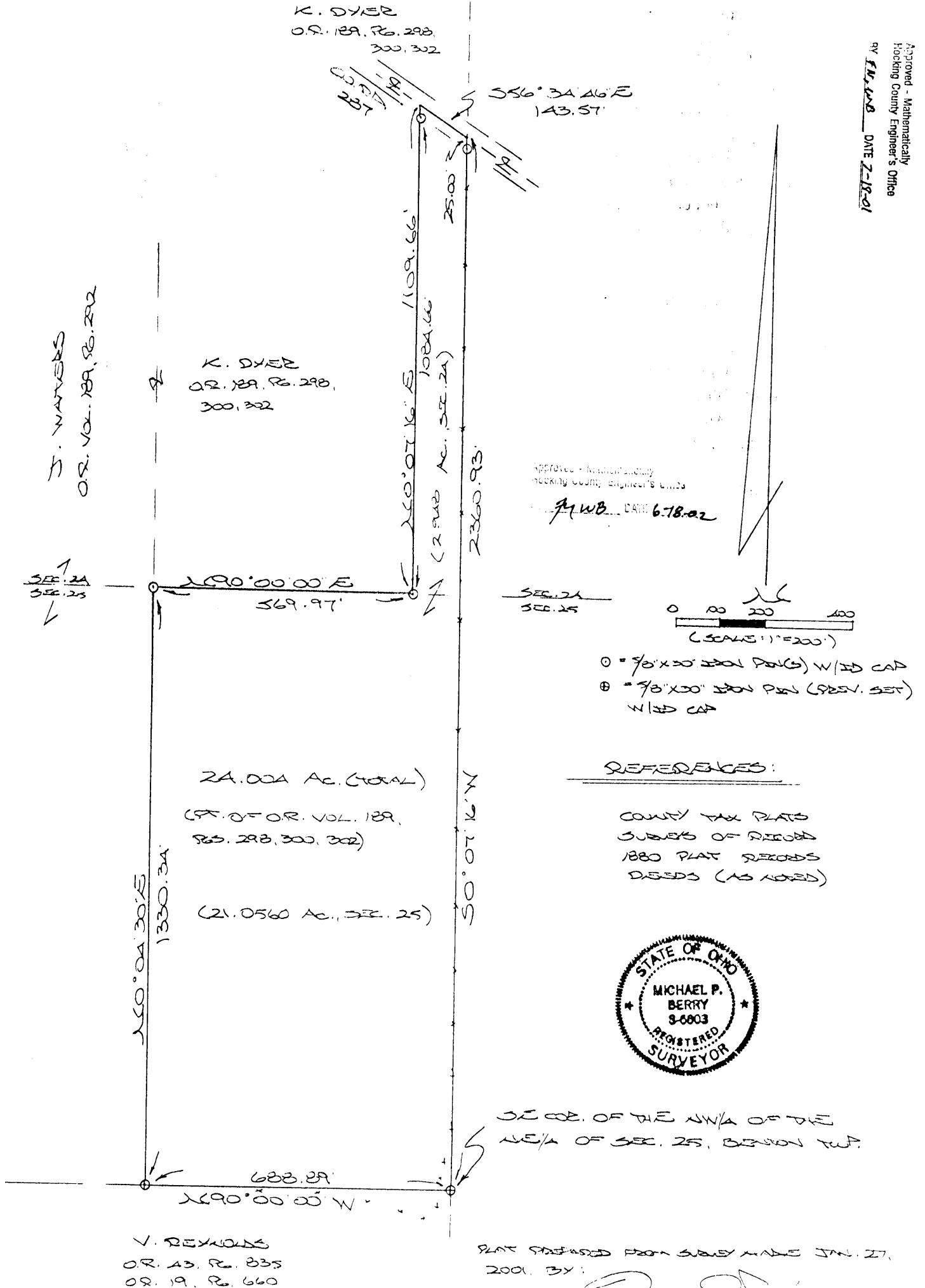


Benton (24), 25
 Tot. 24.004 Ac.

BEING A PART OF THE SW 1/4 OF THE SE 1/4 OF SEC. 24,
 T-14N, R-18W, AND PART OF THE NW 1/4 OF THE NE 1/4 OF
 SEC. 25, BENTON TWP., T-14N, R-18W, ADAMS CO., OHIO

NOTE: CITED BEARINGS ARE BASED ON THE BEARING SYSTEM OF THE
 42.2802 AC. TRACT DESCRIBED IN O.R. VOL. 129, P. 298.



Approved - Mathematically
 Hocking County Engineer's Office
 BY J. W. B. DATE 7-18-01

DESCRIPTION OF SURVEY FOR MS. KATHRYN DYER

Being a part of the tract of land last transferred in Vol. 189, Pg. 298, 300, & 302, Hocking Co. Official Records, situated in the SW 1/4 of the SE 1/4 of Sec. 24, T-11N, R-18W, and part of the NW 1/4 of the NE 1/4 of Sec. 25, Benton Twp., T-11N, R-18W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin previously set on the SE corner of said NW 1/4 of the NE 1/4 of Sec. 25;

Thence, with the south line of said quarter-quarter section, N 90 degrees 00' 00" W a distance of 688.89 ft. to an iron pin previously set;

Thence, with part of the east line of the 44.9288 Ac. tract described in O.R. Vol. 189, Pg. 292, N 0 degrees 04' 30" E a distance of 1330.34 ft. to an iron pin set on the south line of Sec. 24;

Thence, with said south line, N 90 degrees 00' 00" E a distance of 569.97 ft. to an iron pin set;

Thence, with a new line, N 0 degrees 07' 16" E, passing an iron pin set at 1084.66 ft., going a total distance of 1109.66 ft. to a point in the center of Co. Rd. No. 287;

Thence, with the center of said county road, S 56 degrees 34' 46" E a distance of 143.57 ft. to a point on the east line of the SW 1/4 of the SE 1/4 of Sec. 24;

Thence, with said east line and an extension thereof and passing into Sec. 25, S 0 degrees 07' 16" W, passing an iron pin set at 25.00 ft., going a total distance of 2360.93 ft. to the place of beginning, containing 2.948 acres in Sec. 24 and 21.0559 acres in Sec. 25, making a total of 24.004 acres, more or less, and being subject to the right-of-way of Co. Rd. 287 and all valid easements.


