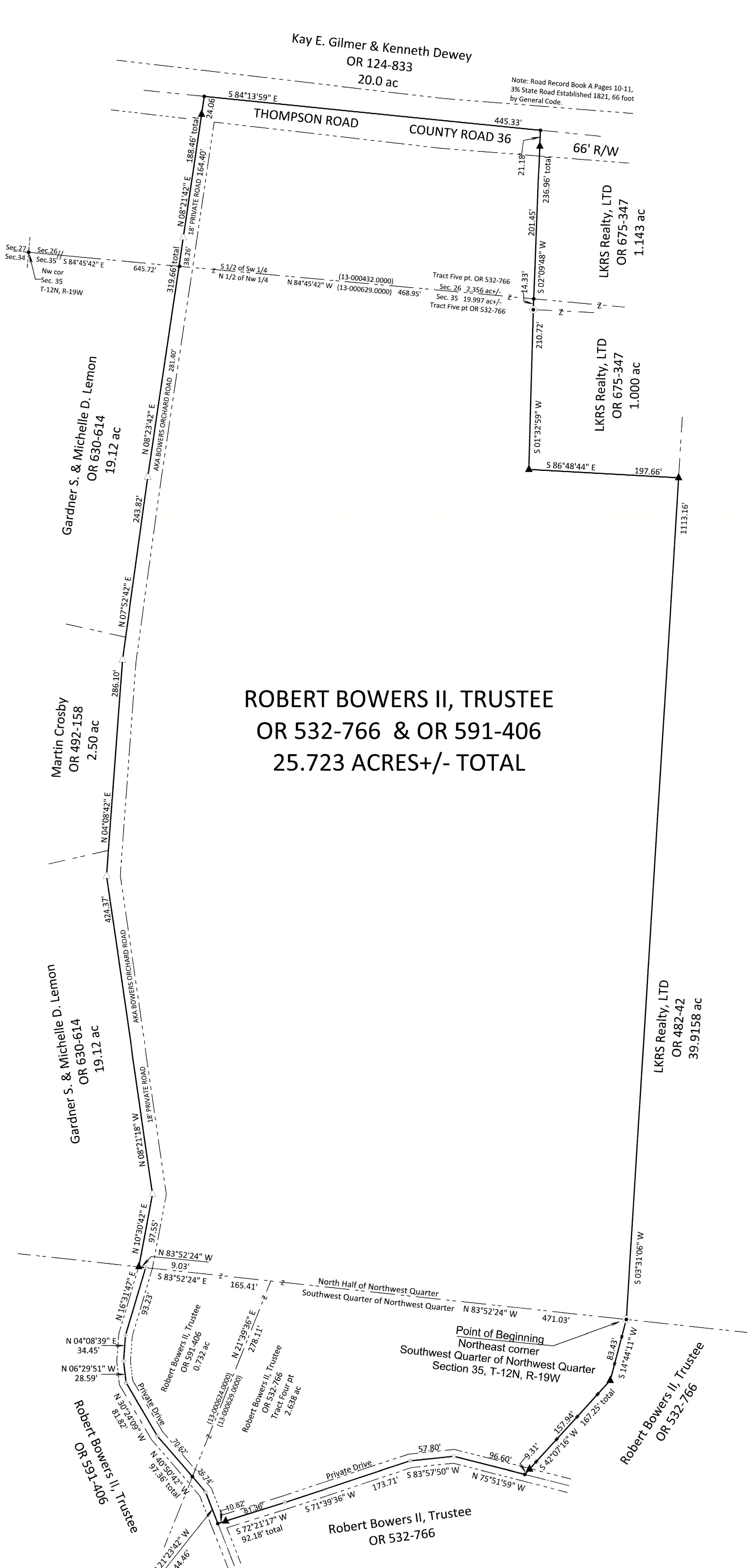
The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, from April 5 to April 8, 2011.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 4 D. 20 Y. 2011

