

30

©2003 SEYMOUR & ASSOCIATES

EXHIBIT "A"  
1.8573 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Theresa and Larry Gene Nixon, as recorded in Deed Book 199 at page 72, Hocking County Recorder's Office, said tract being part of Northwest quarter of Section 30 and part of the Northeast quarter of Section 36, T12N, R16W, Starr Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set at the Southwest corner of Section 25, Green Township, T13N, R16W;

Thence along the South line of Section 25 (Green Township), and the North line of Section 30 (Starr Township), North 89 degrees 08 minutes 54 seconds East a distance of 150.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the North line of Section 30 (Starr Township), and the South line of Section 25 (Green Township), South 00 degrees 51 minutes 06 seconds East a distance of 150.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 89 degrees 08 minutes 54 seconds West, passing through the West line of Section 30 (Starr Township) at 151.33 feet and passing through a 5/8" X 30" iron pin with a plastic identification cap set at 452.84 feet, going a total distance of 492.84 feet to a point in the centerline of Nickel Plat Road, County Road 13;

Thence along the centerline of County Road 13, North 31 degrees 08 minutes 06 seconds West a distance of 91.44 feet to a point;

Thence North 37 degrees 33 minutes 11 seconds West a distance of 88.60 feet to a point on the North line of Section 36 (Starr Township) and the South line of Section 31 (Green Township);

Thence along the North line of Section 36 (Starr Township), North 89 degrees 08 minutes 54 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 40.00 feet, going a total distance of 441.90 feet to the point of beginning containing 1.8573 acres, more or less, with 1.3385 acres being in Section 36 (Starr Township) and 0.5188 acres being in Section 30 (Starr Township), and subject to the right-of-way of County Road 13 and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

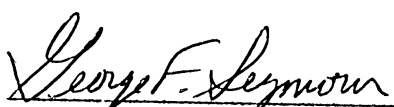
The bearings used in the above described tract were based on monumentation found on the South line of Section 25 (Green Township) and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in February of 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

Approved - Mathematically  
Hocking County Engineer's Office

BY FN WP DATE 02-30-03

  
George F. Seymour, P.S. 6044

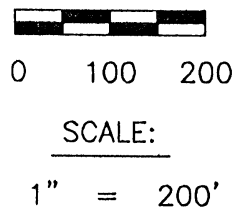
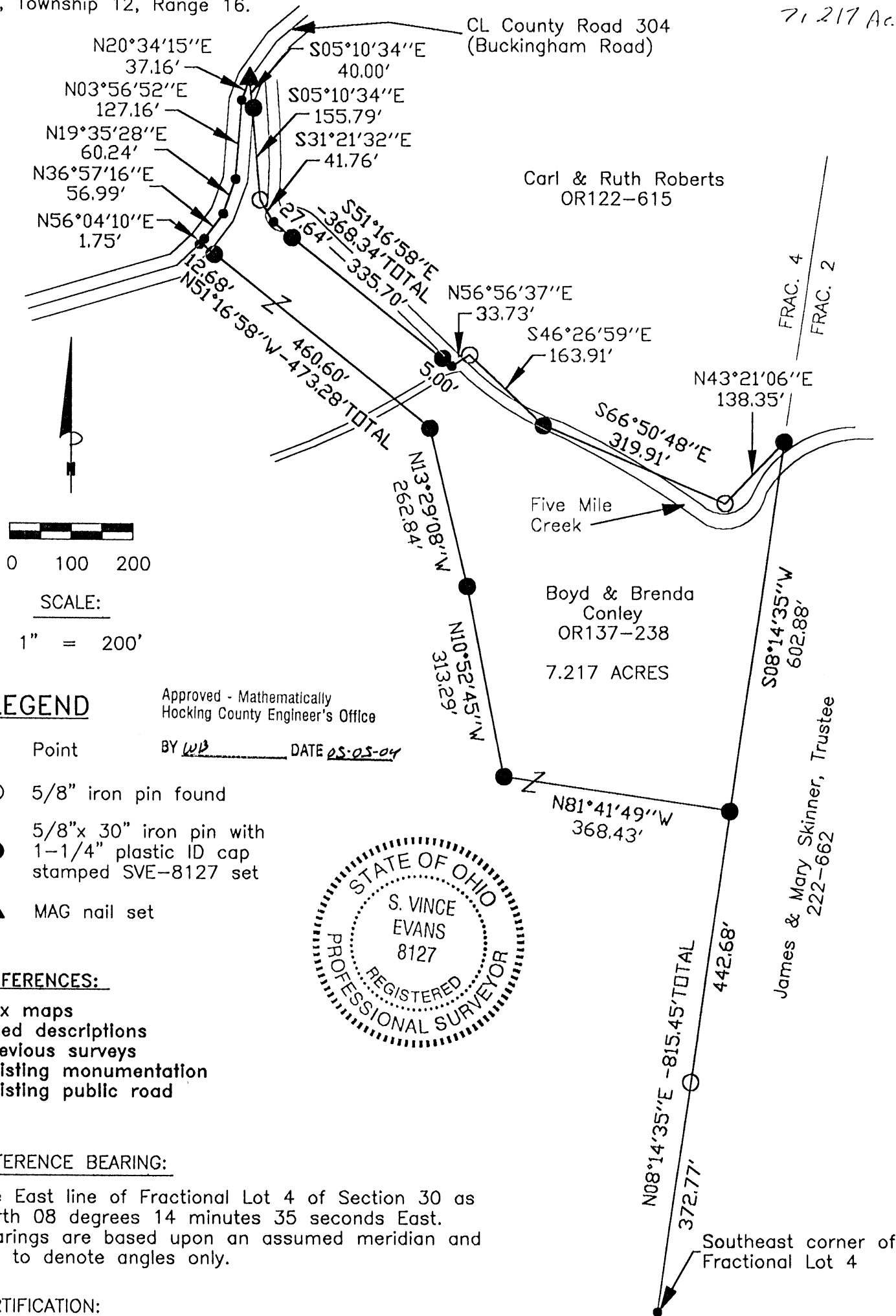
FEB 19 03  
Date

# PLAT OF A 7.217 ACRE TRACT FOR JIM AND BETTY RINGHISER

*Starr Twp.  
Sec. 30*

Situated in Starr Township, Hocking County, Ohio; being part of Fractional Lot 4 of Section 30, Township 12, Range 16.

*7.217 Ac.*



## LEGEND

Approved - Mathematically  
Hocking County Engineer's Office

- Point
- 5/8" iron pin found
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- ▲ MAG nail set

BY WJB DATE 05-05-04

## REFERENCES:

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road

## REFERENCE BEARING:

The East line of Fractional Lot 4 of Section 30 as North 08 degrees 14 minutes 35 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 21st day of April, 2004 and that the plat is a correct representation of the premises as described by said survey.

*S. Vince Evans*  
Registered Surveyor No. 8127

Survey by:

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

## SURVEY DESCRIPTION OF A 7.217 ACRE TRACT FOR JIM AND BETTY RINGHISER

Situated in Starr Township, Hocking County, Ohio; being part of Fractional Lot 4 of Section 30, Township 12, Range 16; and being more particularly described as follows:

Being part of a 35.5364 acre tract as described in deed book Volume OR137, Page 238 to Boyd and Brenda Conley.