Cited bearings are based on the bearing system of the 42.2802 Ac. tract described in O.R. Vol. 189, Pg. 298.

All iron pins described as being set or previously 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 January 27, 2001.

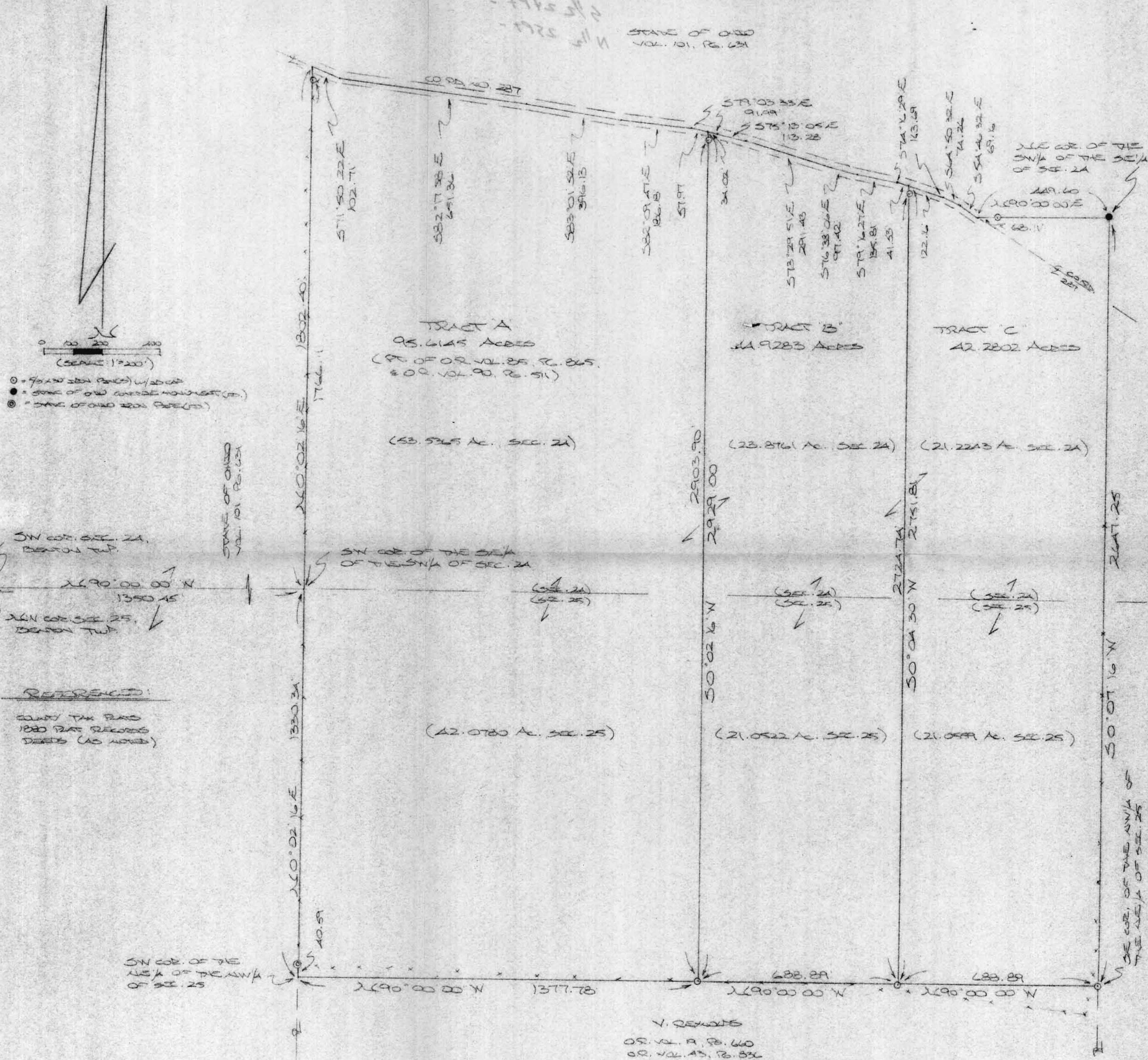
Approved: _____
Hocking Co. Auditor

gmb 6-18-02


Michael P. Berry #6803

[illegible]

STATE OF OHIO
VOL. 101, PG. 631



COUNTY TAX PLATS
1880 PLAT RECORDS
DEEDS (AS ABOVE)

V. REYNOLDS
O.R. VOL. 19, PG. 660
O.R. VOL. 43, PG. 834

DATA PREPARED FROM SOURCE AND DATE JAN 18
THROUGH JUL. 27, 2001 BY:

~~OLD REVEREND SAVAGE NO. 6802~~

1000 • Magnetically
1000 County Engineer's Office

1-31-01

**DESCRIPTION OF SURVEY FOR LOUISE PFLAUM AND
MOLLY SUTHERLAND**

TRACT "A":

Being a part of the tract of land last transferred in Vol. 90, Pg. 511, Hocking Co. Official Records, situated in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Sec. 24, T-11N, R-18W, and in the NE 1/4 of the NW 1/4 of Sec. 25, Benton Twp., T-11N, R-18W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a point on the SW corner of the SE 1/4 of the SW 1/4 of Sec. 24, said point being referenced by a State of Ohio concrete monument found on the SW corner of Sec. 24 which bears N 90 degrees 00' 00" W a distance of 1350.45 ft.;

Thence, with the west line of said SE 1/4 of the SW 1/4 and an extension thereof, N 0 degrees 02' 16" E, passing an iron pin set at 1766.11 ft., going a total distance of 1802.40 ft. to a point in the center of Co. Rd. No. 287;

Thence with the center of said county road the following five (5) courses:

- 1) S 71 degrees 50' 22" E a distance of 102.71 ft. to a point;
- 2) S 82 degrees 17' 58" E a distance of 651.36 ft. to a point;
- 3) S 83 degrees 01' 52" E a distance of 396.13 ft. to a point;
- 4) S 82 degrees 09' 47" E a distance of 186.18 ft. to a point;
- 5) S 79 degrees 03' 33" E a distance 57.97 ft. to a point;

Thence leaving Co. Rd. 287 and with a new line, (and passing into Sec. 25), S 0 degrees 02' 16" W, passing an iron pin set at 25.10 ft., going a total distance of 2929.00 ft. to an iron pin set;

Thence, with the south line of the NE 1/4 of the NW 1/4 of Sec. 25, N 90 degrees 00' 00" W a distance of 1377.78 ft. to a point on the SW corner of said quarter-quarter section;

Thence, with the west line of said quarter-quarter, N 0 degrees 02' 16" E, passing a State of Ohio iron pipe found at 40.59 ft., going a total distance of 1330.34 ft. to the place of beginning, containing 53.5365 acres in Sec. 24 and 42.0780 acres in Sec. 25, making a total of 95.6145 acres, more or less, and being subject to the right-of-way of Co. Rd. No. 287 and all valid easements.

Cited bearings are based on the south line of the NW 1/4 of the SE 1/4 of Sec. 24 as running N 90 degrees 00' 00" E.

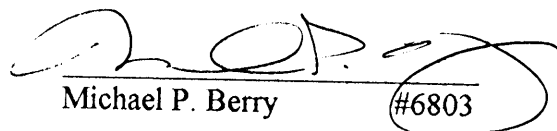
All iron pins described as being set are 5/8" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, from January 18 to January 27, 2001.

Recorded - Electronically
Hocking County Engineer's Office

M

DATE: 1-31-01


Michael P. Berry #6803

DESCRIPTION OF SURVEY FOR MR. JAMES WATTERS

TRACT "B":

Being a part of the tract of land last transferred in Vol. 90, Pg. 511, Hocking Co. Official Records, situated in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Sec. 24, T-11N, R-18W, and in the NW 1/4 of the NE 1/4 of Sec. 25, Benton Twp., T-11N, R-18W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin set on the south line of the NW 1/4 of the NE 1/4 of Sec. 25, said pin being referenced by an iron pin set on the SE corner of said quarter-quarter section bears N 90 degrees 00' 00" E a distance of 688.89 ft.;

Thence, with the south line of said quarter-quarter section, N 90 degrees 00' 00" W a distance of 688.89 ft. to an iron pin set;

Thence with a new line and passing into Sec. 24, N 0 degrees 02' 16" E, passing an iron pin set at 2903.90 ft., going a total distance of 2929.00 ft. to a point in the center of Co. Rd. No. 287;

Thence with the center of said county road the following six (6) courses:

- 1) S 79 degrees 03' 33" E a distance of 34.02 ft. to a point;
- 2) S 75 degrees 13' 05" E a distance of 113.28 ft. to a point;
- 3) S 73 degrees 29' 51" E a distance of 291.43 ft. to a point;
- 4) S 76 degrees 38' 06" E a distance of 97.42 ft. to a point;
- 5) S 79 degrees 16' 27" E a distance of 135.81 ft. to a point;
- 6) S 74 degrees 16' 29" E a distance of 41.53 ft. to a point;

Thence, with a new line and passing into Sec. 25, S 0 degrees 04' 30" W, passing an iron pin set at 27.07 ft., going a total distance of 2751.18 ft. to the place of beginning, containing 23.8761 acres in Sec. 24 and 21.0522 acres in Sec. 25, making a total of 44.9283 acres, more or less, and being subject to the right-of-way of Co. Rd. No. 287 and all valid easements.

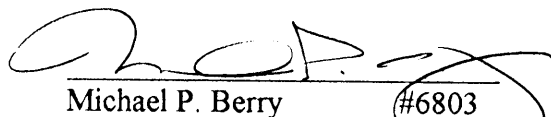
Cited bearings are based on the south line of the NW 1/4 of the SE 1/4 of Sec. 24 as running N 90 degrees 00' 00" E.

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. 6804, from January 18 to January 27, 2001.

1-31-01
Hocking County Engineer's Office

71


Michael P. Berry #6803

DESCRIPTION OF SURVEY FOR KATHRYN DYER

TRACT "C":

Being a part of the tract of land last transferred in Vol. 90, Pg. 511, Hocking Co. Official Records, situated in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Sec. 24, T-11N, R-18W, and in the NW 1/4 of the NE 1/4 of Sec. 25, Benton Twp., T-11N, R-18W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a State of Ohio concrete monument found on the NE corner of the SW 1/4 of the SE 1/4 of Sec. 24;

Thence, with the east line of said quarter-quarter section and an extension thereof, (passing into Sec. 25), S 0 degrees 07' 16" W a distance of 2647.25 ft. to an iron pin set on the SE corner of the NW 1/4 of the NE 1/4 of Sec. 25;

Thence, with the south line of said quarter-quarter section, N 90 degrees 00' 00" W a distance of 688.89 ft. to an iron pin set;

Thence, with a new line and passing into Sec. 24, N 0 degrees 04' 30" E, passing an iron pin set at 2724.74 ft., going a total distance of 2751.81 ft. to a point in the center of Co. Rd. No. 287;

Thence with the center of said county road the following three (3) courses:

1) S 74 degrees 16' 29" E a distance of 122.16 ft. to a point;

2) S 64 degrees 50' 32" E a distance of 74.26 ft. to a point;

3) S 54 degrees 46' 32" E a distance of 69.16 ft. to a point on the north line of said SW 1/4 of the SE 1/4 of Sec. 24;

Thence, with said north line, N 90 degrees 00' 00" E, passing an iron pin set at 68.11 ft., going a total distance of 449.60 ft. to the place of beginning, containing 21.2243 acres in Sec. 24 and 21.0559 acres in Sec. 25, making a total of 42.2802 acres, more or less, and being subject to the right-of-way of Co. Rd. No. 287 and all valid easements.