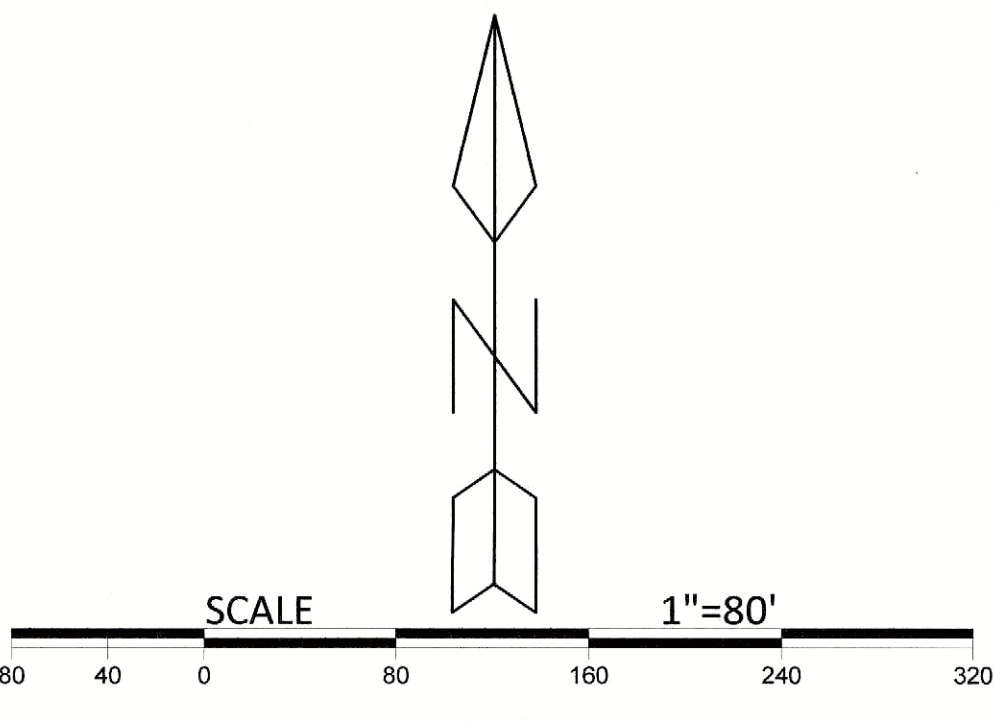
  
Michael P. Berry #6803  
4-20-11



SITUATE IN SECTIONS 26 AND 35, TOWNSHIP-12N, RANGE-19W, CONGRESS LANDS EAST OF THE SCIOTO RIVER, BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26 AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP-12N, RANGE-19W, PERRY TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.



ROBERT BOWERS II, TRUSTEE  
OR 532-766 & OR 591-406  
25.723 ACRES+/- TOTAL



- 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 " M.P.B. S-6803 " FOUND
  - ⊕ 60 PENNY SPIKE FOUND
  - 3/4" IRON PIPE FOUND
  - POINT
  - BOUNDARY LINE
  - CENTERLINE ROAD
  - RIGHT OF WAY LINE
  - ADJACENT / POLITICAL SUBDIVISION LINE
  - FENCE LINE

REFERENCES

HOCKING COUNTY MAPPING DEPARTMENT WEBSITE  
CURRENT TAX PLATS PREVIOUS SURVEYS:  
1880 PLAT BOOK, PERRY TOWNSHIP  
LEVI DAVIS SURVEY S  
PLAT BOOK A PAGE 450, 1870  
PLAT BOOK A PAGE 450, SECTION 35, T-12N, R-19W  
1.143 AC, ORIN C. STOUT-PS 4192  
20.82 AC, ROBERT K. HINTON-PS5179, 11/1973  
30.453 AC, ROBERT K. HINTON-PS 5179, 2/14/74  
2.50 AC, ROBERT K. HINTON-PS 5179, 7/1974  
1.00 AC, MICHAEL P. BERRY-PS 6803, 9/29/2016  
34.4473 AC & 4.2326 AC, MICHAEL P. BERRY-PS 6803, 4/5/2011  
10.3243 AC, MICHAEL P. BERRY-PS 6803, 1/12/2021  
25.6464 AC, MICHAEL P. BERRY-PS 6803, 7/11/2024

DEEDS; AS NOTED ON PLAT

NOTE TO AUDITOR

PARCEL NUMBER 13-000624.000	0.732 ACRES	OR 591-406
PARCEL NUMEBR 13-000432.0000	2.356 ACRES	OR 532-766
PARCEL NUMBER 13-000629.0000	22.635 ACRES	OR 532-766

NOTE; 1. ALL MONUMENTS FOUND ARE IN GOOD CONDITION  
2. SIGNS OF OCCUPATIONS SHOWN.