Commencing at a Point at the Southeast corner of Fractional Lot 4 of Section 30 of Starr Township;

Thence with the east line of said Fractional Lot 4, North 08 degrees 14 minutes 35 seconds East a distance of 815.45 feet to a 5/8" iron pin set, passing a 5/8" iron pin found at a distance of 372.77 feet to the point of **Beginning** of the tract of land to be described;

Thence leaving the east line of said Fractional Lot 4, North 81 degrees 41 minutes 49 seconds West a distance of 368.43 feet to a 5/8" iron pin set;

Thence North 10 degrees 52 minutes 45 seconds West a distance of 313.29 feet to a 5/8" iron pin set;  
Thence North 13 degrees 29 minutes 08 seconds West a distance of 262.84 feet to a 5/8" iron pin set;  
Thence North 51 degrees 16 minutes 58 seconds West a distance of 473.28 feet to a Point in the centerline of County Road 304 (Buckingham Road), passing a 5/8" iron pin set at a distance of 460.60 feet;

Thence with the centerline of said County Road 304 (Buckingham Road), the following bearings and distances:

- 1) North 56 degrees 04 minutes 10 seconds East a distance of 1.75 feet to a Point;
- 2) North 36 degrees 57 minutes 16 seconds East a distance of 56.99 feet to a Point;
- 3) North 19 degrees 35 minutes 28 seconds East a distance of 60.24 feet to a Point;
- 4) North 03 degrees 56 minutes 52 seconds East a distance of 127.16 feet to a Point;
- 5) North 20 degrees 34 minutes 15 seconds East a distance of 37.16 feet to a MAG nail set;

Thence leaving the centerline of said County Road 304 (Buckingham Road), South 05 degrees 10 minutes 34 seconds East a distance of 40.00 feet to a 5/8" iron pin set;

Thence South 05 degrees 10 minutes 34 seconds East a distance of 155.79 feet to a 5/8" iron pin found;  
Thence South 31 degrees 21 minutes 32 seconds East a distance of 41.76 feet to a Point in Five Mile Creek;  
Thence South 51 degrees 16 minutes 58 seconds East a distance of 368.34 feet to a point in a small stream, passing a 5/8" iron pin set at a distance of 27.64 feet and 363.34 feet;

Thence crossing said Five Mile Creek, North 56 degrees 56 minutes 37 seconds East a distance of 33.73 feet to a 5/8" iron pin found;

Thence South 46 degrees 26 minutes 59 seconds East a distance of 163.91 feet to a 5/8" iron pin set in said Five Mile Creek;

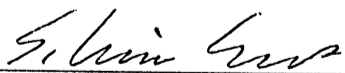
Thence South 66 degrees 50 minutes 48 seconds East a distance of 319.91 feet to a 5/8" iron pin found;  
Thence North 43 degrees 21 minutes 06 seconds East a distance of 138.35 feet to a 5/8" iron pin set on the east line of Fractional Lot 4;

Thence with the east line of Fractional Lot 4, South 08 degrees 14 minutes 35 seconds West a distance of 602.88 feet to the point of beginning and containing 7.217 acres, more or less, subject to the public easement of said County Road 304 (Buckingham Road) and any other public or private easements of record.

The above 7.217 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the east line of Fractional Lot 4 of Section 30 as North 08 degrees 14 minutes 35 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

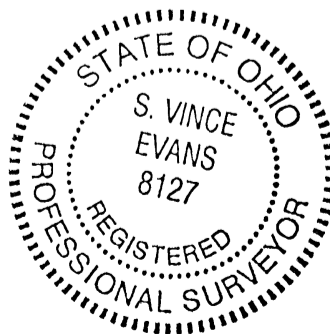
All iron pins set by this survey are 5/8" by 30" and are capped by a 1-1/4" plastic identification cap stamped "SVE-8127".

The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on April 21, 2004.



S. Vince Evans, P. S. 8127

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



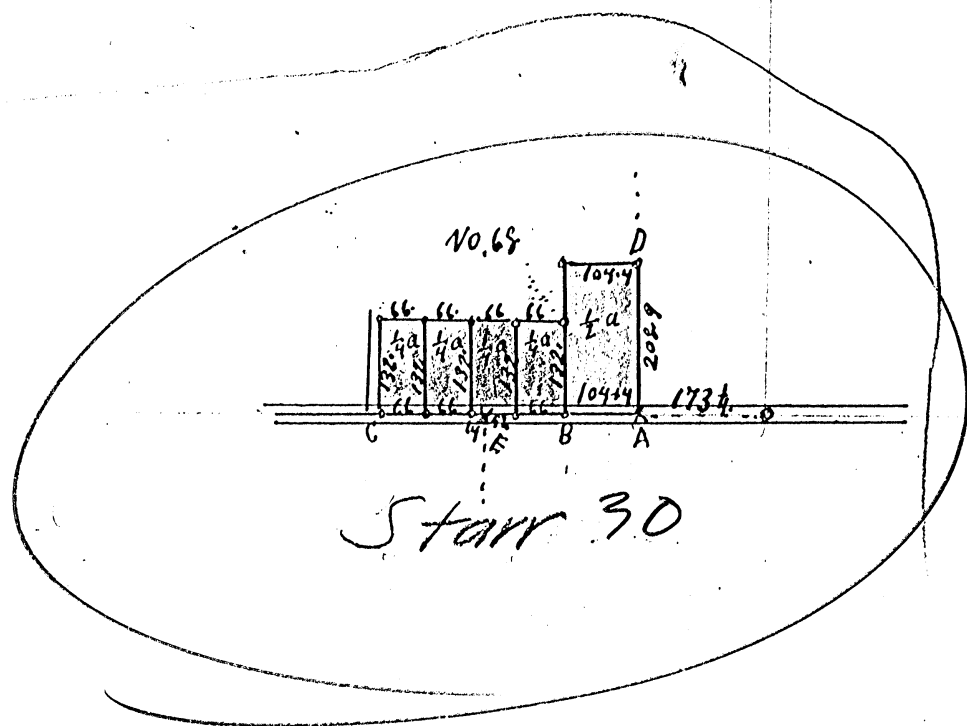
Approved - Mathematically  
Hocking County Engineer's Office

BY WJB DATE 05-05-04

Surveys Sec 24. TP. 13. R. 16. Green

STARR 30  
GREEN 24

stone



GREY 24

26405t

8.174

Handwritten notes on a grid. The grid has letters A, B, C, D, E along the top and numbers 208.7, 208.8, 208.9 along the left. The notes include:

- Top left:  $5.81 \times 10^4$ ,  $5.6 \times 10^4$ ,  $5.21 \times 10^3$ ,  $5.2 \times 10^3$
- Top center:  $1.74$ ,  $1.72$ ,  $1.71$
- Top right:  $1.70$ ,  $1.69$
- Center:  $1.70$ ,  $1.69$ ,  $1.68$ ,  $1.67$
- Bottom left:  $208.7$ ,  $208.8$ ,  $208.9$
- Bottom center:  $1.70$ ,  $1.69$ ,  $1.68$ ,  $1.67$
- Bottom right:  $1.66$ ,  $1.65$ ,  $1.64$ ,  $1.63$

24

Notes to Surveys in Sec 24, T.P. 13, R. 16.

No  
Survey

12.