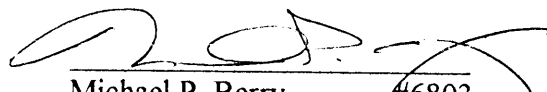
Cited bearings are based on the south line of the NW 1/4 of the SE 1/4 of Sec. 24 as running N 90 degrees 00' 00" E.

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, from January 18 to January 27, 2001.

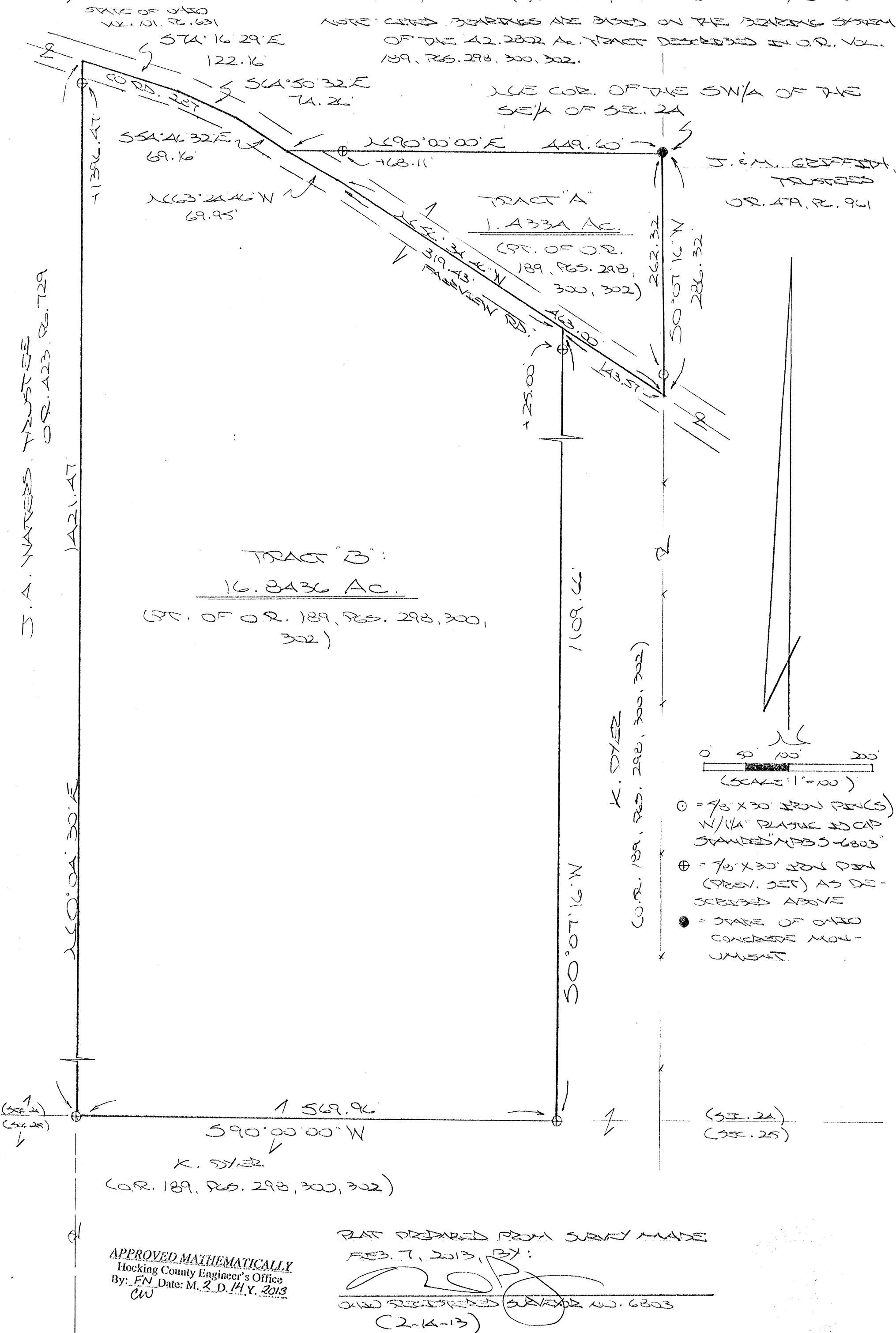
Mathematically
County Engineer's Office

JP 1-31-01


Michael P. Berry #6803

STATE OF OHIO
 WY. 101, TC. 631

NOTE: CITED REFERENCES ARE BASED ON THE BEARING SYSTEM
OF THE 42.2802 AR. TRACT DESCRIBED IN O.R. VOL.
109, PGS. 298, 300, 302.



DESCRIPTION OF 16.8436 ACRE TRACT

Being a part of the 42.2802 Ac. tract described in Vol. 189, Pgs. 298 & 300 & 302, Hocking Co. Official Records, situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24 Benton Twp., T-11N, R-18W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at the intersection of the north line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24 with the centerline of Co. Rd. 287 (Fairview Rd.), said point being referenced by a State of Ohio concrete monument found on the NE corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ which bears N 90 degrees 00' 00" E a distance of 449.60 ft.;

Thence with the centerline of said Co. Rd. 287 the following two (2) courses:

- 1) S 63 degrees 24' 46" E a distance of 69.95 ft. to a point;
- 2) S 56 degrees 34' 46" E a distance of 319.43 ft. to a point;

Thence leaving Co. Rd. 287 and with a new line, S 0 degrees 07' 16" W, passing an iron pin previously set at 25.00 ft., going a total distance of 1109.66 ft. to an iron pin previously set on the south line of Sec. 24;

Thence, with said south line, S 90 degrees 00' 00" W a distance of 569.96 ft. to an iron pin set on the east line of the 44.9283 Ac. tract described in O.R. Vol. 423, Pg. 729;

Thence, with said west line, N 0 degrees 04' 30" E, passing an iron pin previously set at 1396.47 ft., going a total distance of 1421.47 ft. to a point in the center of Co. Rd. 287;

Thence with the centerline of said county road the following three (3) courses:

- 1) S 74 degrees 16' 29" E a distance of 122.16 ft. to a point;
- 2) S 64 degrees 50' 32" E a distance of 74.26 ft. to a point;
- 3) S 54 degrees 46' 32" E a distance of 69.16 ft. to the place of beginning, containing 16.8436 acres, more or less, and being subject to the right-of-way of Co. Rd. 287 and all valid easements.