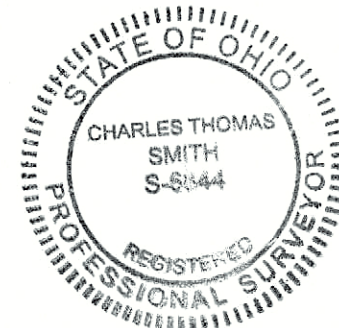
NOTE: BEARINGS WERE DERIVED FROM THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER AS RUNNING NORTH 83°52'24" WEST.

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  
July 31, 2024  
Hocking County  
Auditor's Office

RECEIVED  
JUL 29 2024  
HOCKING COUNTY  
ENGINEERS OFFICE

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: 7-25-24



Plat prepared from an actual survey made on the 20th day of July, 2024 by,  
C. Thomas Smith Ohio Professional Surveyor No. 6844



Description of a 25.724 acre tract for Robert Bowers II, Trustee

Being a part of tracts of land transferred to Robert Bowers II, Trustee as recorded in Official Records Volume 532 at page 766 and in Official Records Volume 591 at page 406, Hocking County Recorder's Office, Hocking County, Ohio, also being a part of Sections 26 and 35, Township-12N, Range-19W, of the Congress Lands East of the Scioto River, and being a part of a surveys made by Levi Davis in 1870, of Section 26 originally recorded in Plat Book A at page 445, and of Section 35 originally recorded in Plat Book A at page 450, T-12N, R-19W, Perry Township, Hocking County, State of Ohio and more particularly described as follows;

Beginning at a ¾" iron pipe found reported to be the northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 35, T-12N, R-19W;

Thence thru the lands of the grantor and along an existing wire fence the following two courses;

1. South14° 44' 11"West, a distance of 83.43 feet to a 5/8" iron pin found;
2. South42° 07' 16"West, passing thru a 5/8" iron pin found at a distance of 157.94 feet and going a total distance of 167.25 feet to a point in the centerline of a private roadway;

Thence leaving said fence line and along the centerline of said private roadway the following four courses;

1. North75° 51' 59"West, a distance of 96.60 feet to a 60 penny spike nail found;
2. South83° 57' 50"West, a distance of 57.80 feet to a 60 penny spike nail found;
3. South71° 39' 36"West, a distance of 173.71 feet to a 60 penny spike nail found;
4. South72° 21' 17"West, passing thru a 5/8" iron pin found at a distance of 81.36 feet and going a total distance of 92.18 feet to a point being the intersection of said centerline and the centerline of an existing private roadway AKA Bowers Orchard Road;

Thence leaving the centerline of said private roadway and continuing along the centerline of said Bowers Orchard Road the following six courses;

1. North21° 23' 42"West, a distance of 44.46 feet 60 penny spike found;
2. North40° 50' 42"West, passing thru the east line of tracts recorded in Official Records Volume 591 at page 406 at a distance of 26.74 feet and going a total distance of 97.36 feet to a 60 penny spike found;
3. North30° 24' 09"West, a distance of 81.82 feet to a 60 penny spike found;
4. North06° 29' 51"West, a distance of 28.59 feet to a 60 penny spike found;
5. North04° 08' 39"East, a distance of 34.45 feet to a 60 penny spike found;
6. North16° 31' 47"East, a distance of 93.23 feet to a 60 penny spike found being a point on the north line of the Southwest Quarter of the Northwest Quarter of said Section 35;