Beginning at A a Hic 24" dia S 11. W 2 1/2 ft // B W oak 30" dia N 32 W 12 1/2 ft B oak 24 N 81 E 12 1/2 ft  
 E Walnut 6 S 51 E 8 1/2 ft C Hic 20 N 41 1/2 W 41 1/2 ft D Buck 24" dia S 50 1/2 E 65 1/2 ft H Hic 18" 2 1/2 W 20-9  
 Heywood 7" S 21 W 10 1/2 ft vein 1/2 W I certify the foregoing is a true description of the Survey made by me  
 Eph Shaw dft Surveyor March 28" 1894 J. M. McKay S.H.Co.

68.

Beginning at A a stone locus 8" ~~2000~~ 30 1/2 W 29 1/2 ft vein 4 1/2 W B SW Corn House N 28 1/2 E 46 1/2 ft  
 C locus 8" S 67 1/2 E 9-2 ft D locus 9" W 7" E Stone all distances are written in ft lots contain 1/4 acre and 1/2  
 Being part of lot 4 I certify the foregoing to be a true plat and description of Survey made by me April 9, 1906  
 Eph Shaw S.H.Co. the foregoing lots were surveyed by order of Angelina Boy and  
 Should have been platted in Section 24 of Starr T.P.  
 Eph Shaw S.H.Co.

FROM RECORD  
 OF SURVEYS BOOK  
 #1 PAGE #24 + #25  
 HOCKING COUNTY  
 ENGINEERS  
 OFFICE

Seymour & Associates

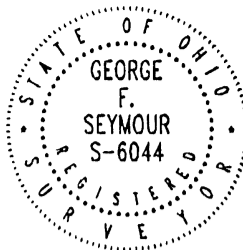
830 West Hunter Street  
Logan, Ohio 43138  
740-385-4349  
FAX: 740-385-5954

**SURVEYING  
ENGINEERING**

email: seysurv@hocking.net

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO,  
COUNTY OF HOCKING,  
TOWNSHIP OF STARR  
AND BEING A PART OF THE NE 1/4 OF  
SECTION 36, AND A PART OF THE NW 1/4  
OF SECTION 30, T-12-N, R-16-W,

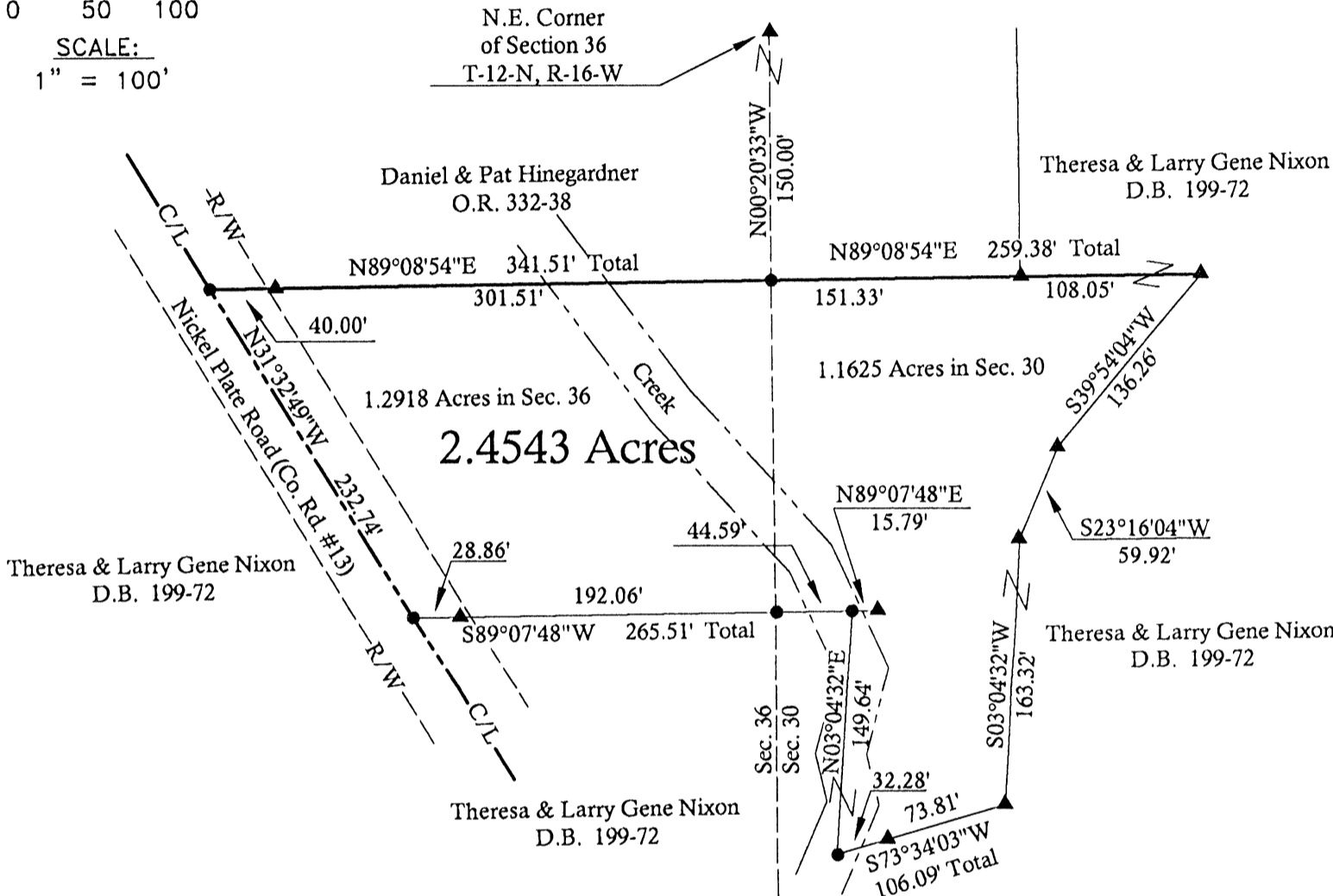
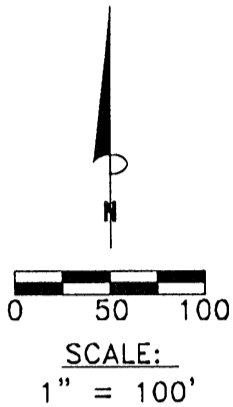


DATE:  
08-05-08

DRAWN BY:  
GFS

JOB #:  
S36081

FOR: STEVE NIXON



LEGEND

- Point
- ▲ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set or previously set in February 2006

BASIS OF BEARINGS:

Bearings derived from monumentation found on the East line of Section 36 as bearing North 00 degrees 20 minutes 33 seconds West and are for the determination of angles only.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 8 D. 5 Y. 08

REFERENCES:

County tax maps  
Deeds as noted  
Previous surveys

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN AUGUST OF 2008 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 5th DAY OF AUGUST, 2008.

