

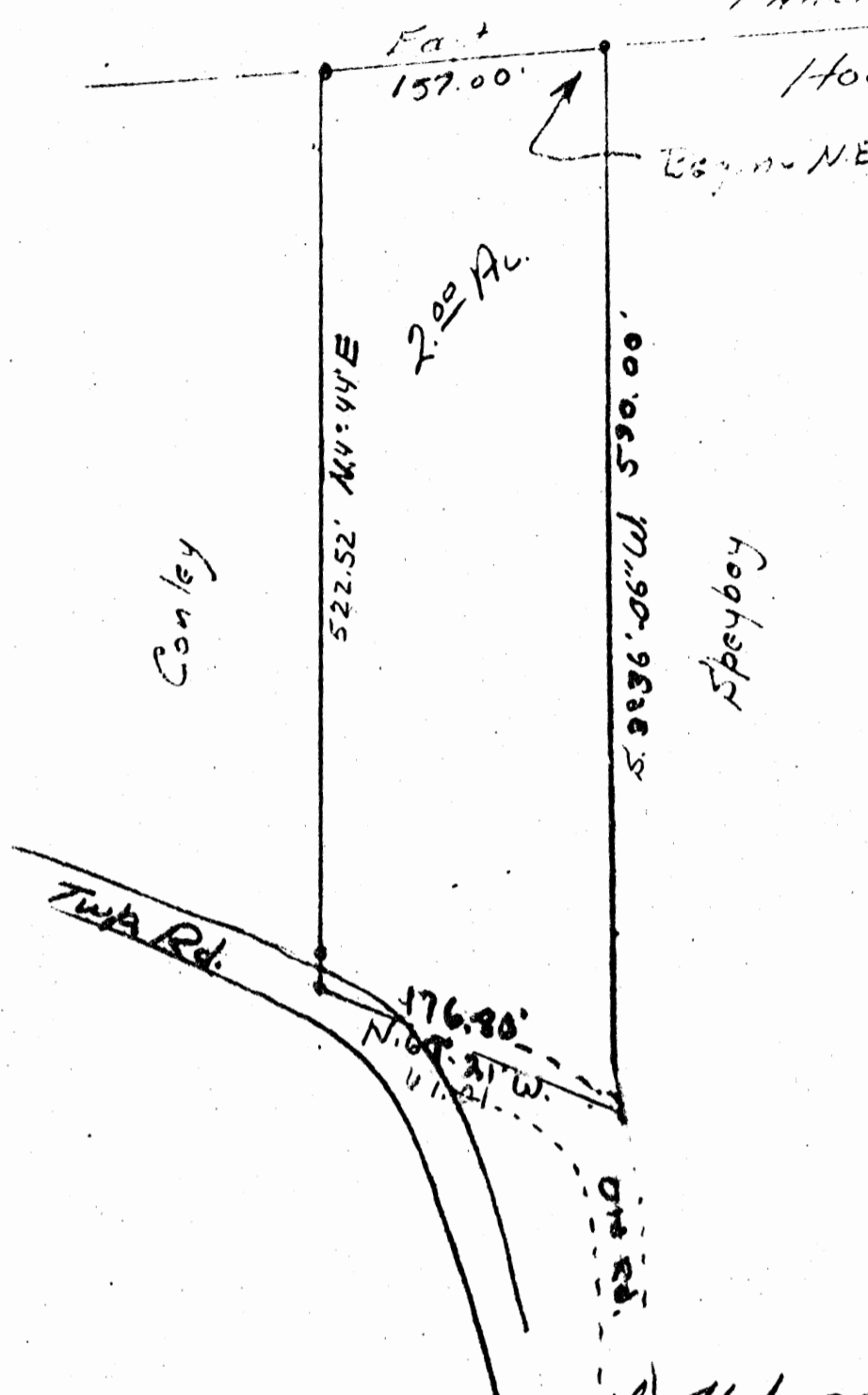
Perry 31<sup>st</sup>

Conley

FAIRFIELD

HOCKING

Begin. NE. Cor. Sec. 31, T. 13



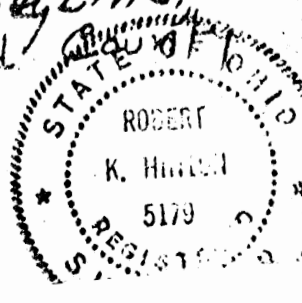
1" = 100'  
3-6-72

APPROVED  
HOCKING COUNTY ENGINEER'S OFFICE  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

DESCRIPTION: Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Northeast Quarter of Section No. 31, T. 13 N., R. 19 W., and bounded as follows:

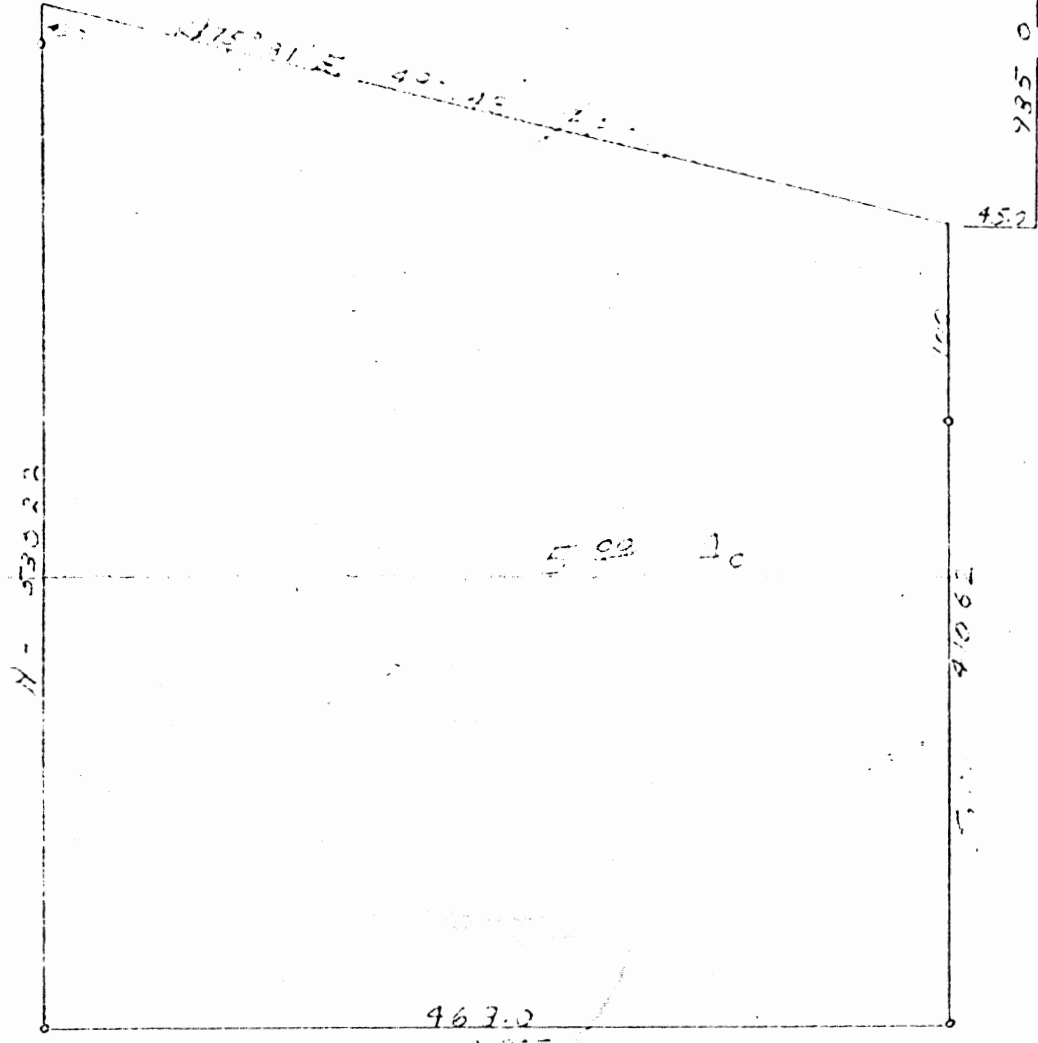
Beginning at an iron pin at the Northeast corner of the said Section No. 31, thence with the East line of said Section, S. 3° 36' 06" W. 590.00 ft. to an iron pin in the Old Township Road, thence with line of the Old Township Road and the Existing Township Road, N. 67° 21' W. 176.80 ft. to a nail, thence with a new line through the tract of which this is a part, N. 42° 44' E. 522.52 ft. to an iron pin in the North line of said Section and County line, thence with the said Section line and County line, East 157.00 ft. to the beginning line, East 157.00 ft. containing 2.00 acres, more or less.