Cited bearings are based on the bearing system of the 42.2802 Ac. tract described in O.R. Vol. 189, Pgs. 298, 300 & 302.

All iron pins described as being previously set are 5/8" X 30' with a 1 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. 7, 2013.

APPROVED MATHEMATICALLY

Hocking County Engineer's Office

By: FN Date: M. 2 D. 14 Y. 2013

CW


Michael P. Berry #6803
(2-14-13)



DESCRIPTION OF 1.4334 ACRE TRACT

Being a part of the 42.2802 Ac. tract described in Vol. 189, Pgs. 298 & 300 & 302, Hocking Co. Official Records, situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24 Benton Twp., T-11N, R-18W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a State of Ohio concrete monument found on the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24;

Thence, with the east line of said quarter-quarter section, S 0 degrees 07' 16" W, passing an iron pin set at 262.32 ft., going a total distance of 286.32 ft. to a point in the center of Co. Rd. 287 (Fairview Rd.);

Thence with the centerline of said county road the following two (2) courses:

- 1) N 56 degrees 34' 46" W a distance of 463.00 ft. to a point;
- 2) N 63 degrees 24' 46" W a distance of 69.95 ft. to a point on the south line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 24;

Thence, with said south line, N 90 degrees 00' 00" E, passing an iron pin previously set at 68.11 ft., going a total distance of 449.60 ft. to the place of beginning, containing 1.4334 acres, more or less, and being subject to the right-of-way of Co. Rd. 287 and all valid easements.

Cited bearings are based on the bearing system of the 42.2802 Ac. tract described in O.R. Vol. 189, Pgs. 298, 300 & 302.

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".

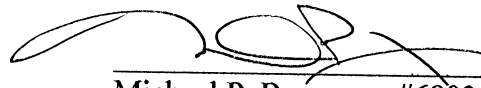
The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on Feb. 7, 2013.

APPROVED MATHEMATICALLY

Hocking County Engineer's Office

By: FN Date: M. 2 D. 14 Y. 2013

CW


Michael P. Berry #6803
(2-14-13)



LINE	BEARING	DISTANCE
1	S 69°06'08" E	102.71'
2	S 79°33'44" E	365.12'
3	S 79°33'44" E	286.24'
4	S 80°17'38" E	176.64'
5	S 80°17'38" E	219.49'
6	S 79°25'33" E	186.18'
7	S 76°19'19" E	57.97'

REFERENCES:
DEEDS AS NOTED
COUNTY MAP
PREVIOUS SURVEYS
EXISTING MONUMENTS

200 0 200
Scale: 1" = 200'

LEGEND:

- FOUND 5/8" IRON PIPE
- FOUND 5/8" IRON PIN WITH A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED, "MPB 6803."
- POINT
- ⊙ SET MAGNETIC NAIL
- △ SET 5/8" IRON PIN WITH A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED, "SHARRETT 8019."

LINE LEGEND:

SURVEYED LINE
SECTION LINE
ROAD CENTERLINE
ROAD RIGHT OF WAY

NOTES:

BEING TRACTS OF LAND THAT ARE NOW OR FORMERLY IN THE NAME OF EDWARD D.A. & MICHELLE SOMMER AS RECORDED IN OFFICIAL RECORD 676, PAGE 761 OF THE HOCKING COUNTY RECORDER'S OFFICE.

ALL 5/8" X 30" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED, "SHARRETT 8019."

BASIS OF BEARINGS: SYSTEM - OHIO STATE PLANE COORDINATE SYSTEM, GRID - NORTH, SCALE FACTOR - 1, DATUM - NAD83, GEOID - g2018U7, ZONE - SOUTH.

Filed Hocking County Auditor's Office

Frank Nelson November 17, 2022

RECEIVED

NOV 16 2022

HOCKING COUNTY
ENGINEERS OFFICE

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By *[Signature]* Date: M. 11. D. 16. 2022

POINT OF COMMENCEMENT
IRON PIN FOUND ON THE
SOUTHEAST CORNER OF THE
NORTHWEST QUARTER OF
SECTION 25.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 24th DAY OF OCTOBER, 2022 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

PAUL SHARRETT, PS 8019

DATE

THIS PLAT IS NOT
VALID WITHOUT BLUE
INK SEAL BELOW:



PSPS
SURVEYING, INC.

740-775-3548
800-848-3548

PAUL SHARRETT
PROFESSIONAL SURVEYOR
4720 ST. RT. 158
CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET REVISIONS

FOR: EDWARD SOMMER

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24
& THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 11 NORTH, RANGE 18 WEST,
BENTON TOWNSHIP, HOCKING COUNTY,
STATE OF OHIO.