*George F. Seymour*

GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044

©2008 SEYMOUR & ASSOCIATES

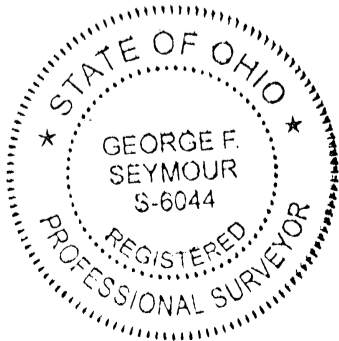


EXHIBIT "A"  
2.4543 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Theresa and Larry Gene Nixon, as recorded in Deed Book 199 at page 72, Hocking County Recorder's Office, said tract being part of Northwest quarter of Section 30 and part of the Northeast quarter of Section 36, T12N, R16W, Starr Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a point on the east line of Section 36 from which a 5/8" X 30" iron pin with a plastic identification cap set at the Northeast corner of Section 36, Starr Township, T12N, R16W bears North 00 degree 20 minutes 33 seconds West a distance of 150.00 feet;

Thence along the south line of a tract as recorded in Official Record 332 at page 38, North 89 degrees 08 minutes 54 seconds East, passing through a 5/8" iron pin set at 151.33 feet, going a total distance of 259.38 feet to a 5/8" set;

Thence South 39 degrees 54 minutes 04 seconds West a distance of 136.26 feet to a 5/8" iron pin set;

Thence South 23 degrees 16 minutes 04 seconds West a distance of 59.92 feet to a 5/8" iron pin set;

Thence South 03 degrees 04 minutes 32 seconds West a distance of 163.32 feet to a 5/8" iron pin set;

Thence South 73 degrees 34 minutes 03 seconds West, passing through a 5/8" iron pin set at 73.81 feet, going a total distance of 106.09 feet to a point in the creek;

Thence North 03 degrees 04 minutes 32 seconds East a distance of 149.64 feet to a point in the creek from which a 5/8" iron pin set for reference bears North 89 degrees 07 minutes 48 seconds East a distance of 15.79 feet;

Thence South 89 degrees 07 minutes 48 seconds West, crossing the west line of Section 30 at 44.59 feet and passing through a 5/8" iron pin set at 236.65 feet, going a total distance of 265.51 feet to a point in the centerline of Nickel Plate Road, County Road 13;

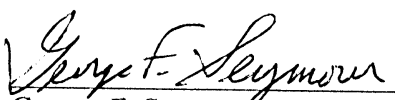
Thence along the centerline of County Road 13, North 31 degrees 32 minutes 49 seconds West a distance of 232.74 feet to a point;

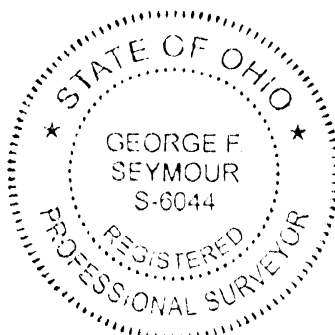
Thence leaving said road, North 89 degrees 08 minutes 54 seconds East, passing through a 5/8" iron pin set at 40.00 feet, going a total distance of 341.51 feet to the point of beginning, containing 1.2918 acres being in Section 36 (Starr Township) and 1.1625 acres being in Section 30 (Starr Township), making a total of 2.4543 acres, more or less, and subject to the right-of-way of County Road 13 and all easements of record.

All iron pins set or previously set on a survey in February 2006 are 5/8" X 30" with a 1 1/4" plastic identification caps stamped "Seymour & Associates".

The bearings used in this tract were based on monumentation found on the East line of Section 36 (Starr Township) as bearing North 00 degree 20 minutes 33 seconds West and are for the determination of angles only.

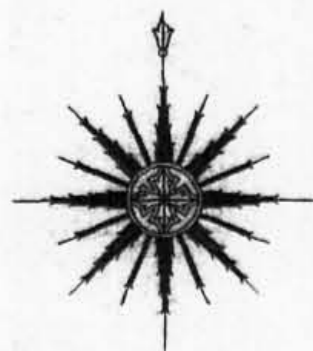
This description was prepared from a survey by George F. Seymour, Ohio Professional Surveyor No. 6044, in August of 2008.

  
George F. Seymour, P.S. 6044



8-05-08  
Date

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 8 D. 5 Y. 08



## LEGEND

- Point
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- △ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- 5/8" iron pin with ID cap stamped LPG-6344 found
- ⊙ 1" iron pin found
- ⊙ 1-1/2" iron pipe found
- ⊙ MAG nail set
- ⊙ MAG nail found
- ⊙ PK nail found
- Stone found
- Railroad spike found
- old crooked fence

## BASIS OF BEARINGS:

Bearings derived from monumentation found on the West line of Section 25 as bearing North 00 degrees 20 minutes 33 seconds West and are for the determination of angles only.



SCALE:  
1" = 200'

Gidion & K.L. Sharb  
D.V.209 Pg.652-654

## REFERENCES:

County tax maps  
Deeds as noted  
Previous surveys

Dixie L. & Frederick  
Bauman  
D.V.131 Pg.127

TRACT #1  
±30.5578 ACRES (TOTAL)  
KITSC REAL ESTATE INVESTMENT COMPANY  
O.R.239 PG.82  
O.R.260 PG.235

TRACT #2  
±31.6966 ACRES (TOTAL)

Acreage Breakdown  
Tract #1  
29.7159 ac. Sec. 25 Green Twp.  
00.1297 ac. Sec. 30 Starr Twp.  
00.7122 ac. Sec. 36 Starr Twp.  
30.5578 ac. TOTAL  
Tract #2  
30.6161 ac. Sec. 25 Green Twp.  
00.3891 ac. Sec. 30 Starr Twp.  
00.6914 ac. Sec. 36 Starr Twp.  
31.6966 ac. TOTAL

Wendell & Selma Phillips  
D.V.94 Pg.339

Approved - Mathematically  
Hocking County Engineer's Office

BY W.D. DATE 3-20-03

# PLAT OF SURVEY

Being A Part Of Fractional Lot 3, Township 13, North, Range 16, West, Section 25, Green Township  
And Part Of Fractional Lot 4, Township 12, North, Range 16, West, Section 30 And Part Of Fractional Lot  
2, Section 36, Starr Township, Hocking County, State Of Ohio

REVISIONS

SHEET



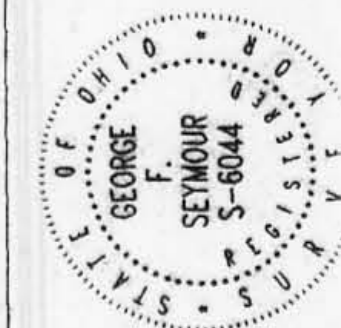
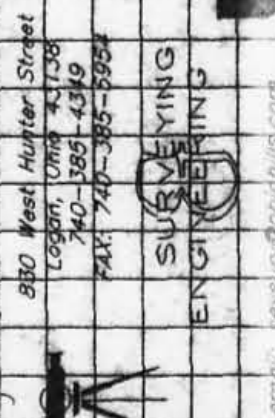
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN  
FEBRUARY OF 2003 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE  
LIMITS OF THE PARCEL TO BE CONVEYED.

THIS CERTIFICATION WAS MADE BY ME ON THIS 17 DAY OF MARCH, 2003.

GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044

©2003 SEYMOUR & ASSOCIATES

Seymour & Associates



KITSC REAL ESTATE INVESTMENT CO.