Author: R. B. Conley - 13.00 Ac. Vol. 86-543



149-2845

Sec. 31 T.T.  
Perry Twp  
Hocking Co



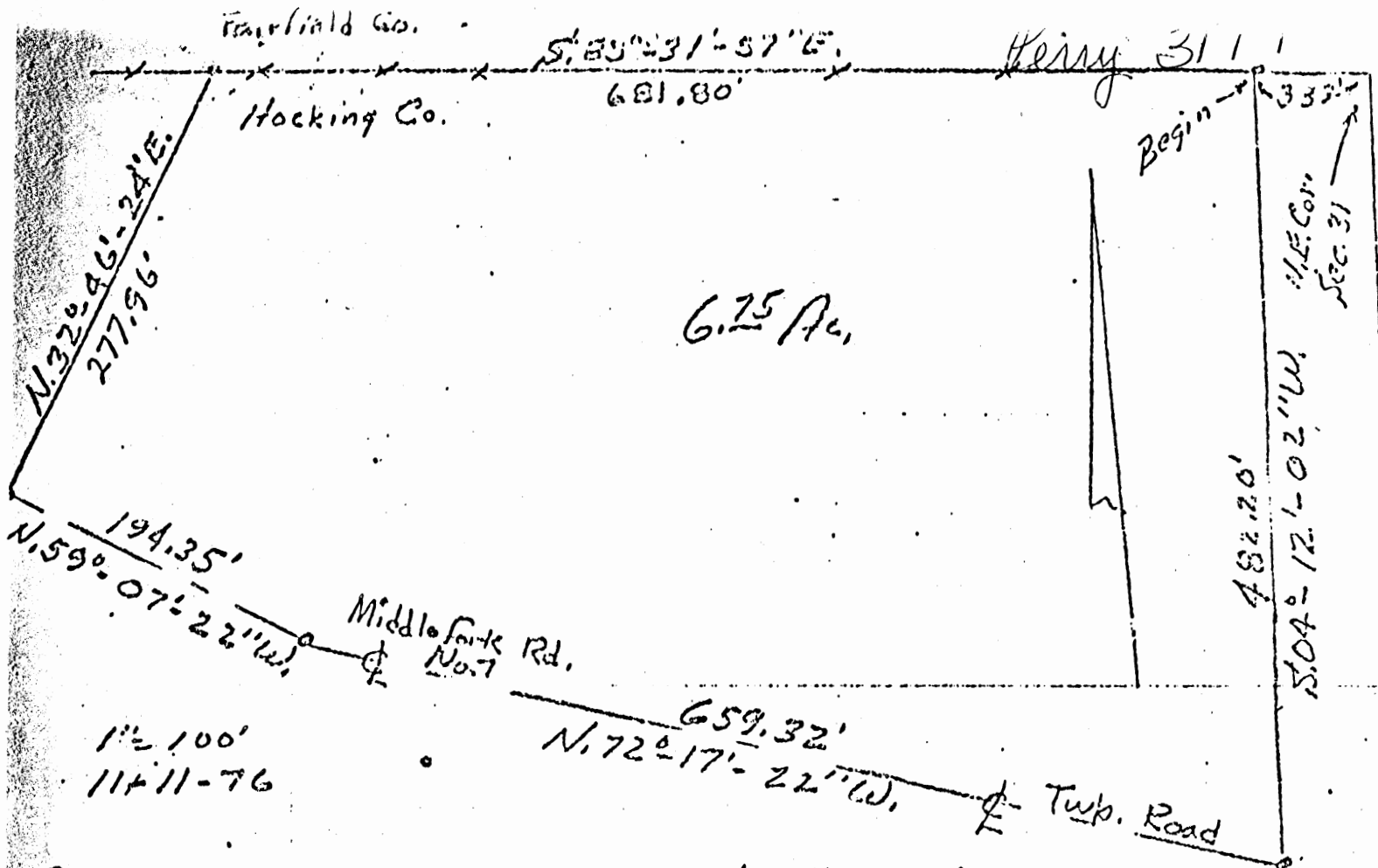
149-2845  
15

Scale 1" = 100'

**Description:**

Being a part of Sec. 31, T13 R19 Perry Twp, Hocking County, Ohio and bound as follows: Beginning at a point in the road 985.0 ft south and 45.0 ft west of the northeast corner of said Sec. 31; thence south 410.62 ft to an iron pin (passing an iron pin at 100.0 ft) thence west 463.0 ft to an iron pin; thence north 530.22 ft to a point in the road (passing an iron pin at 510.22 ft); thence south 75° 31' east 480.48 ft to the place of beginning, containing 5.0 acres.

PLAT OF SURVEY  
Sec. 31 Perry Twp. Hocking County, O.  
For: Mr. Fred McNaob, Rt. #2 Amanda, O.  
Scale 1" = 100' Dumond-Sifford & Assoc.  
August 1961 Lancaster, Ohio



6.75 Ac.

DESCRIPTION: Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Northeast Quarter of Section No. 31, T. 13 N., R. 19 W., and bounded as follows:

Beginning at an iron pin on the North line of said Section and County Line, said pin bears, N 85° 31' 57" W, 333.00 ft. from the Northeast corner of said Section; thence S. 04° 12' 02" W, 482.20 ft. to a nail in the center of Middlefork Road No. 7; thence with the center of said road the following two (2) courses, N 72° 17' 22" W, 659.32 ft. to a railroad spike; thence N 59° 07' 22" W, 194.35 ft. to a nail; thence N 32° 46' 24" E, 277.96 ft. to an iron pin; thence with the Section Line and County line, S. 85° 31' 57" E, 681.80 ft. to the beginning. Containing 6.75 acres, more or less.

Survey for: Rutherford Conley 26-543

APPROVED FOR TRANSFER  
BY HOCKING COUNTY  
ENGINEER'S OFFICE

BY LOD DATE 11-8-78



Fairfield Co.  
Hocking Co.

S. 85°-31'-57" E.

Perry, 31

176.00'

157.00'

N. 04°-12'-02" E. 482.20'

Begin

N.E. Cor.  
Sec. 31

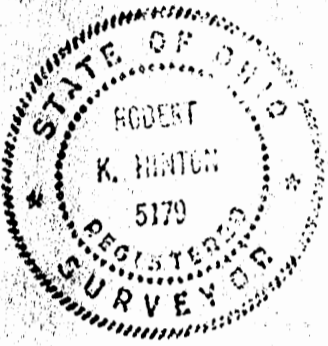
2.00 Ac.

522.52'

S. 04°-44'-00" W.

2.00 Ac. lot

1"=100  
11-11-76



176.00  
N. 72°-17'-22" W.  
Middlefork Rd. No. 7

DESCRIPTION: Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Northeast Quarter of Section No. 31, T. 13 N. R. 19. W. and bounded as follows:

Beginning at an iron pin on the North line of said Section and County Line, said pin bears N. 85°-31'-57" W. 157.00 ft. from the Northeast corner of said Section; thence S. 04°-44'-00" W. 522.52 ft. to a nail in the center of Middlefork Road No. 7; thence with the center of said road, N. 72°-17'-22" W. 176.00 ft. to a nail; thence N. 04°-12'-02" E. 482.20 ft. to an iron pin; thence with the Section Line and County Line, S. 85°-31'-57" E. 176.00 ft. to the beginning. Containing 2.00 acres, more or less.

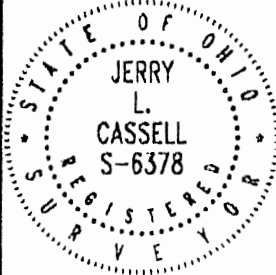
Survey for: Rutherford Conley 86-543

APPROVED  
HOCKING COUNTY ENGINEER'S OFFICE  
DATE 8-16-78  
BY [Signature]

SUBDIVISION REGULATIONS WAIVED  
BY [Signature] DATE 8-16-78

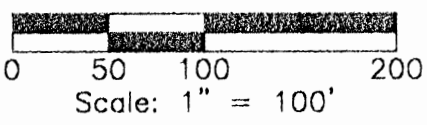
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INTENTIONALLY

PERRY 31 TT.  
4.701Ac.

<p><b>JERRY L. CASSELL</b></p> <p>OHIO PROFESSIONAL SURVEYOR</p> <p>20525 Buena Vista Road Rockbridge, Ohio 43149 740-989-4101</p>	<h1 style="margin: 0;">PLAT OF SURVEY</h1> <p>SITUATED IN THE STATE OF OHIO, COUNTY OF HOCKING, TOWNSHIP OF PERRY AND BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 13, RANGE 19.</p>	
FOR: DENVER AND RUBY WINLAND	PROJ. No.: WIN-0900 BY: JLC	DATE: Oct. 21, 2000