FILENAME: HO2208-01.DWG

JOB DRAWN DATE
HO2208 N.R.S. 10-24-2022

EXHIBIT "A"
(32.543 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Edward D.A. and Michelle Sommer as recorded in Official Record 676, Page 761 of the Hocking County Recorder's Office, said tract being situated in the southwest quarter of Section 24 and the northwest quarter of Section 25, Township 11 North, Range 18 West, Benton Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 5/8" iron pin with a 1-1/4" plastic identification cap stamped "MPB 6803" on the southeast corner of the northeast quarter of the northwest quarter of Section 25;

*Thence along the south line of the northeast quarter of the northwest quarter of Section 25, North 87° 15' 48" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 459.52 feet, going a total distance of 919.03 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set being the **principal place of beginning** of the tract herein described;*

Thence continuing along the south line of the northeast quarter of the northwest quarter of Section 25, North 87° 15' 48" West a distance of 459.52 feet to a point on the southwest corner of the northeast quarter of the northwest quarter of Section 25;

Thence along the west line of the northeast quarter of the northwest quarter of Section 25, North 02° 48' 31" East, crossing the south line of Section 24, passing a 5/8" iron pipe at 40.59 feet, a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "MPB 6803" at 3055.88 feet, going a total distance of 3132.76 feet to a magnetic nail set in the center of Fairview Road (County Road 287);

Thence along the center of Fairview Road the following two (2) courses:

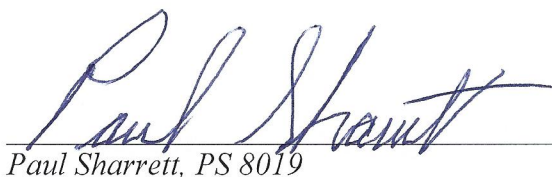
- 1. South 69° 06' 08" East a distance of 102.71 feet to a point, and;*
- 2. South 79° 33' 44" East a distance of 365.12 feet to a magnetic nail set;*

*Thence leaving the center of Fairview Road and with a line through the grantor's property, South 02° 48' 31" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 30.00 feet, crossing the north line of Section 25, going a total distance of 3051.82 feet to the **principal place of beginning**, having 18.506 acres in Section 24 and 14.037 acres in Section 25 for a total of **32.543 acres** more or less and being subject to the right of way of Fairview Road (County Road 287) and all other legal easements of record.*

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

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

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 24, 2022 [HO2208].


Paul Sharrett, PS 8019


10-24-22
Date



RECEIVED

NOV 16 2022

HOCKING COUNTY
ENGINEERS OFFICE

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By:  Date: M. 11 D. 16 Y. 2022

Filed Hocking County Auditor's Office
Frank Nelson November 17, 2022

EXHIBIT "A"
(31.855 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Edward D.A. and Michelle Sommer as recorded in Official Record 676, Page 761 of the Hocking County Recorder's Office, said tract being situated in the southwest quarter of Section 24 and the northwest quarter of Section 25, Township 11 North, Range 18 West, Benton Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 5/8" iron pin with a 1-1/4" plastic identification cap stamped "MPB 6803" on the southeast corner of the northeast quarter of the northwest quarter of Section 25;

*Thence along the south line of the northeast quarter of the northwest quarter of Section 25, North 87° 15' 48" West a distance of 459.52 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set being the **principal place of beginning** of the tract herein described;*

Thence continuing along the south line of the northeast quarter of the northwest quarter of Section 25, North 87° 15' 48" West a distance of 459.51 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence leaving the south line of the northeast quarter of the northwest quarter of Section 25 and with a line through the grantor's property, North 02° 48' 31" East, crossing the south line of Section 24, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 3021.82 feet, going a total distance of 3051.82 feet to a magnetic nail set in the center of Fairview Road (County Road 287);

Thence along the center of Fairview Road the following two (2) courses:

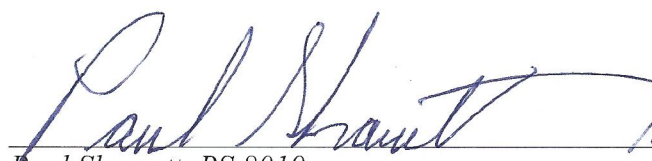
- 1. South 79° 33' 44" East a distance of 286.24 feet to a point, and;*
- 2. South 80° 17' 38" East a distance of 176.64 feet to a magnetic nail set;*

*Thence leaving the center of Fairview Road and with a line through the grantor's property, South 02° 48' 01" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 30.00 feet, crossing the north line of Section 25, going a total distance of 2992.03 feet to the **principal place of beginning**, having 17.820 acres in Section 24 and 14.035 acres in Section 25 for a total of **31.855 acres** more or less and being subject to the right of way of Fairview Road (County Road 287) and all other legal easements of record.*

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

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

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 24, 2022 [HO2208].



Paul Sharrett, PS 8019
10-24-22
Date



RECEIVED

NOV 16 2022

HOCKING COUNTY
ENGINEERS OFFICE

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By:  Date: M. 11 D. 16 Y. 2022

Filed Hocking County Auditor's Office
Frank Nelson November 17, 2022

EXHIBIT "A"
(31.247 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Edward D.A. and Michelle Sommer as recorded in Official Record 676, Page 761 of the Hocking County Recorder's Office, said tract being situated in the southwest quarter of Section 24 and the northwest quarter of Section 25, Township 11 North, Range 18 West, Benton Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning on a found 5/8" iron pin with a 1-1/4" plastic identification cap stamped "MPB 6803" on the southeast corner of the northeast quarter of the northwest quarter of Section 25;

Thence along the south line of the northeast quarter of the northwest quarter of Section 25, North 87° 15' 48" West a distance of 459.52 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence leaving the south line of the northeast quarter of the northwest quarter of Section 25 and with a line through the grantor's property, North 02° 48' 01" East, crossing the south line of Section 24, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 2962.03 feet, going a total distance of 2992.03 feet to a magnetic nail set in the center of Fairview Road (County Road 287);

Thence along the center of Fairview Road the following three (3) courses:

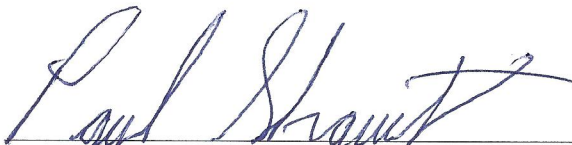
- 1. South 80° 17' 38" East a distance of 219.49 feet to a point,*
- 2. South 79° 25' 33" East a distance of 186.18 feet to a point, and;*
- 3. South 76° 19' 19" East a distance of 57.97 feet to a magnetic nail set on the east line of the west-half of Section 24;*

*Thence leaving the center of Fairview Road and along the east line of the west-half of Section 24, South 02° 47' 45" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "MPB 6803" at 25.10 feet, crossing the north line of Section 25, going a total distance of 2929.00 feet to the **place of beginning**, having 17.210 acres in Section 24 and 14.037 acres in Section 25 for a total of **31.247 acres** more or less and being subject to the right of way of Fairview Road (County Road 287) and all other legal easements of record.*

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

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

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 24, 2022 [HO2208].