EXHIBIT "A"  
TRACT I – 30.5578 ACRES

Being a part of the tract of land that is now or formerly in the name of KTTSC Real Estate Investment Company, as recorded in Official Record 239 at page 82 and Official Record 260 at page 235, Hocking County Recorder's Office, said tract being a part of Fractional Lot 3 in Section 25, T13N, R16W, Green Township, and part of Fractional Lot 4 in Section 30, and part of Fractional Lot 2 in Section 36, T12N, R16W, Starr Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning for reference at a 1" iron pin found on the Northeast corner of Fractional Lot 3, Section 25 (Green Township), T13N, R16W;

Thence along the East line of Fractional Lot 3, and the West line of Fractional Lot 4, South 00 degrees 30 minutes 49 seconds East a distance of 1,325.42 feet to a 5/8" X 30" iron pin with a plastic identification cap set, said pin being the principle place of beginning of the tract herein described;

Thence leaving the East line of Fractional Lot 3, and through the Grantor's land, South 56 degrees 01 minute 16 seconds West a distance of 2,288.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 00 degrees 51 minutes 06 seconds East, crossing the South line of Section 25 (Green Township) and the North line of Section 30 (Starr Township) at 75.00 feet, going a total distance of 150.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 89 degrees 08 minutes 54 seconds West, crossing the West line of Section 30 (Starr Township) at 75.67 feet and passing through a 5/8" X 30" iron pin with a plastic identification cap set 421.64 feet, going a total distance of 461.64 feet to a point in the centerline of Nickel Plate Road (County Road 13);

Thence along the centerline of said road, North 31 degrees 08 minutes 06 seconds West a distance of 4.59 feet to a point;

Thence continuing along said road, North 37 degrees 33 minutes 11 seconds West a distance of 88.60 feet to a point on the North line of Section 36 (Starr Township) and the South line of Section 31 (Green Township);

Thence leaving said road, and along said section line, North 89 degrees 08 minutes 54 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found at 40.00 feet, going a total distance of 441.90 feet to a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found at the Southeast corner of Section 30 (Green Township) and the Southwest corner of Section 25 (Green Township);

Thence along the West line of Section 25 (Green Township), North 00 degrees 20 minutes 33 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 1,325.38 feet, going a total distance of 1,330.38 feet to a 36" White Oak Tree at the Southwest corner of a tract in the name of Dixie L. and Frederick Bauman, recorded in Deed Book 131 at page 127;

EXHIBIT "A"  
TRACT I - 30.5578 ACRES (Con't)

Thence along said tract, North 89 degrees 17 minutes 28 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 5.00 feet, going a total distance of 1,979.29 feet to the principle place of beginning containing 30.5578 acres, more or less, of which 29.7159 acres being in Section 25 (Green Township), 0.1297 acres being in Section 30 (Starr Township) and .7122 acres being in Section 36 (Starr Township), and subject to the right-of-way of County Road 13 and all easements of record.

The portion of the above described tract, which is located in Section 30 and 36 and recorded in Official Record 260 at page 235, is subject to an ingress-egress easement over the whole portion. Said easement being retained by KTTSC Real Estate Investment Company is to be used jointly by the Grantee and Grantor herein and the owner of the tract in the name of Theresa and Larry Nixon, as recorded in Deed Book 199 at page 72, their heirs and assigns, said easement area is to be used for ingress-egress to the 30.5578 acre tract and the 31.6966 acre tract;

Included with the above described tract is a common easement area to be utilized by the 30.5578 acres tract and the 31.6966 acre tract as created from this survey, said easement area being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found on the Southwest corner of Section 25 (Green Township);

Thence along the West line of Section 25, North 00 degrees 20 minutes 33 seconds West a distance of 75.00 feet to a point;

Thence leaving the West line of Section 25, North 89 degrees 08 minutes 54 seconds East a distance of 150.00 feet to a point;

Thence South 00 degrees 51 minutes 06 seconds East a distance of 75.00 feet to a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found on the South line of Section 25;

Thence along the South line of Section 25, South 89 degrees 08 minutes 54 seconds West a distance of 150.00 feet to the termination of said easement;

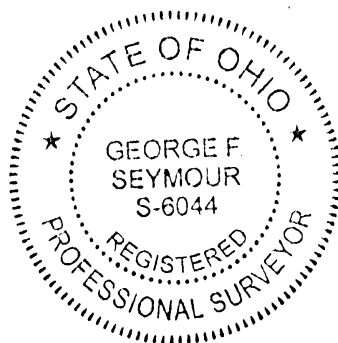
All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on monumentation found on the West line of Section 25 (Green Township) as bearing North 00 degrees 20 minutes 33 seconds West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in February of 2003.

Approved - Mathematically  
Hocking County Engineer's Office

BY AP WB DATE 3-20-03



George F. Seymour  
George F. Seymour, P.S. 6044

3-19-03  
Date

EXHIBIT "A"  
TRACT II - 31.6966 ACRES

Being a part of the tract of land that is now or formerly in the name of KTTSC Real Estate Investment Company, as recorded in Official Record 239 at page 82 and Official Record 260 at page 235, Hocking County Recorder's Office, said tract being a part of Fractional Lot 3, T13N, R16W, in Section 25 in Green Township, part of Fractional Lot 4 in Section 30, and part of Fractional Lot 2 in Section 36, T12N, R16W, Starr Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning for reference at a 1" iron pin found on the Northeast corner of Fractional Lot 3, Section 25 (Green Township), T13N, R16W;

Thence along the East line of Fractional Lot 3, South 00 degrees 30 minutes 49 seconds East a distance of 1,325.42 feet to a 5/8" X 30" iron pin with a plastic identification cap set, said pin being the principle place of beginning of the tract herein described;

Thence continuing along the East line of Fractional Lot 3, South 00 degrees 30 minutes 49 seconds East a distance of 1,325.42 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the South line of Section 25 (Green Township), and the North line of Section 30 (Starr Township);

Thence along said line, South 89 degrees 08 minutes 54 seconds West a distance of 1,833.29 feet to a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found;

Thence leaving said line, South 00 degrees 51 minutes 06 seconds East a distance of 150.00 feet to a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found;

Thence South 89 degrees 08 minutes 54 seconds West, crossing the West line of Section 30 (Starr Township) and the East line of Section 36 (Starr Township) at 151.33 feet and passing through a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found at 452.84 feet, going a total distance of 492.84 feet to a point in the centerline of Nickel Plate Road (County Road 13);

Thence along the centerline of said road, North 31 degrees 08 minutes 06 seconds West a distance of 86.85 feet to a point;

Thence leaving the centerline of said road, North 89 degrees 08 minutes 54 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 40.00 feet, and crossing the East line of Section 36 (Starr Township) and the West line of Section 30 (Starr Township) at 385.97 feet, going a total distance of 461.64 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 00 degrees 51 minutes 06 seconds West, crossing the North line of Section 30 (Starr Township) and the South line of Section 25 (Green Township) at 75.00 feet, going a total distance of 150.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

EXHIBIT "A"  
TRACT II - 31.6966 ACRES (Con't)

Thence North 56 degrees 01 minute 16 seconds East a distance of 2,288.00 feet to the principle place of beginning containing 31.6966 acres, more or less, of which 30.6161 acres being in Section 25 (Green Township), 0.3891 acres being in Section 30 (Starr Township) and .6914 acres being in Section 36 (Starr Township) and subject to the right-of-way of County Road 13 and all easements of record.