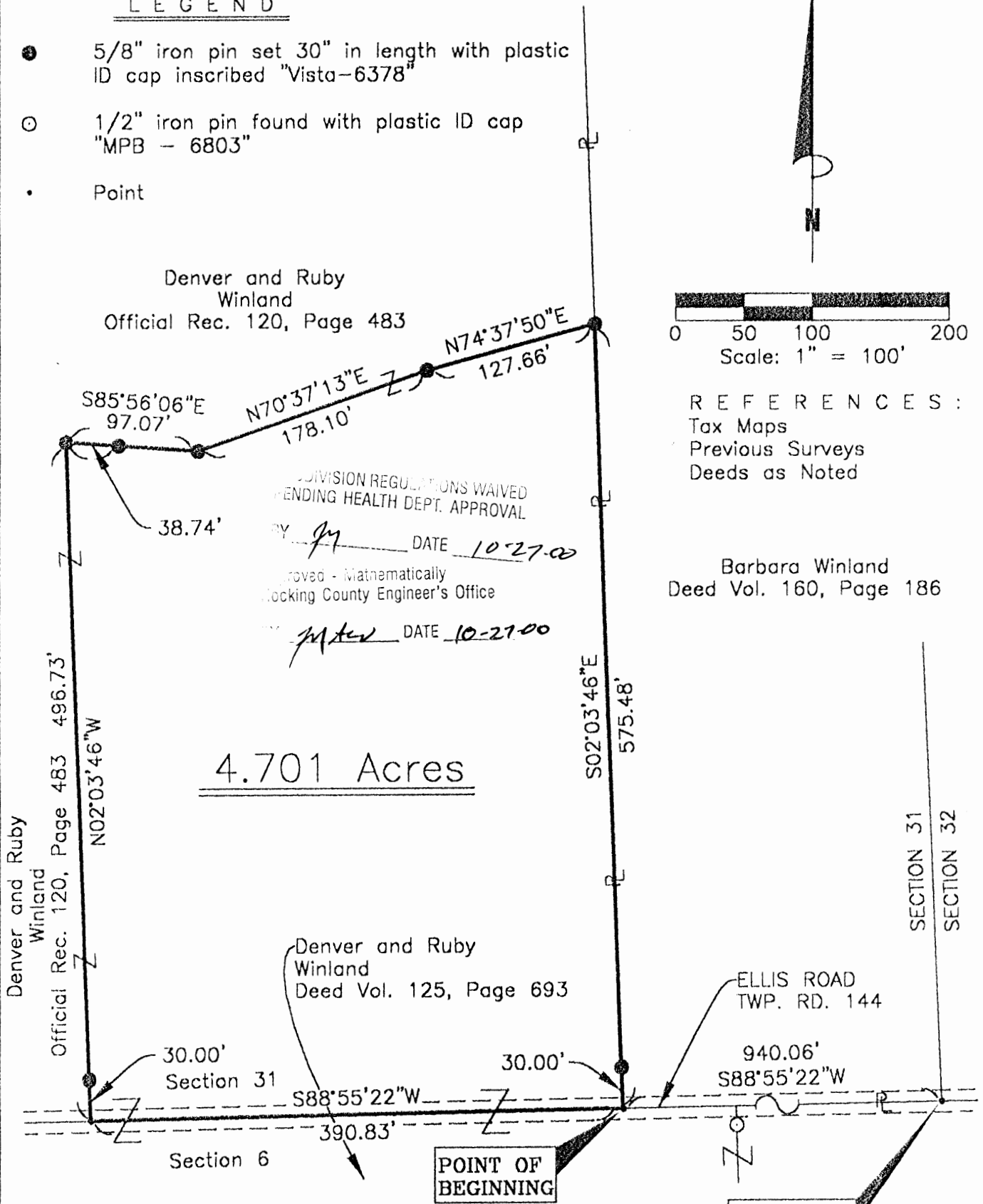
LEGEND

- 5/8" iron pin set 30" in length with plastic ID cap inscribed "Vista-6378"
- 1/2" iron pin found with plastic ID cap "MPB - 6803"
- Point



REFERENCES :  
Tax Maps  
Previous Surveys  
Deeds as Noted

Barbara Winland  
Deed Vol. 160, Page 186



4.701 Acres

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN Oct OF 2000 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED.

Denver and ruby  
Winland  
Deed Vol. 125, Pg. 693

**REFERENCE POINT**  
S.E. Cor. of  
Sec. 31, Twp.  
13, Range 19.

THIS CERTIFICATION WAS MADE BY ME ON THIS 21st DAY OF Oct, 2000.

Jerry L. Cassell

JERRY L. CASSELL  
OHIO PROFESSIONAL SURVEYOR NO. 6378

NOTE :  
The bearing system for this plat is based on evidence found on the South line of Section 31 and bears S 88° 55' 22" W and is for the determination of angles only.

**DESCRIPTION OF A 4.701 ACRE PARCEL OF LAND**

Situated in the State of Ohio, County of Hocking, Township of Perry and being a part of a parcel of land as conveyed to Denver and Ruby Winland (hereinafter referred to as "Grantor") in Official Record 120, Page 483 and located in the Southeast Quarter of Section 31, Township 13, Range 19 and being more particularly described as follows:

Commencing for reference at the Southeast corner of Section 31, said corner being the Southeasterly property corner of a parcel of land as conveyed to Barbara Winland in Deed Vol. 160, Page 186 and in the center of Ellis Road (Township Road 144);

Thence S 88° 55' 22" W along the South line of Section 31 and the center of Ellis Road a distance of 940.06' to a point, said point being the Southwesterly property corner of the aforementioned Barbara Winland parcel, the Grantors Southeasterly property corner, and the true POINT OF BEGINNING for the parcel herein described;

Thence continuing S88°55'22"W along the Grantors Southerly property line, the South line of Section 31 and the center of Ellis Road a distance of 390.83' to a point;

Thence leaving the Grantors Southerly property line, the South line of Section 31 and the center of Ellis Road and through the Grantor lands the following Four (4) courses:

- 1) N02°03'46"W a distance of 496.73' (passing an iron pin set at 30.00') to an iron pin set;
- 2) S85°56'06"E a distance of 97.07' (passing an iron pin set at 38.74' to an iron pin set;
- 3) N70°37'13"E a distance of 178.10' to an iron pin set;
- 4) N74°37'50"E a distance of 127.66' to an iron pin set, said iron pin being on the Grantors Easterly property line and the Westerly property line of the aforementioned Barbara Winland parcel;

Thence S02°03'46"E along the Grantors Easterly property line and along the Westerly property line of the aforementioned Barbara Winland parcel a distance of 575.48' (passing an iron pin set at 545.48') to the point of beginning, containing 4.701 acres, more or less, and being subject to all rights of way and easements of record.

The bearing system for this description is based on evidence found on the South line of Section 31 and bears S 88° 55' 22" W and is for the determination of angles only.

All iron pins set are 5/8 inch diameter iron pins, 30" in length, with a plastic identification cap inscribed "VISTA - 6378".

This description was prepared by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 on October 21, 2000 and is based on a survey of the parcel in October of 2000.

Approved - Mathematically  
Hocking County Engineer's Office

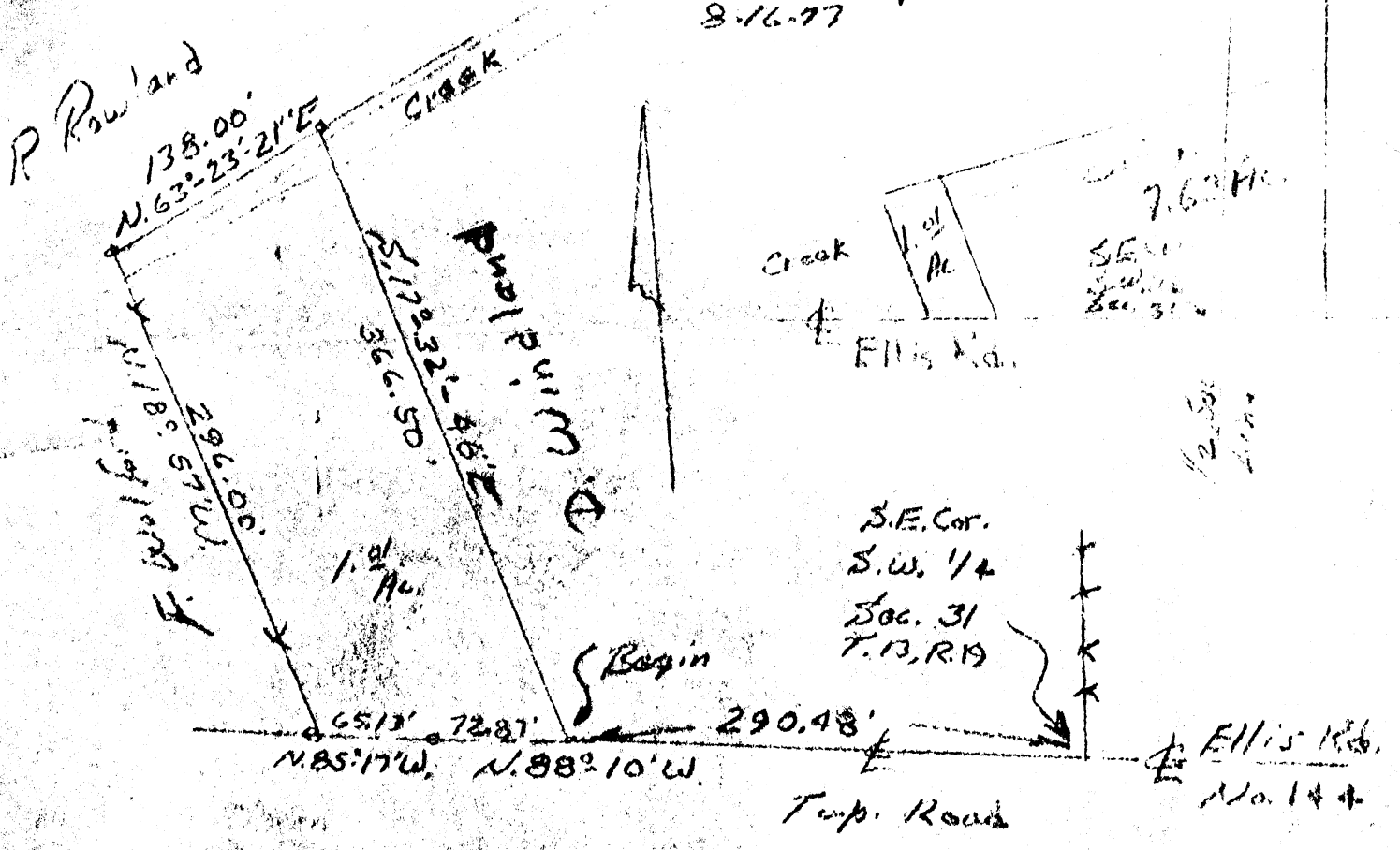
BY JLW DATE 10-24-00

DIVISION REGULATIONS WAIVED  
ENDING HEALTH DEPT. APPROVAL

BY JL DATE 10-24-00

11100  
8-16-77

PERRY 31 T.