Thence leaving said centerline and along said north line North83° 52' 24"West, a distance of 9.03 feet to a 5/8" iron pin found being a point on the west line of said Bowers Orchard Road;

Thence leaving said north line and along said west line, being the east boundary of a tract transferred to Gardner S. and Michelle D. Lemon as recorded in Official Records Volume 630 at page 614 and the east boundary of a tract transferred to Martin Crosby as recorded in Official Records Volume 492 at page 158 the following six courses;

1. North10° 30' 42"East, a distance of 97.55 feet to a 5/8" iron pin set;
2. North08° 21' 18"West, a distance of 424.37 feet a 5/8" iron pin set;
3. North04° 08' 42"East, a distance of 286.10 feet to a 5/8" iron pin set;
4. North07° 52' 42"East, a distance of 243.82 feet to a 5/8" iron pin set;
5. North08° 23' 42"East, passing thru the north line of said Section 35 at a distance of 281.40 feet and going a total distance of 319.66 feet to a 5/8" iron pin set;
6. North08° 21' 42"East, passing thru a 5/8" iron pin found at a distance of 164.40 feet and going a total distance of 188.46 feet to a point within the right of way of County Road 36, Thompson Road, a 60 foot right of way;

Thence leaving said west line and along the south line of a tract transferred to Kay E. Gilmer and Kenneth Dewey as recorded in Official Records Volume 124 at page 833 and within the right of way of said County Road 36, South84° 13' 59"East, a distance of 445.33 feet to a point being the northwest corner of a 1.143 acre tract transferred to LKRS Realty, LTD as recorded in Official Records Volume 675 at page 347;

Thence leaving said south line and said County Road 36 and along the west line of said 1.143 acre tract,

South02° 09' 48"West, passing thru a 5/8" iron pin found at a distance of 21.18 feet and thru the south line of said Section 26 at a distance of 222.63 feet and going a total distance of 236.96 feet to a ¾" iron pipe found, being the southwest corner of said 1.143 acre tract and being the northwest corner of a 1.000 acre tract transferred to LKRS Realty, LTD as recorded in Official Records Volume 675 at page 347;

Thence leaving said 1.143 acre tract and along the boundary of said 1.000 acre tract the following two courses;

- 1. South01° 32' 59"West, a distance of 210.72 feet to a 5/8" iron pin found;
- 2. South86° 48' 44"East, a distance of 197.66 feet to a 5/8" iron pin found being the southeast corner of said 1.000 acre tract;

Thence leaving said 1.000 acre tract and along the west line of a 39.9158 acre tract transferred to LKRS Realty, LTD as recorded in Official Records Volume 482 at page 42 South03° 31' 06"West, a distance of 1113.16 feet to the point of beginning containing 2.356 acres more or less in said Section 26 and 23.367 acres more or less in said Section 35 for a total of 25.723 acres subject to all legal easements and rights of way.

Note to Auditor;  
Parcel Number 13-000624.0000, 0.732 acres.....OR 591-406  
Parcel Number 13-000432.0000, 2.356 acres.....OR 532-766  
Parcel Number 13-000629.0000, 22.635 acres.....OR 532-766

Bearings derived from the south line of the North Half Quarter of the Northwest Quarter as running North83°52'24" West.

All 5/8" iron pin found have a 1 ¼" plastic ID cap stamped " M.P.B. S-6803".

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 20th day of July, 2024, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

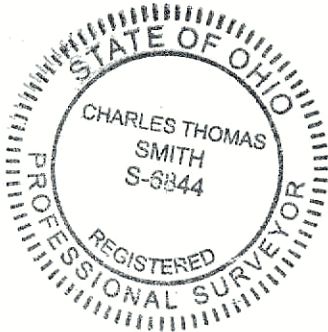
RECEIVED

JUL 29 2024

HOCKING COUNTY  
ENGINEERS OFFICE

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: [Signature] Date: MO 07 D 30 Y 2024

[Signature]  
Ohio Professional Surveyor No. 6844  
7-29-24



RECEIVED  
July 31, 2024  
Hocking County  
Auditor's Office