The portion of the above described tract, which is located in Section 30 and 36 and recorded in Official Record 260 at page 235, is subject to an ingress-egress easement over the whole portion. Said easement being retained by KTTSC Real Estate Investment Company is to be used jointly by the Grantee and Grantor herein and the owner of the tract in the name of Theresa and Larry Nixon, as recorded in Deed Book 199 at page 72, their heirs and assigns, said easement area is to be used for ingress-egress to the 30.5578 acre tract and the 31.6966 acre tract;

Included with the above described tract is a common easement area to be utilized by the 30.5578 acres tract and the 31.6966 acre tract as created from this survey, said easement area being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found on the Southwest corner of Section 25 (Green Township);

Thence along the West line of Section 25, North 00 degrees 20 minutes 33 seconds West a distance of 75.00 feet to a point;

Thence leaving the West line of Section 25, North 89 degrees 08 minutes 54 seconds East a distance of 150.00 feet to a point;

Thence South 00 degrees 51 minutes 06 seconds East a distance of 75.00 feet to a 5/8" X 30" iron pin with a plastic identification cap stamped "Seymour & Associates" found on the South line of Section 25;

Thence along the South line of Section 25, South 89 degrees 08 minutes 54 seconds West a distance of 150.00 feet to the termination of said easement;

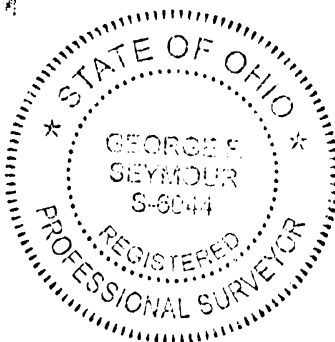
All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on monumentation found on the West line of Section 25 (Green Township) as bearing North 00 degrees 20 minutes 33 seconds West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in February of 2003.

Approved - Mathematically  
Hocking County Engineer's Office

BY J. W. B. DATE 3-20-03

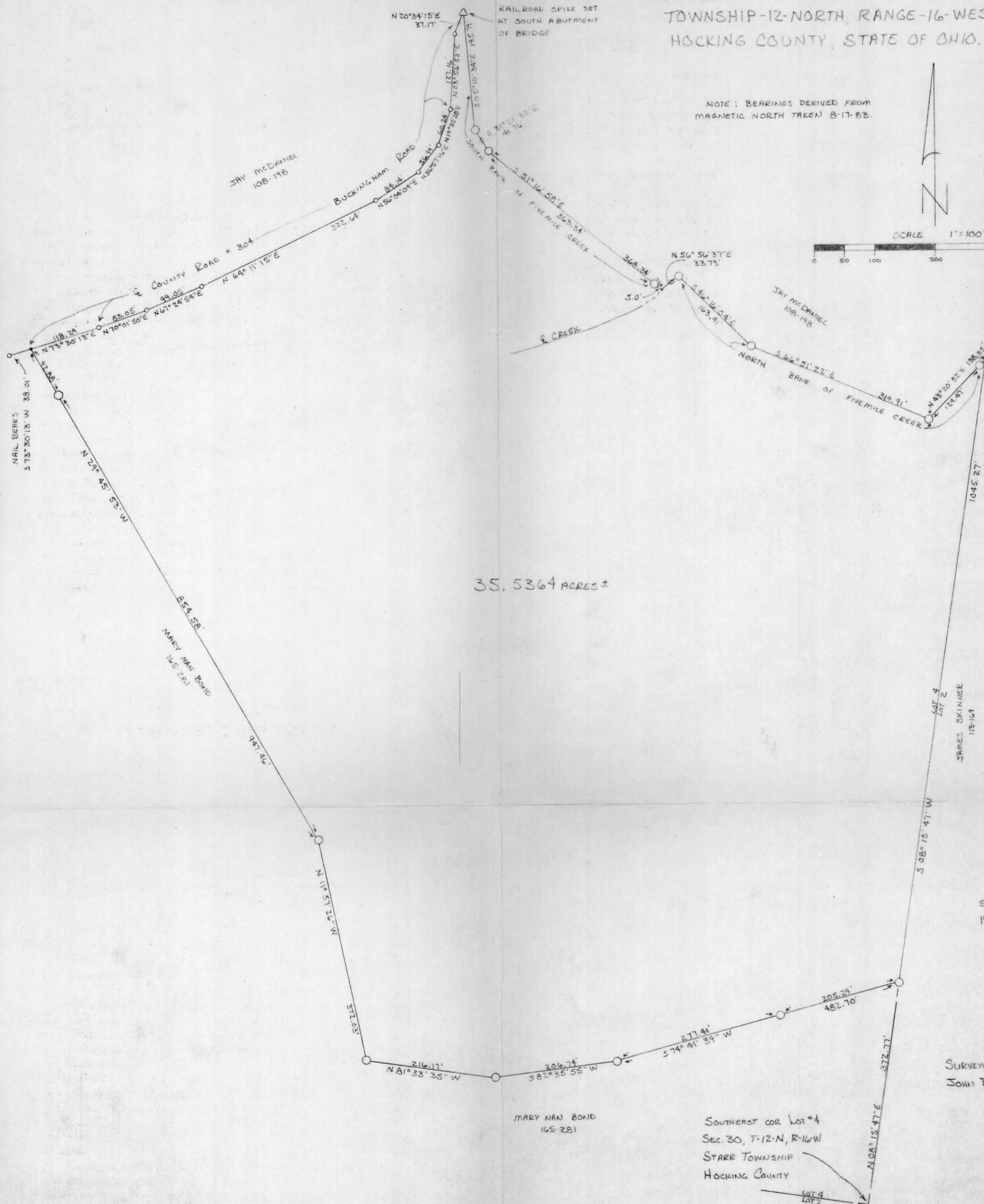
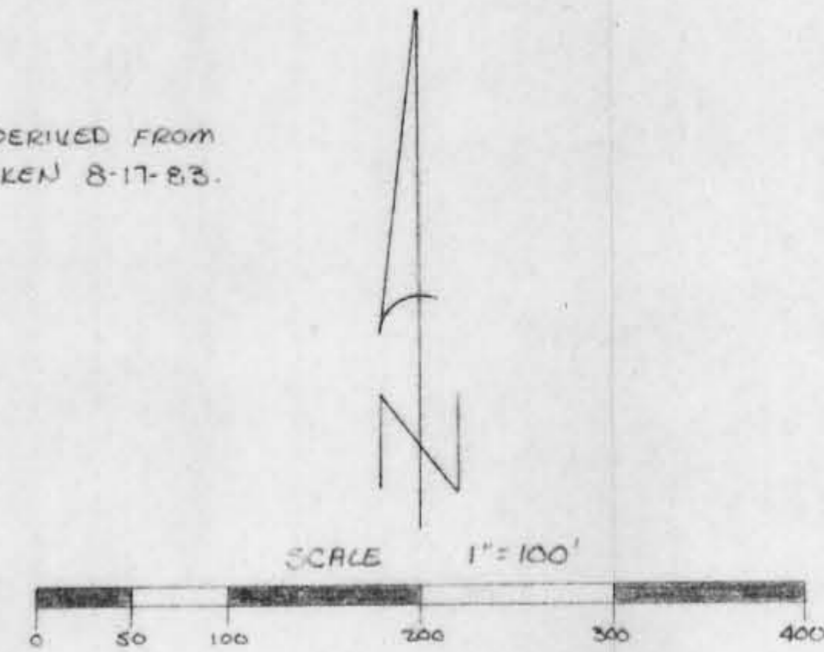


George F. Seymour  
George F. Seymour, P.S. 6044

3-19-03  
Date

BEING A PART OF FRACTIONAL LOT 4, SECTION 30,  
TOWNSHIP-12-NORTH, RANGE-16-WEST, STARR TOWNSHIP,  
HOCKING COUNTY, STATE OF OHIO.