**DESCRIPTION:**  
 Situated in the State of Ohio, County of Hocking,  
 Township of Perry, being a part of the Southwest  
 Quarter of Section No. 31, T. 13, R. 19, and bounded  
 as follows:

Beginning at a nail in the center of Ellis Road No. 144,  
 said nail bears, N. 88° 10' W. 290.48 ft from the Southeast  
 corner of the Southwest Quarter of Section No. 31, thence  
 continuing with the center of said road the following two (2)  
 courses, N. 88° 10' W. 72.87 ft. to a nail, thence N. 85° 17' W.  
 65.13 ft. to a nail, thence leaving said road, N. 18° 57' W.  
 296.00 ft. to an iron pin; thence N. 63° 23' 21" E. 138.00  
 ft. to an iron pin; thence S. 17° 32' 46" E. 366.50 ft.  
 to the beginning. Containing 1.01 acres, more or less

Being a part of a 7.63 acre tract of land now  
 owned by Denver and Ruby Windland

Vol. 143-294

SUBDIVISION REGULATIONS WAIVED  
 PENDING HEALTH DEPT. APPROVAL

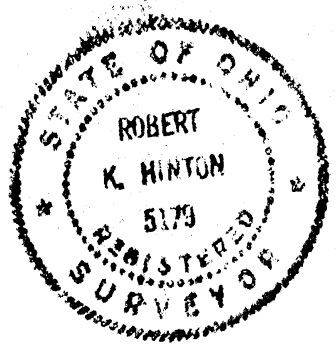
BY L. Dexter DATE 4-23-79

APPROVED

LOGAN-HOCKING CO. HEALTH DEPT.  
 605 STATE RT. 664  
 LOGAN, OHIO 43138

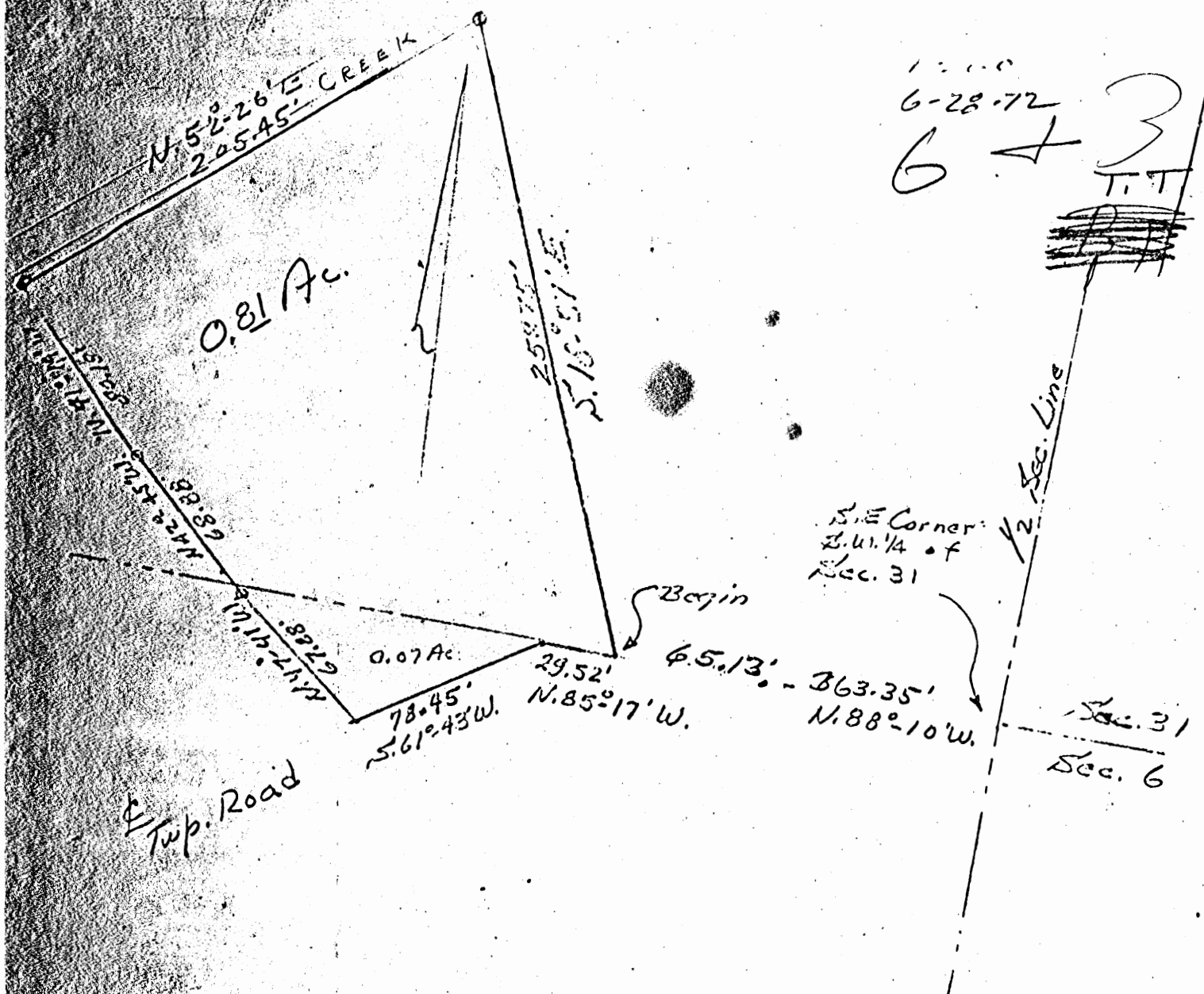
Richard Ormel R.S.

Approved - Mathematically  
 Hocking County Engineer's Office  
 By RA 777 Date 4-23-79





1200  
6-28-72  
6 + 3  
T.T.T.



DESCRIPTION:

Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Southwest Quarter of Section No. 31, T. 13 N., R. 19 and a part of the Northwest Quarter of Section No. 6, T. 12, N., R. 19, and bounded as follows:

Beginning at a nail in the Township Road, said nail bears N. 88°-10' W. 363.35 ft. and N. 85°-17' W. 65.13 ft. from the Southeast corner of the Southwest Quarter of Section No. 31, thence continuing with the said road, N. 85°-17' W. 29.52 ft. to a nail; thence continuing with the said road, S. 61°-43' W. 78.45 ft. to a nail, thence N. 47°-41' W. 67.88 ft. to a point in a creek; thence N. 42°-45' W. 68.88 ft. to a point in said creek; thence N. 41°-14' W. 80.18 ft. to an iron pin; thence N. 52°-26' E. 205.45 ft. to an iron pin; thence S. 18°-51' E. 259.75 ft. to the beginning. Containing 0.81 of an acre more or less. 0.07 of an acre being a part of

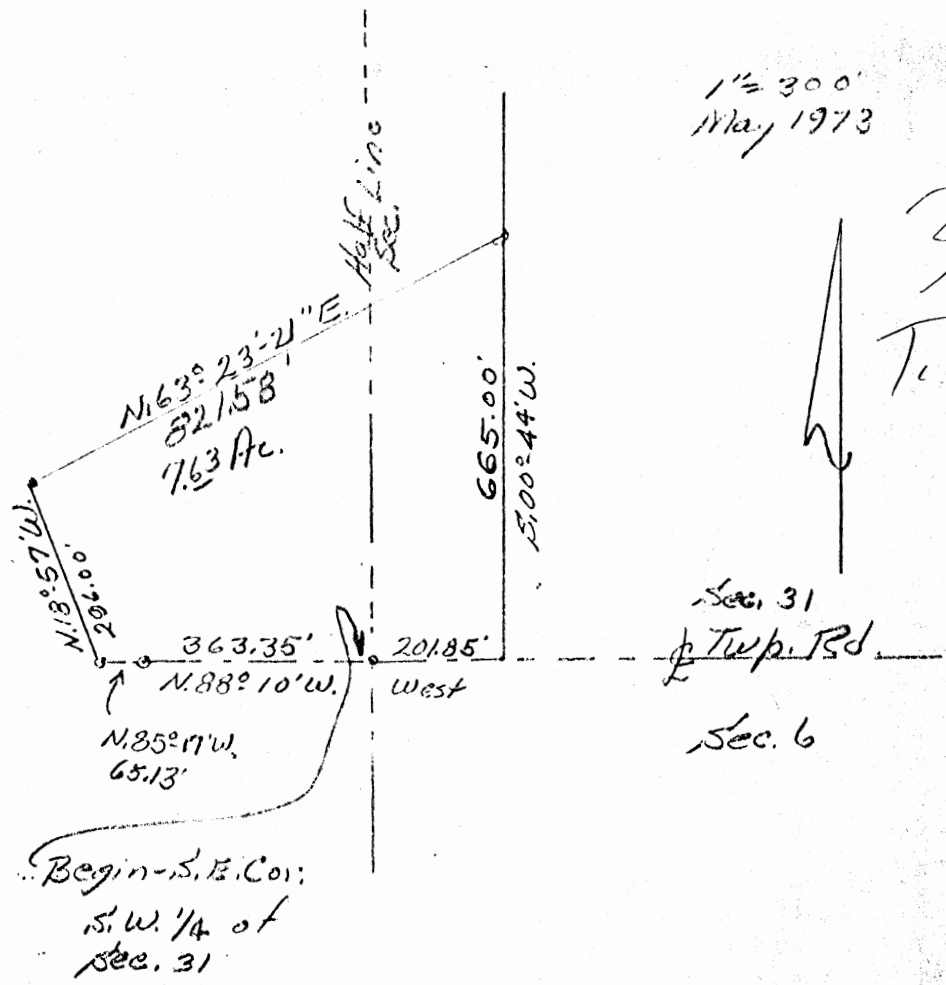
Section No. 31,

Grantor: Robert H. Hinton



Recorded 10-2-72

1" = 300'  
May 1973



31  
T. 13,  
R. 19,  
Sec. 6

DESCRIPTION:

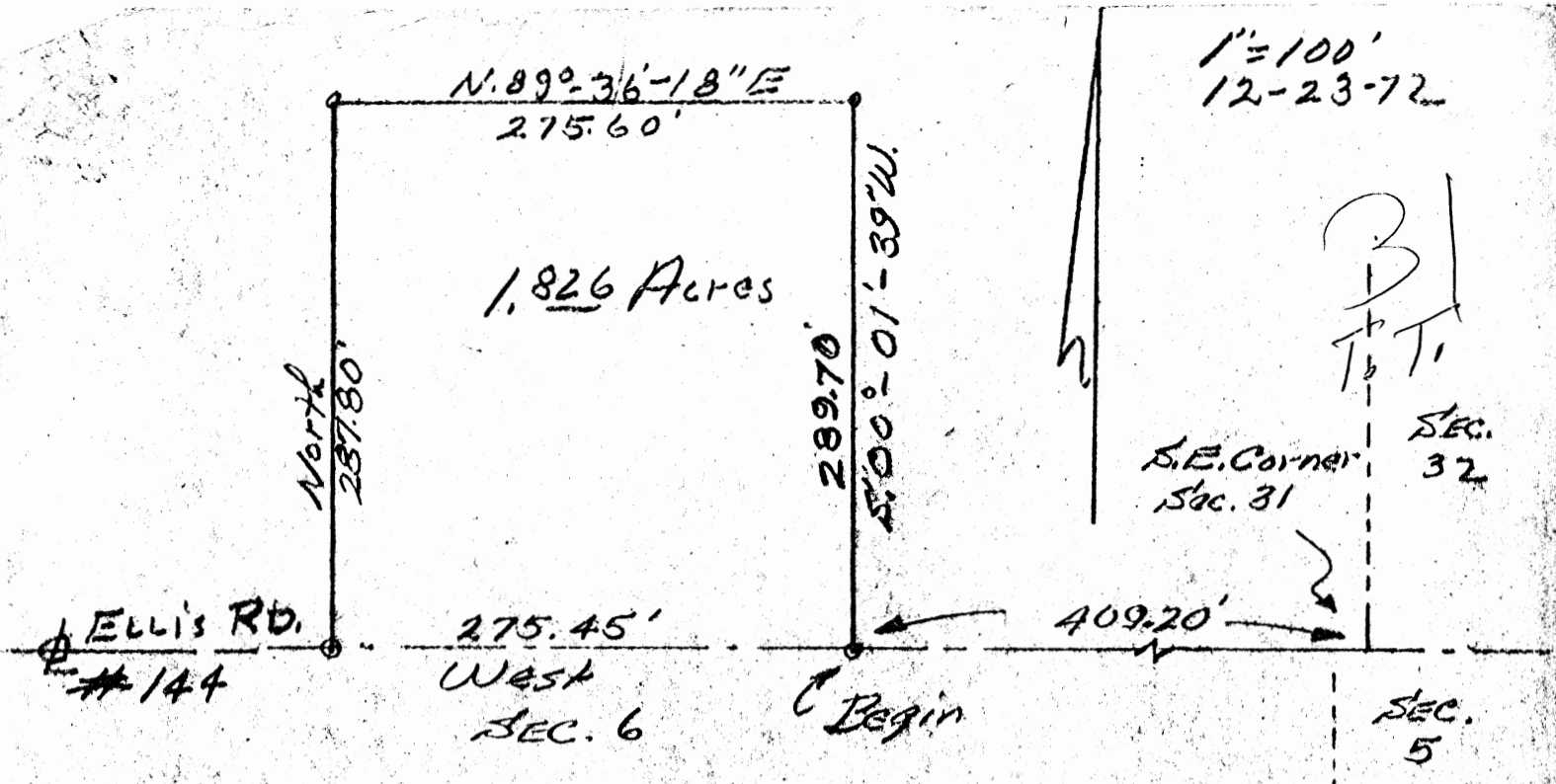
Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Southwest Quarter of Section No. 31, T. 13, R. 19, and bounded as follows:

Beginning at a nail in the Township Road, at the Southeast corner of the Southwest Quarter of said Section, thence continuing with the center of said Road, N. 88° 10' W. 363.35 ft. to a nail; thence continuing with a line of said Road, N. 85° 17' W. 65.13 ft. to a nail; thence leaving said Road, N. 18° 57' W. 296.00 ft. to an iron pin; thence N. 63° 23' 21" E. 821.58 ft. to an iron pin in the East line of the tract of which this is a part; thence with the said East line, S. 00° 44' W. 665.00 ft. to a nail, in the center of said Road, at the Southeast corner of the Grantor, herein named; thence with the center line of said Road, West 20.85 ft. to the beginning.

Containing 7.63 acres more or less.

Grantor: Robert Rowland

Approved  
HOCKING COUNTY  
ENGINEERS OFFICE  
LOGAN, OHIO 43138  
MAY 18 1973  
REL



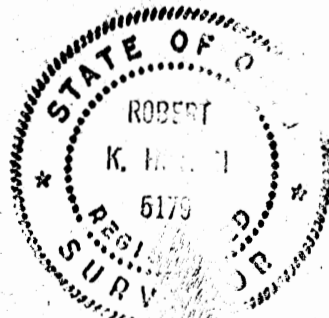
**DESCRIPTION:**

Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Southeast Quarter of Section No. 31, T. 13, R. 19, and bounded as follows:

Beginning at a railroad spike in the Ellis Road No. 144, the South line of said Section No. 31, said spike bears, West 409.20 ft. from the Southeast corner of said Section; thence with the South line of said Section and road, West 275.45 ft. to a railroad spike, thence North 287.80 ft. to an iron pin, thence N. 89°-36'-18" E. 275.60 ft. to an iron pin, thence S. 00°-01'-39" W. 289.70 ft. to the beginning.

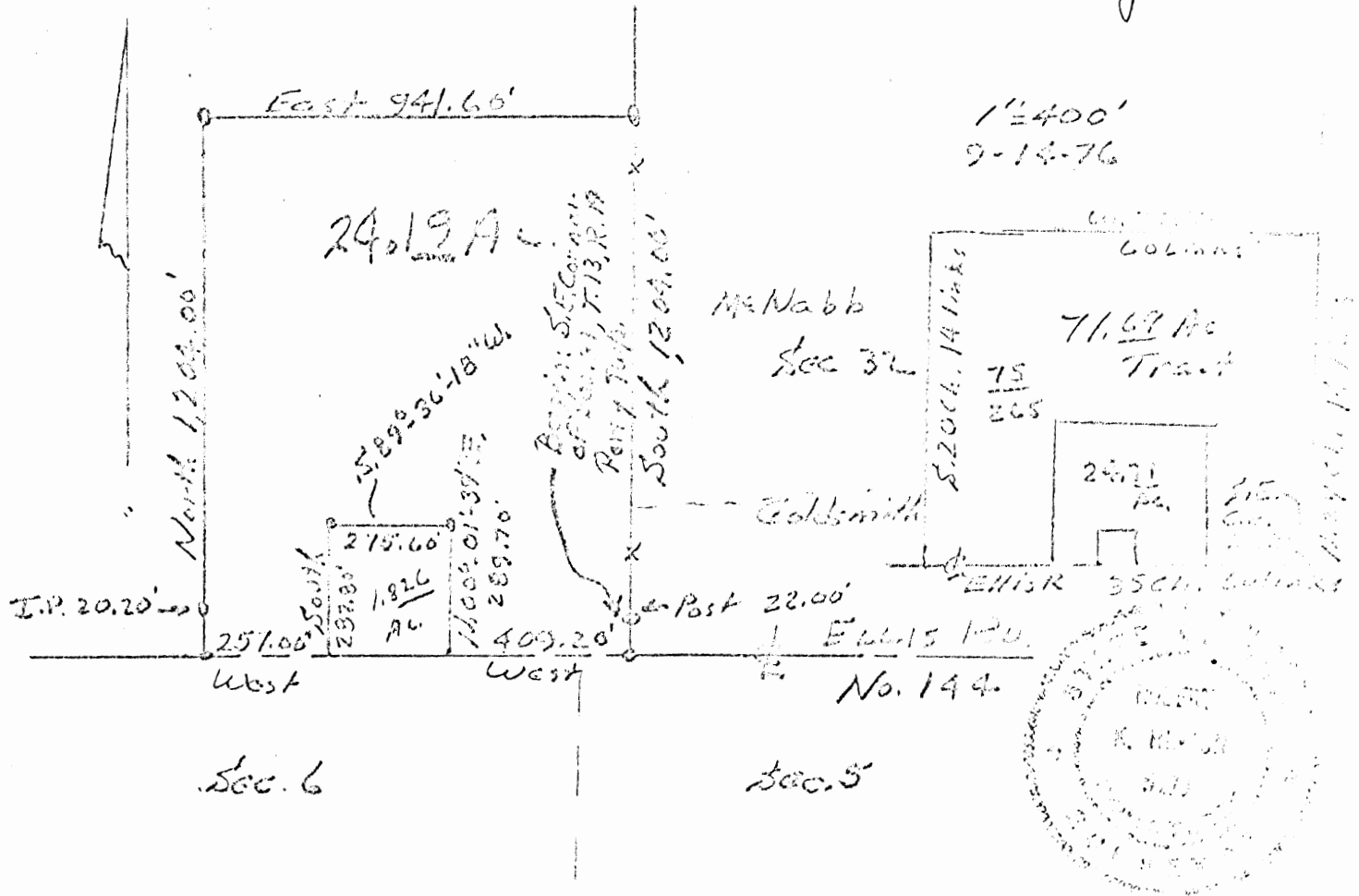
Containing 1.826 acres, more or less.

Survey for: E. D. Lutz



OR PEL  
2-13-73

Perry 31 T.T.