Paul Sharrett, PS 8019
10-24-22
Date



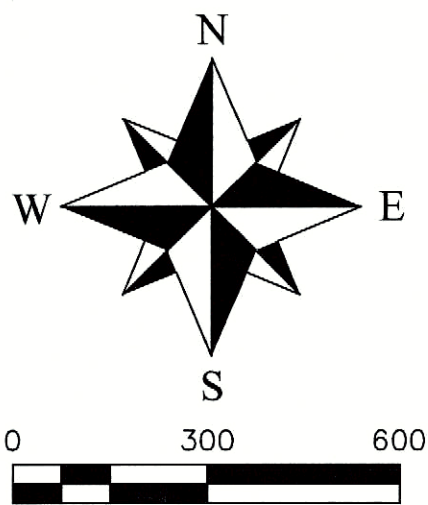
RECEIVED

NOV 16 2022

HOCKING COUNTY
ENGINEERS OFFICE

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By  Date: M. 11 D. 16 Y. 2022

Filed Hocking County Auditor's Office
Frank Nelson November 17, 2022



Survey Plat for Mossy Oak Bolton Properties Limited

SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF BENTON, BEING IN THE EAST HALF OF SECTION 24, TOWNSHIP 11 NORTH RANGE 18 WEST, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

Scale : 1" = 300'

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 USED AS A GRID BEARING OF NORTH 03°42'35" EAST AS CALCULATED FROM A GPS OBSERVATION NAD 83 (2011) OHIO SOUTH ZONE.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP SOUTH BLOOMINGVILLE.
- (4) SURVEY PLAT BY PAUL SHARRETT.
- (5) SURVEY PLAT BY MICHAEL P. BERRY.
- (6) SURVEY NOTES FROM O.D.N.R.
- (7) DAVIS SECTION PLAT BOOK A3, PG. 25.

Sayers Investment Co.
D.V. 198 Pg. 332
80 Acres

State of Ohio
D.V. 76 Pg. 112
82 Acres

Bolton Properties Limited
O.R.V. 123 PG. 435
40 ACRES

Bolton Properties Limited
O.R.V. 513 PG. 536
20 ACRES

State of Ohio
D.V. 101
Pg. 631
40 Acres

Bolton Properties Limited
O.R.V. 513 PG. 536
83 ACRES

Bolton Properties Limited
O.R.V. 513 PG. 536
83 ACRES

**NEW SPLIT OUT OF
O.R.V. 513 PG. 536
119.135 ACRES**

N.E. Corner
of Frac.
Lot #2
S.E. Corner
of S.W. 1/4
of N.E. 1/4
of Sec. 24

Center of
of Sec. 24
N.W. Corner
of Frac.
Lot #2

State of Ohio
D.V. 101 Pg. 631
38 Acres

Bolton Properties Limited
O.R.V. 513 PG. 536
80 ACRES

This is an approximate location of a Class X road that passes through a portions of the subject tract. This road (Blind Road) is shown on the Davis Section Plat Book A3 Page 25. It may have been abandoned and location lost. Road Record is lost, 60' R/W per HCCO Resolution dated April 6, 2001.

SEE: MICHAEL BERRY SURVEY

Kathryn W. Dyer
O.R.V. 198 Pg. 298
21.243 Ac.

Slatzer Rd. Class X Road
Record Lost 60' R/W per
HCCO Resolution dated
April 6, 2001.

Bolton Properties
Limited
O.R.V. 513 PG. 536
80 ACRES

CALCULATED
S.E. CORNER
OF SECTION 24
NO EVIDENCE
FOUND CORNER
FALL WITHIN
GAS PIPELINE

LINE	BEARING	DISTANCE
L1	S 03°45'51" W	314.91'
L2	S 47°18'12" W	60.76'
L3	S 53°41'29" W	50.39'
L4	S 68°20'01" W	42.44'
L5	S 78°02'40" W	58.38'
L6	S 82°38'45" W	73.64'
L7	S 83°14'00" W	100.80'
L8	S 89°25'51" W	88.64'
L9	N 86°13'52" W	139.43'
L10	N 87°30'48" W	140.44'
L11	N 87°29'17" W	32.69'
L12	N 81°27'51" W	137.28'
L13	N 73°14'46" W	75.98'
L14	N 69°48'03" W	181.35'
L15	N 70°22'26" W	78.93'
L16	N 65°16'27" W	106.08'
L17	N 59°46'25" W	57.97'
L18	N 57°38'50" W	37.65'
L19	N 02°54'25" E	286.32'

Sayers Investment Co.
O.R.V. 2 Pg. 242
82 Acres

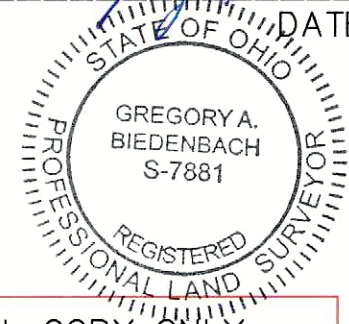
Note: All monuments found are in good condition unless otherwise noted.

Note: lines of occupation are as noted by fences, trees or stumps

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach July 22, 2024
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX



NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

RECEIVED
July 23, 2024
Hocking County
Auditor's Office

S 87°12'51" E
118.93' Ref.
Calc. From Berry
Survey

Survey File No.: GB-4347F

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
Date: 07/23/2024

Description of 119.135 Acres

The following described parcel is a new split out of the Bolton Properties Limited property as conveyed by Official Records Volume 513, Page 536 of the Hocking County Recorder's Office.