NOTE: BEARINGS DERIVED FROM  
MAGNETIC NORTH TAKEN 8-17-83.



LEGEND

- - 7/8" IRON PIN W/PLASTIC ID CAP
- - AXLE
- △ - RAILROAD SPIKE
- - G.O.F. NAIL
- - POINT

REFERENCES

- CURRENT TAX PLATS
- 1890 TAX PLATS
- U.S.G.S. TOPO MAPS
- AERIAL PHOTO'S
- DEEDS AS NOTED ON PLAT

Approved - Mathematically  
Hocking County Engineer's office  
By 7/12/83 Date 8-11-83

PLAT PREPARED FROM AN ACTUAL  
SURVEY MADE ON THE 17th day of August,  
1983 by,

C. Thomas Smith  
OHIO REGISTERED SURVEYOR No. 6844

SURVEYED AND PLATED AT THE REQUEST OF  
JOHN BOND.

MARY NAN BOND  
145-281

SOUTHEAST COR LOT #4  
SEC. 30, T-12-N, R-16-W  
STARR TOWNSHIP  
HOCKING COUNTY

# 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 John Bond

Being a tract of land last transferred to Mary Bond as recorded in Deed Book 165 at page 28~~l~~, Hocking County Recorder's Office, said tract being a part of Fractional Lot 4 in Section 30, T12N, R16W, Starr Township, Hocking County, State of Ohio, and more particularly described as follows:

Beginning for reference at the southeast corner of Fractional Lot 4 in Section 30, T12N, R16W;

Thence with the lot line, North 8° 15' 47" East a distance of 372.77 feet to a 5/8" iron pin with I.D. cap set, said iron pin being the principal place of beginning for the tract herein described;

Thence leaving the lot line, South 74° 41' 39" West, passing a 5/8" iron pin with I.D. cap set at 205.29 feet, going a total distance of 482.70 feet to a 5/8" iron pin with I.D. cap set;

Thence South 82° 35' 55" West a distance of 206.74 feet to a 5/8" iron pin with I.D. cap set;

Thence North 81° 33' 35" West a distance of 216.17 feet to a 5/8" iron pin with I.D. cap set;

Thence North 11° 57' 26" West a distance of 372.03 feet to a 5/8" iron pin with I.D. cap set;

Thence North 29° 45' 53" West, passing an axle set at 854.58 feet, going a total distance of 947.46 feet to a point in the centerline of County Road #304;

Thence with the centerline of said road the following nine courses:

- (1) North 73° 30' 13" East a distance of 118.29 feet to a nail set,
- (2) North 70° 01' 50" East a distance of 83.05 feet to a nail set,
- (3) North 67° 24' 54" East a distance of 99.05 feet to a nail set,
- (4) North 64° 11' 15" East a distance of 322.64 feet to a nail set,
- (5) North 56° 04' 09" East a distance of 84.14 feet to a nail set,
- (6) North 36° 57' 16" East a distance of 56.99 feet to a nail set,
- (7) North 19° 35' 28" East a distance of 60.24 feet to a nail set,
- (8) North 3° 56' 52" East a distance of 127.16 feet to a nail set, and
- (9) North 20° 34' 15" East a distance of 37.17 feet to a railroad spike set in the centerline of the south bridge abutment;

Thence with the south bank of Five Mile Creek, the following three courses:

- (1) South 5° 10' 34" East a distance of 195.79 feet to a 5/8" iron pin with I.D. cap set,

# 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 John Bond (cont.)

- (2) South  $31^{\circ} 21' 32''$  East a distance of 41.76 feet to a  $5/8$ " iron pin with I.D. cap set, and
- (3) South  $51^{\circ} 16' 58''$  East, passing a  $5/8$ " iron pin with I.D. cap set set at 363.34 feet on the west bank of a tributary to Five Mile Creek, going a total distance of 368.34 feet to the center-line of said tributary;

Thence crossing Five Mile Creek, North  $56^{\circ} 56' 37''$  East a distance of 33.73 feet to a  $5/8$ " iron pin with I.D. cap set on the north bank of Five Mile Creek;

Thence with the north bank of Five Mile Creek, the following three courses:

- (1) South  $46^{\circ} 16' 04''$  East a distance of 163.91 feet to a  $5/8$ " iron pin with I.D. cap set,
- (2) South  $66^{\circ} 51' 22''$  East a distance of 319.91 feet to a  $5/8$ " iron pin with I.D. cap set, and
- (3) North  $43^{\circ} 20' 32''$  East, passing a  $5/8$ " iron pin with I.D. cap set at 129.47 feet, going a total distance of 138.35 feet to a point on the east line of Fractional Lot 4;

Thence with the lot line, South  $8^{\circ} 15' 47''$  West a distance of 1045.27 feet to the principal place of beginning, containing 35.5364 acres, more or less, subject to the right of way of County Road #304 and all easements of record.

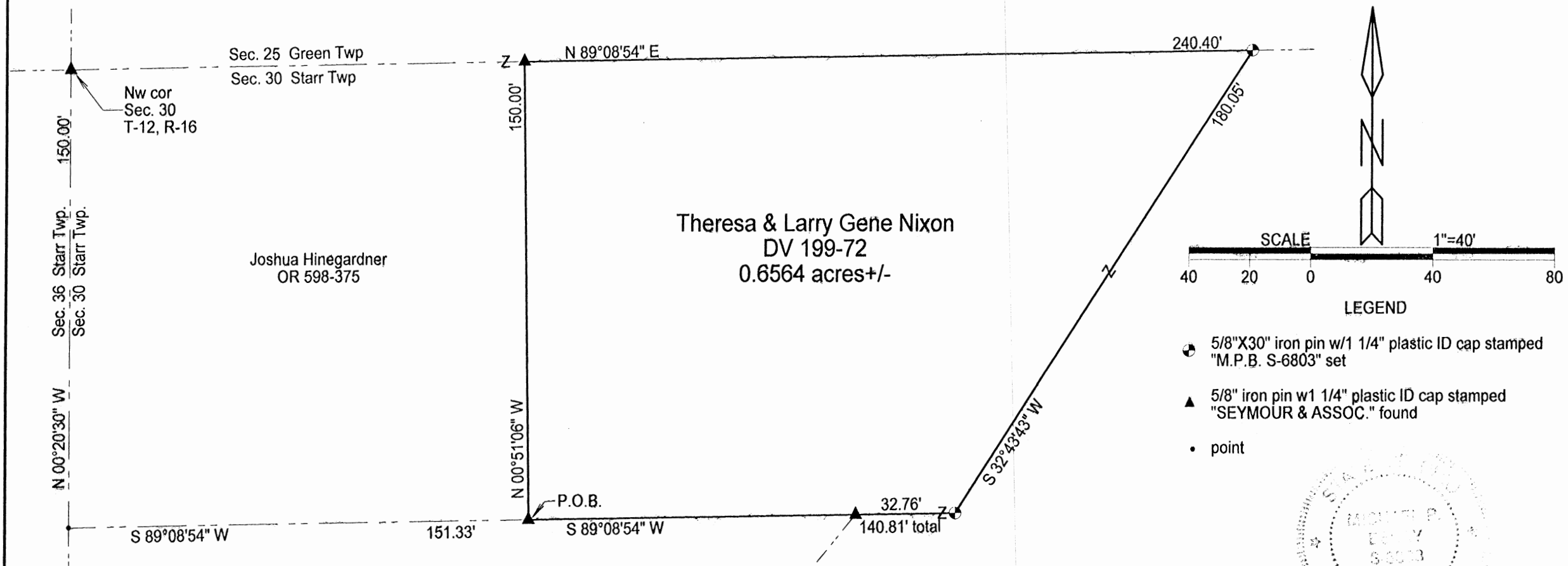
The bearings used in the above described tract were derived from magnetic north (8/17/83) and are for the determination of angles only.