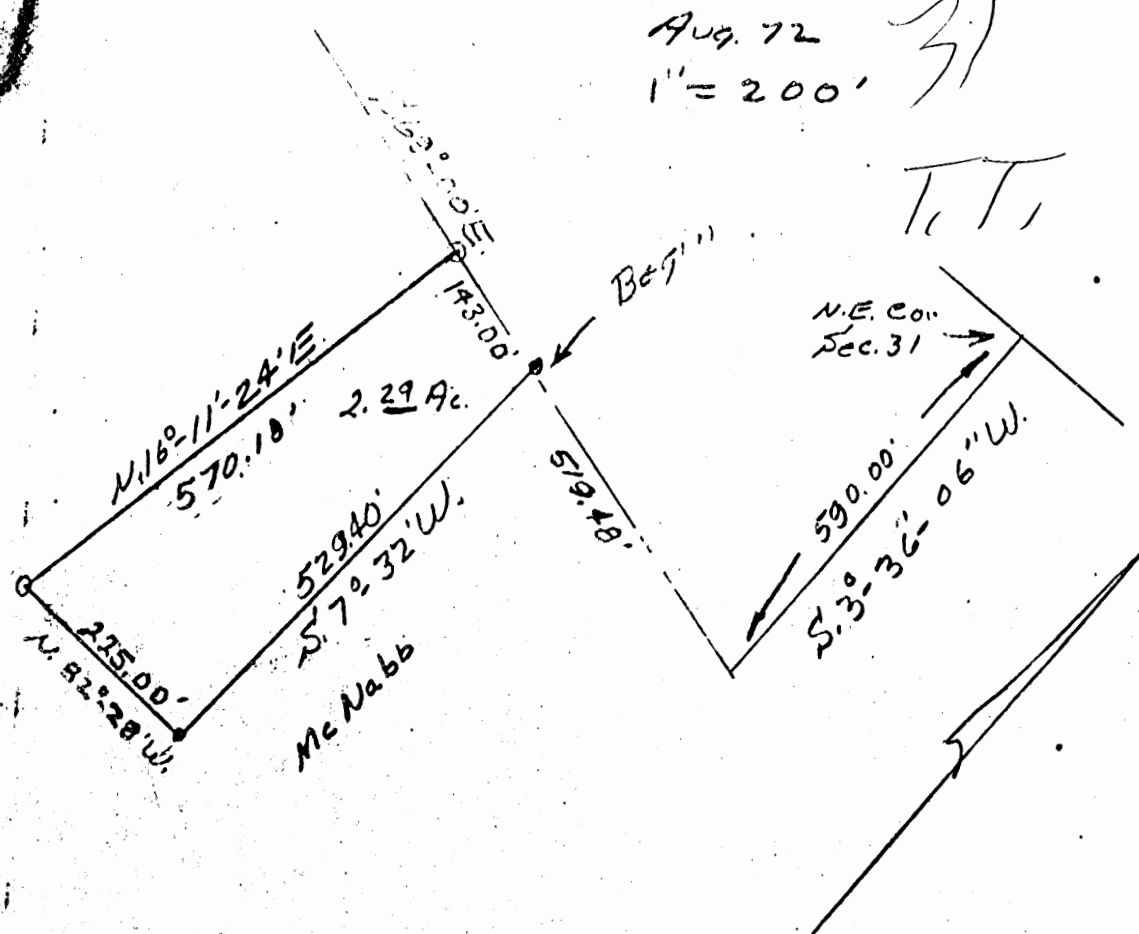
DESCRIPTION: Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Southeast Quarter of Section No. 31, T. 13, R. 19, and bounded as follows:

Beginning at a nail in the center of Ellis Road No. 144, the South Line of said Section, at the Southeast corner of said Section, thence with the said Section line and Road, West 409.20 ft. to a railroad spike, thence with the East line of the 1.826 Ac. tract of John and Barbara Windland,  $N. 00^{\circ}. 01' - 39'' E.$  209.70 ft. to an iron pin; thence with the North line of the said 1.826 Ac. tract,  $S. 89^{\circ}. 36' - 18'' W.$  275.60 ft. to an iron pin; thence with the West line of said 1.826 Ac. tract, South 207.86 ft. to a railroad spike, in the South line of said Section and road, thence with the said South line of said Section and road, West 257.00 ft. to a nail; thence North 1204.00 ft. (passing an iron pin at 2020 ft.) to an iron pin; thence East 941.60 ft. to an iron pin, in the East line of said Section; thence with the said Section line, South 1204.00 ft. (passing an iron pin at 1182.00 ft.) to the beginning. **24.19 Ac.**  
Part of a 71.69 Ac. tract, Deed Record 75-265

Grantor: Mrs. Ellen Lutz  
Grantee: John & Barbara Windland

APPROVED  
HOCKING COUNTY ENGINEER'S OFFICE  
DATE 10-5-20  
BY D.S.

Aug. 72 31  
 1" = 200'



**DESCRIPTION:**

Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the Northeast Quarter of Section No. 31, T. 13N, R. 19W, and bounded as follows;

Beginning at a railroad spike in the center line of Middle Fork Road, said spike bears S. 3° 36' 06" W. 590.00 ft. and N. 69° 00' W. 519.48 ft. from the Northeast corner of said Section, thence with the West line of the McNabb tract, S. 7° 32' W. 529.40 ft. to an iron pin; thence N. 82° 28' W. 225.00 ft. to an iron pin; thence N. 16° 11' 24" E. 570.18 ft. to a pin in the said road. thence with the center line of said road, S. 69° 00' E. 143.00 ft. to the beginning.

Containing 2.29 acres, more or less  
 → DEED SAYS 2.30 ?

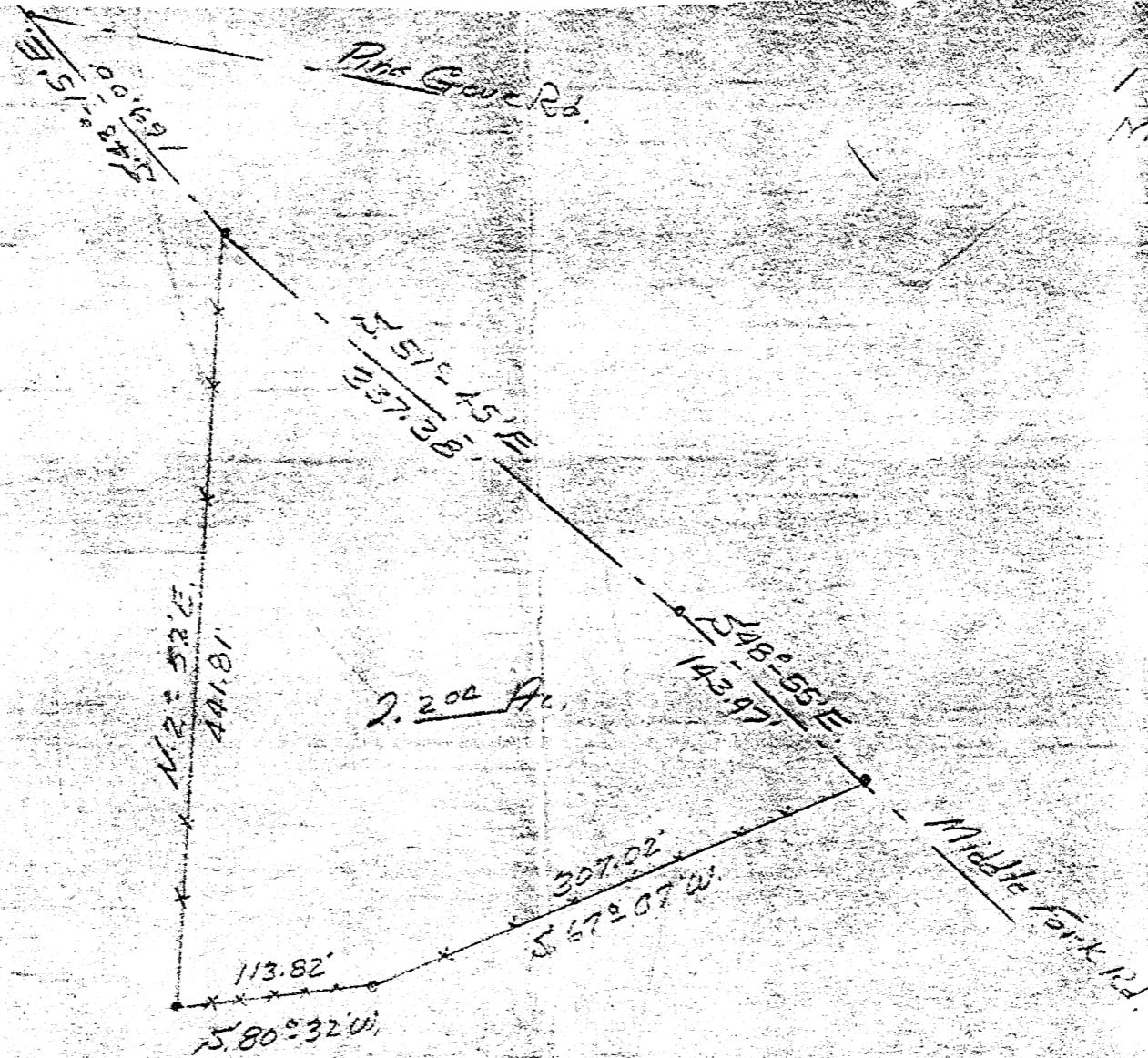
Survey for: Gen. Reid

HOCKING COUNTY  
 ENGINEERS OFFICE  
 LOGAN, OHIO 43138

R. Hinton  
 Surveyor 5179

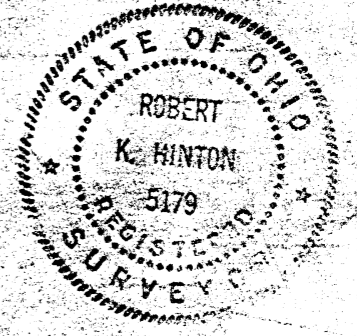
NOT 5-1972

Sec 31 77  
Part of  
Pt. 1 in Sec 30  
FAIRFIELD  
CO.