Situated in the State of Ohio, County of Hocking, Township of Benton, being in the east half of Section 24, Township 11 North, Range 18 West, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

BEGINNING at a concrete forestry monument found at the center of Section 24 and being the northwest corner of Fractional Lot No. 2 as described in Davis Section Plat Book A3, Page 25 ;

thence, from said Point of Beginning with the west line of the southwest quarter of the northeast quarter and being the east line of the State of Ohio property as conveyed by Deed Volume 101, Page 631 of the Hocking County Recorder's Office, North 03°42'35" East a distance of 1,358.56 feet to a marked stone found at the northwest corner of the southwest quarter of the northeast quarter and being the southwest corner of a 40 acres tract as conveyed to Bolton Properties, Limited by Official Records Volume 123, Page 435 of the Hocking County Recorder's Office;

thence, with the north line of the southwest quarter of the northeast quarter and being the south line of said Bolton Properties Limited 40 acres tract, South 86°39'03" East a distance of 1,381.37 feet to an iron pin set at the center of the northeast quarter and being the southeast corner of said Bolton Properties Limited 40 acres tract, passing through a concrete forestry monument found at a distance of plus 0.50 feet;

thence, passing through the lands of the grantor with a new division line, South 39°44'26" East a distance of 1,977.29 feet to a 5/8" iron pin set with a 1 1/4" plastic identification cap in the east line of Section 24 and being the west line of an 80 acres tract as conveyed to Sayer Investment Company by Deed Volume 198, Page 332 of the Hocking County Recorder's Office;

thence, with the east line of Section 24 and being the west line of said Sayer Investment Company property, South 03°45'51" West a distance of 1,266.93 feet to a 5/8" iron pin set with a 1 1/4" identification cap at the southeast corner of the northeast quarter of the southeast quarter of Section 24;

thence, continuing with the east line of Section 24 and being the west line of an 82 acres tract as conveyed to Sayer Investment Company by Official Records Volume 2, Page 242 of the Hocking County Recorder's Office, South 03°45'51" West a distance of 314.91 feet to a point in the center of County Road No. 287, passing through a 5/8" iron pin set with a 1 1/4" plastic identification cap at a distance of plus 284.91 feet;

thence, with the center of County Road No. 287, the following 17 courses:

1. South 47°18'12" West a distance of 60.76 feet to a mag nail set;
2. thence South 53°41'29" West a distance of 50.39 feet to a mag nail set;
3. thence South 68°20'01" West a distance of 42.44 feet to a mag nail set;
4. thence South 78°02'40" West a distance of 58.38 feet to a mag nail set;
5. thence South 82°38'45" West a distance of 73.64 feet to a mag nail set;

6. thence South 83°14'00" West a distance of 100.80 feet to a mag nail set;
7. thence South 89°25'51" West a distance of 88.64 feet to a mag nail set;
8. thence North 86°13'52" West a distance of 139.43 feet to a mag nail set;
9. thence North 87°30'48" West a distance of 140.44 feet to a mag nail set;
10. thence North 87°29'17" West a distance of 32.69 feet to a mag nail set;
11. thence North 81°27'51" West a distance of 137.28 feet to a mag nail set;
12. thence North 73°14'46" West a distance of 75.98 feet to a mag nail set;
13. thence North 69°48'03" West a distance of 181.35 feet to a mag nail set;
14. thence North 70°22'26" West a distance of 78.93 feet to a mag nail set;
15. thence North 65°16'27" West a distance of 106.08 feet to a mag nail set;
16. thence North 59°46'25" West a distance of 57.97 feet to a mag nail set;
17. thence North 57°38'50" West a distance of 37.65 feet to a point in the west line of the southeast quarter of the southeast quarter of Section 24;

thence, with the west line of the southeast quarter of the southeast quarter and being the east line of the Kathryn W. Dyer property as conveyed by Official Records Volume 198, Page 298 of the Hocking County Recorder's Office, North 02°54'25" East a distance of 286.32 feet to a leaning concrete forestry monument found at the center of the southeast quarter and being the southeast corner of Fractional Lot No. 2, passing through a 5/8" iron pin found with 1/1/4" plastic cap labeled "MPB 6803" at a distance of plus 24.00 feet;

thence, with the west line of the northeast quarter of the southeast quarter and being the east line of the State of Ohio property as conveyed by Deed Volume 101, Page 631 of the Hocking County Recorder's Office, North 05°13'20" East a distance of 1,340.68 feet to a concrete forestry monument found at the southeast corner of the southwest quarter of the northeast quarter and being the northeast corner of Fractional Lot No. 2;

thence, with the south line of the southwest quarter of the northeast quarter and being the north line of the aforesaid State of Ohio 38 acres tract, North 86°35'36" West a distance of 1,379.17 feet to the **POINT OF BEGINNING**;

containing 119.135 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the (60') right-of-way of County Road No. 287 (a.k.a. Fairview Road).

Subject to the (60') right-of-way of Blind Road (Class X) that passes through portions of the above-described parcel as shown in the Davis Section Plat Book A3, Page 25.

Subject to the 100-year Flood Plain restrictions, if applicable.

Page 3 of 3
Description of 119.135 Acres

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

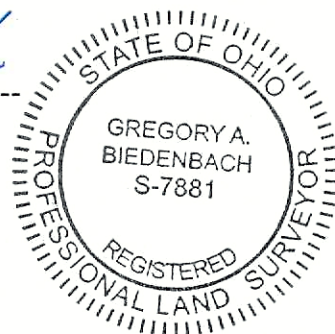
The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the northeast quarter of Section 24 used as a grid bearing of North 03°42'35" East as calculated from a GPS Observation NAD 83 (2011) Ohio South Zone.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of July 2, 2024. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 513, Page 536.

July 2, 2024 *Gregory A. Biedenbach*
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-4347F

RECEIVED
JUL 22 2024
HOCKING COUNTY
ENGINEERS OFFICE

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By: *[Signature]* Date: *MO 07 23 2024*

RECEIVED
July 23, 2024
Hocking County
Auditor's Office