The above described tract was prepared from an actual survey made on August 17, 1983, by C. Thomas Smick, Ohio Registered Surveyor No. 6894.

Approved - Mathematically  
Hocking County Engineer's office  
By [Signature] Date 8-11-83

SITUATED IN FRACTIONAL LOT 4 OF SECTION 30, TOWNSHIP-12N, RANGE-16W,  
STARR TOWNSHIP, HOCKING COUNTY, STATE OF OHIO.

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



SCALE 1"=40'

LEGEND

- 5/8"X30" iron pin w/1 1/4" plastic ID cap stamped "M.P.B. S-6803" set
- ▲ 5/8" iron pin w/1 1/4" plastic ID cap stamped "SEYMOUR & ASSOC." found
- point

Note: Cited bearings are based on the bearing system of the 2.4543 Ac. tract described in OR 477-835.

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

John & Michelle Nixon  
OR 477-835, OR 417-358

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *CW* Date: *M. 12 D. 11 Y. 2019*



Plat prepared from an actual survey made on the 2nd day of October, 2019 by,  
*[Signature]*  
Michael P. Berry Ohio Professional Surveyor No. 6803

## DESCRIPTION OF SURVEY FOR MR. STEVE NIXON

Being a part of a tract of land described in Vol. 199, Pg. 72, Hocking County Deed Records, situated in Frac. Lot No. 4 of Sec. 30, Starr Twp., T-12N, R-16W, Hocking County, Ohio, and more particularly described as follows:

Beginning at a Seymour pin found on the north line of the 2.4543 Ac. tract described in O.R. 417, Pg. 358 and O.R. 477, Pg. 835, from which a Seymour pin found on the NW corner of Sec. 30 bears, by previous survey, S 89 degrees 08' 54" W a distance of 151.33 ft. and N 0 degrees 20' 30" W a distance of 150.00 ft.;

Thence with part of the southerly boundary of the 31.6966 Ac. tract described in O.R. Vol. 598, Pg. 375, and O.R. Vol. 593, Pg. 851, N 0 degrees 51' 06" W a distance of 150.00 ft. to a Seymour pin found on the north line of Sec. 30;

Thence, with said north line, N 89 degrees 08' 54" E a distance of 240.40 ft. to an iron pin set;

Thence, with a new line, S 32 degrees 43' 43" W a distance of 180.05 ft. to an iron pin set;

Thence S 89 degrees 08' 54" W, passing a Seymour pin found on the NE corner of said 2.4543 Ac. tract at 32.76 ft., going a total distance of 140.81 ft. to the place of beginning, containing 0.6564 Ac., more or less, and being subject to all valid easements.

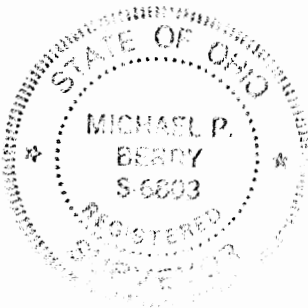
Cited bearings are based on the bearing system of the 2.4543 Ac. tract described in O.R. Vol. 477, Pg. 835.

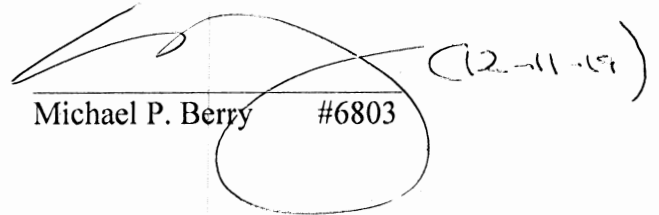
All iron pins described as being set are 5/8" X 30" with a 1 1/4" plastic I.D. cap stamped "M.P.B. S-6803".

All Seymour iron pins described as being found are 5/8" with a 1 1/4" plastic I.D. cap stamped "Seymour & Assoc.".

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on Oct. 2, 2019.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 12 D. 11 Y. 2019



  
Michael P. Berry #6803 (12-11-19)

BEING A PART OF THE NE 1/4 AND  
THE NW 1/4 OF SEC. 29, T-124, R-16N, AND  
ALL OF SEC. 40, LOT NO. 1 OF SEC. 30,  
STANDARD TWP., T-124, R-16N, Hocking  
CO. OHIO

TRACT 1:  
SEC. 40, LOT 1  
SEC. 30

TRACT 2

TRACT 3:  
HOCKING  
RIVER

TRACT 4  
(NORTH HOCKING RIVER)

STATE OF OHIO  
MICHAEL P. BERRY  
S-6903  
REGISTERED  
SURVEYOR

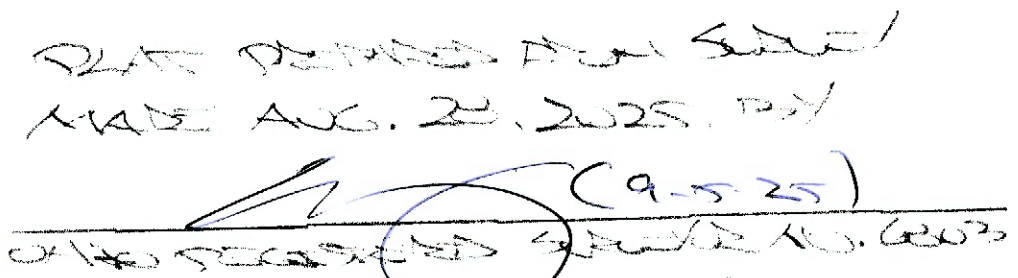
DATE RECORDED FROM STATE  
MADE AUG. 22, 2025, P.M.  
(9-5-25)  
OHIO RECORDS BOOK NO. 6003

RECEIVED

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22

FEMALE  
RESIDUE

[illegible]

BEING A PART OF THE NE 1/4 AND  
THE NW 1/4 OF SEC. 29, T-124, R-16N, AND  
ALL OF SEC. 40, LOT NO. 1 OF SEC. 30,  
STANDARD TWP., T-124, R-16N, Hocking  
CO. OHIO

TRACT 1:  
SEC. 40, LOT 1  
SEC. 30

TRACT 2

TRACT 3:  
HOCKING  
RIVER

TRACT 4  
(NORTH HOCKING RIVER)

STATE OF OHIO  
MICHAEL P. BERRY  
S-6903  
REGISTERED  
SURVEYOR

DATE RECORDED FROM STATE  
MADE AUG. 22, 2025, P.M.  
(9-5-25)  
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