112-100  
May 17-72

APPROVED FOR TRANSFER  
BY THE HOCKING COUNTY  
ENGINEER'S OFFICE  
BY \_\_\_\_\_ DATE \_\_\_\_\_



DESCRIPTION

Situated in the Southeast 1/4 of Township 5, N. 13, R. 19, Massillon Twp. and a part of the Northeast Quarter of Section No. 20, T. 13, R. 19, Massillon Twp. and a part of the Northeast Quarter of Section No. 31 T. 13, R. 19, Perry Township, Hocking County, and further bounded as follows:

Beginning at a spike in the Middle Fork Road said spike bears S. 43° 15' E. 169.00 ft. from a point where the center of Middle Fork Road intersects the center line of Pine Grove Road, thence with the center of Middle Fork Road, S. 51° 45' E. 337.38 ft. to a spike, thence continuing with the center of said road, S. 48° 55' E. 143.47 ft. to a spike, thence S. 67° 37' W. 307.02 ft. to an iron pin, thence S. 80° 32' W. 113.82 ft. to an iron pin, thence N. 2° 52' E. 441.81 ft. to the beginning. Containing 2.204 acres, more or less.

Being all of the 1.60 acre tract recorded in Fairfield Co. Deed Vol. 356, Pg. 487, and 0.603 of an acre part of Tract Two, containing 68.00 acres recorded in Hocking County Deed Vol. 117, Page 140



pt in Fairfield Co  
1.60 ac

PERRY #31 T.T.  
\*6

Old Survey Desc. ----- (Doesn't close)  
New Survey Desc. ===== (Closes good)  
Direction of Desc. ----->

See Tracing Folder

165.07 AC. On Computer  
164.19 AC.

149.38 AC.

NORTH  
1" = 400'

sec line

Sec 31 T.T.  
Sec 6

Tot This Sec  
14.81 AC.

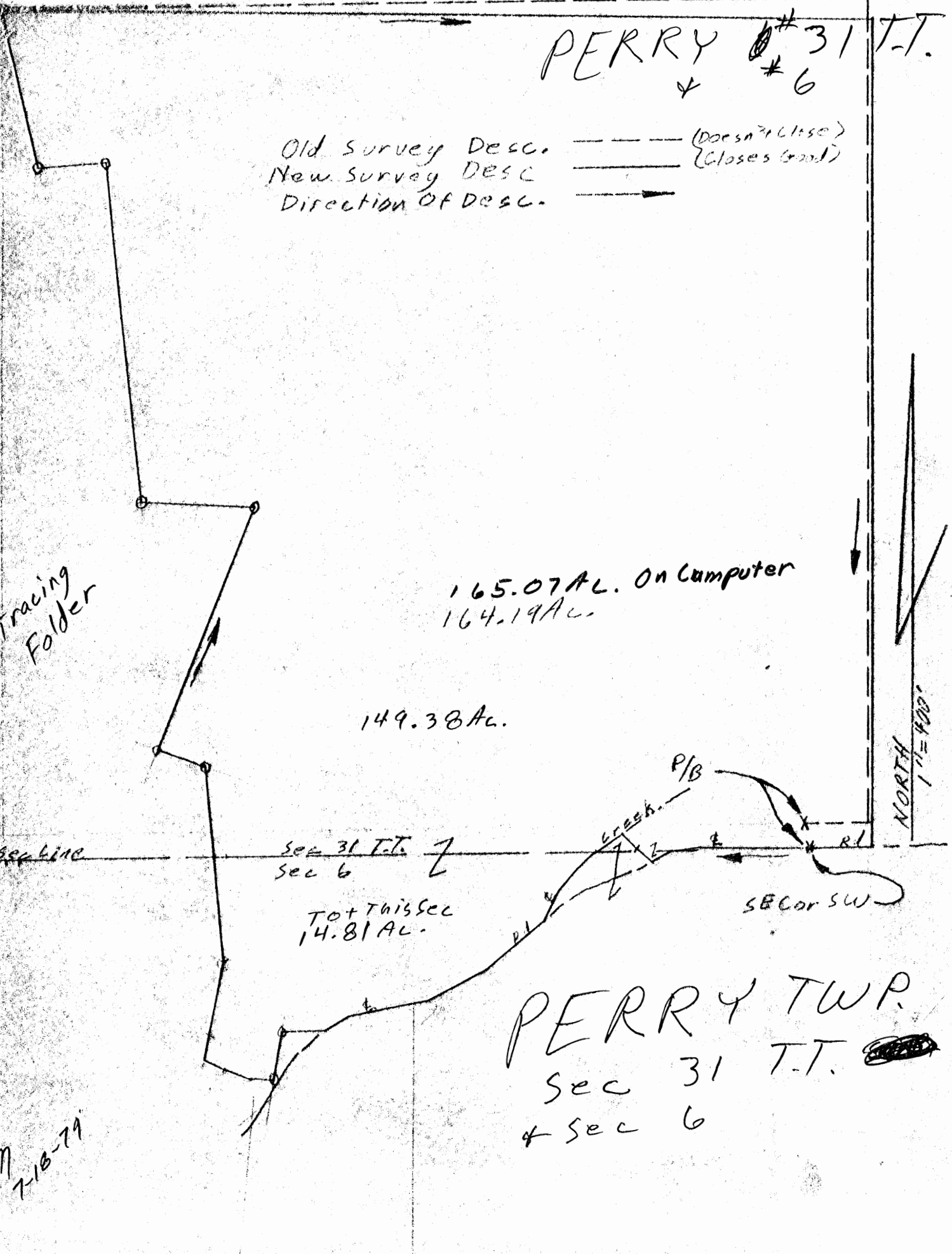
Creek

P/B

SEC cor SW

PERRY TWP.  
Sec 31 T.T.  
\* Sec 6

47  
7-18-79





Perry 31 774  
6

# Know all Men by these Presents

That HENRY EUGENE WINLAND and FAYE L. WINLAND, husband and wife, the grantors,  
of Perry Township,

of Hocking County, Ohio,  
in consideration of One Dollar and other valuable consideration

to them in hand paid by ROBERT O. ROWLAND, the grantee,

whose address is Rural Route # 4, Circleville, Ohio, 43113,

do hereby Grant, Bargain, Sell and Convey  
to the said Robert O. Rowland,

his heirs and  
assigns forever, the following described Real Estate, situate in the Township  
of Perry, in the County of Hocking  
and State of Ohio.

Being a part of the South half of Section 31, Township 13, Range 19 and a part of the  
Northwest Quarter of Section 6, Township 12, Range 19 and bounded as follows:

Beginning at a nail in the center of the township road, in the South line of Section  
31 at the Southeast corner of the Southwest Quarter of Section 31; thence with the  
center of said road North  $88^{\circ} 10'$  West 363.35 feet to a nail; thence continuing with  
said road South  $83^{\circ} 46'$  West 94.65 feet to a nail; thence continuing with said road  
South  $61^{\circ} 43'$  West 78.45 feet to a nail; thence leaving said road North  $47^{\circ} 41'$  West  
67.88 feet to a point in a creek; thence North  $42^{\circ} 45'$  West 68.88 feet to a point in  
said creek; thence South  $56^{\circ} 17'$  West 111.78 feet to a point in said creek; thence  
South  $46^{\circ} 27'$  West 78.56 feet to a point in said creek; thence South  $39^{\circ} 24'$  West  
84.47 feet to a point in said creek; thence South  $26^{\circ} 42'$  West 113.26 feet to a point  
in said road; thence with the center of said road South  $50^{\circ} 15'$  West 244.55 feet to a  
nail; thence continuing with said road South  $62^{\circ} 34'$  West 219.69 feet to a nail;  
thence continuing with said road South  $80^{\circ} 03'$  West 261.59 feet to a nail; thence con-  
tinuing with said road South  $59^{\circ} 47'$  West 90.79 feet to a nail; thence leaving said  
road South  $88^{\circ} 49'$  West 147.00 feet to an iron pin; thence South  $10^{\circ} 41'$  West 160.75  
feet to an iron pin; thence North  $88^{\circ} 19'$  West 76.25 feet to a four inch hickory tree;  
thence North  $67^{\circ} 33'$  West 92.75 feet to a hickory tree; thence North  $63^{\circ} 02'$  West  
72.44 feet to a twenty-four inch poplar tree; thence North  $11^{\circ} 53'$  East 82.30 feet to  
an eight inch red oak tree; thence North  $11^{\circ} 42'$  East 247.51 feet to an iron pin;  
thence North  $4^{\circ} 49'$  West 635.89 feet to an iron pin; thence North  $69^{\circ} 40'$  West 166.94  
feet to an iron pin; thence North  $22^{\circ} 30'$  East 856.76 feet to an iron pin; thence  
North  $86^{\circ} 52'$  West 374.00 feet to an iron pin; thence North  $5^{\circ} 27'$  West 1,114.00 feet  
to an iron pin; thence South  $86^{\circ} 08'$  West 225.25 feet to an iron pin; thence North  
 $12^{\circ} 44'$  West 526.42 feet to an iron pin; thence South  $88^{\circ} 38'$  East 2,872.52 feet to  
a post; thence South  $00^{\circ} 44'$  West 2,705.43 feet to a nail in the South line of said  
Section 31 and township road; thence with said road and section line West 201.85 feet  
to the beginning, containing 164.19 acres, more or less. 14.81 acres being a part of  
Section 6 and 149.38 acres being a part of Section 31.

The foregoing description is based upon a new survey made by Robert K. Hinton, regis-  
tered surveyor no. 5179, State of Ohio, in May, 1972. It is a consolidated and cor-  
rected description of the remaining lands owned by the grantors out of a conveyance to  
them from Clarence Peters and Elizabeth Peters dated May 3, 1956 and recorded in Vol.

Last Transfer: East Record Volume \_\_\_\_\_, Page 102, Page 418, Hocking County Deed  
Records.

Subject, however, to legal highways,  
and all the Estate, Right, Title and Interest of the said grantors in and to said premises;  
To have and to hold the same, with all the privileges and appurtenances thereunto  
belonging, to said grantee, his heirs and assigns forever.

And the said Henry Eugene Winland and Faye L. Winland

do hereby Covenant and Warrant that the title so conveyed is Clear, Free and  
Unincumbered, and that they will defend the same against all lawful claims of  
all persons whomsoever. Except as hereinbefore provided and except taxes for the  
December, 1972 collection and thereafter, for which taxes an adjustment has been made  
this day between the parties hereto and which the grantee, therefore, assumes and  
agrees to pay. Excepting also, the wheat crop now standing and growing on the prem-  
ises, which crop, together with the right to enter upon the premises to harvest and  
remove the same, are hereby excepted and reserved from this conveyance.

OLD SURVEY

Revised  
OCT 2 1972

31

DESCRIPTION: Doesn't Close

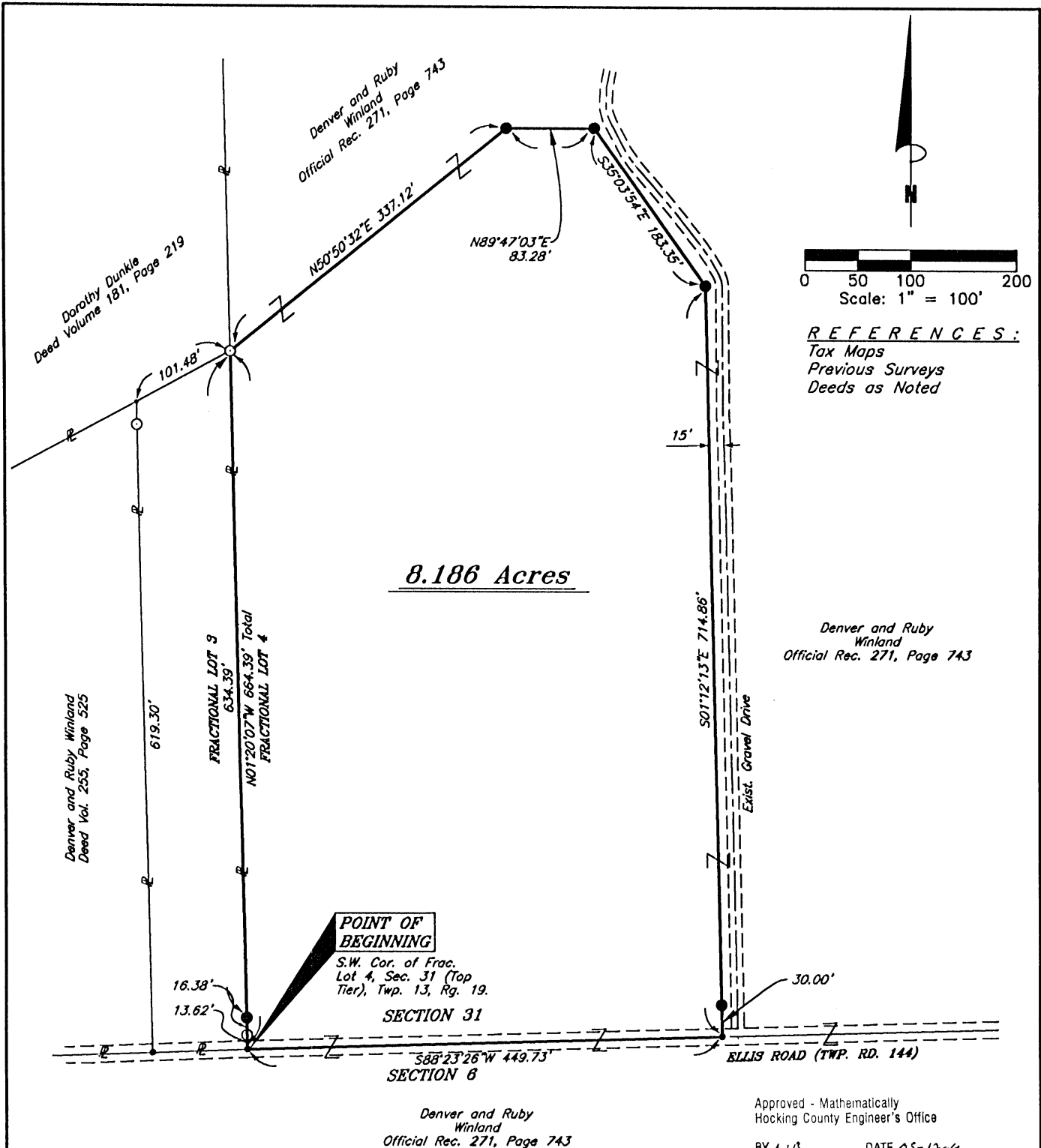
Situated in the State of Ohio, County of Hocking, Township of Perry, being a part of the South Half of Section No. 31, T. 13, R. 19 and a part of Northwest Quarter of Section No. 6, T. 12, R. 19, and bounded as follows:

Beginning at a nail in the center of the Township Road, in the South line of Section No. 31, at the Southeast corner of the Southwest Quarter of Section No. 31; thence with the center of said road, N. 88° 10' W. 363.35 ft. to a nail; thence continuing with said road S. 83° 46' W. 94.65 ft. to a nail; thence continuing with said road S. 61° 43' W. 78.45 ft. to a nail; thence leaving said road, N. 47° 41' W. 67.88 ft. to a point in a creek; thence N. 42° 45' W. 68.88 ft. to a point in said creek; thence S. 56° 17' W. 111.78 ft. to a point in said creek; thence S. 40° 27' W. 78.56 ft. to a point in said creek; thence S. 39° 24' W. 84.47 ft. to a point in said creek; thence S. 26° 42' W. 113.26 ft. to a point in said road; thence with the center of said road S. 50° 15' W. 244.55 ft. to a nail; thence continuing with said road S. 62° 34' W. 219.69 ft. to a nail; thence continuing with said road S. 80° 03' W. 261.59 ft. to a nail; thence continuing with said road S. 59° 47' W. 90.79 ft. to a nail; thence leaving said road, S. 88° 49' W. 147.00 ft. to an iron pin; thence S. 10° 41' W. 160.75 ft. to an iron pin; thence N. 88° 19' W. 76.25 ft. to a 4 inch Hickory tree; thence N. 67° 33' W. 92.75 ft. to a Hickory tree; thence N. 63° 02' W. 72.47 ft. to a 24 inch Poplar tree;

thence N.  $11^{\circ}53'E$  82.30 ft. to a 8 inch  
Red Oak tree, thence N.  $11^{\circ}42'E$  247.51  
ft. to an iron pin; thence N.  $4^{\circ}49'W$ .  
635.89 ft. to an iron pin; thence N.  $69^{\circ}40'W$ .  
166.94 ft. to an iron pin; thence  
N.  $22^{\circ}30'E$ . 856.76 ft. to an iron pin;  
thence N.  $86^{\circ}52'W$ . 374.00 ft. to an iron pin  
thence N.  $5^{\circ}27'W$ . 1,114.00 ft. to an iron pin;  
thence S.  $86^{\circ}08'W$ . 225.25 ft. to an iron pin;  
thence N.  $12^{\circ}44'W$ . 526.42 ft. to an iron pin;  
thence <sup>The Only Difference Between New & Old Survey</sup>  $S. 89^{\circ}51'50''E$ . 2857.38 ft. to a post;  
thence S.  $00^{\circ}44'W$ . 2705.43 ft. to a  
nail in the South line of said Section  
No. 31, and Township Road, thence with  
said road and Section Line, West  
201.85 ft. to the beginning.

Containing 164.12 acres, more or less,  
14.81 acres, being a part of Section No. 6, and  
149.38 acres, being a part of Section No. 31,





**8.186 Acres**

**REFERENCES:**  
Tax Maps  
Previous Surveys  
Deeds as Noted

Denver and Ruby Winland  
Official Rec. 271, Page 743

**POINT OF BEGINNING**  
S.W. Cor. of Frac. Lot 4, Sec. 31 (Top Tier), Twp. 13, Rg. 19.

**LEGEND**

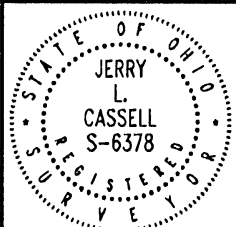
- 5/8" iron pin set 30" in length with 1 5/16 inch plastic ID cap inscribed "CASSELL S-6378"
- 5/8" iron pin found
- Point

**NOTE:** The bearing system for this plat is based on evidence found on the West line of Section 31 (Top Tier) and bears  $N 01^{\circ} 20' 07'' W$  and is for the determination of angles only.

Approved - Mathematically  
Hocking County Engineer's Office  
BY WJB DATE 05-12-04

I hereby certify that this plat was prepared from an actual field survey of the premises in April of 2004, 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 May, 2004  
Jerry L. Cassell  
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 as conveyed to Denver and Ruby Winland in Official Record 271, Page 743 and located in Fractional Lot 4 of Section 31 (Top tier), Township 13, Range 19.

FOR:  
D. & R, Winland  
BY:  
J. Cassell  
DATE:  
May 5, 2004  
PROJ. NO.:  
H0041904



**CASSELL & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149  
(740) 989-0024

## DESCRIPTION OF AN 8.186 ACRE PARCEL

Situated in the State of Ohio, County of Hocking, Township of Perry and being a part of a parcel of land as conveyed to Denver and Ruby Winland (hereinafter referred to as "Grantor") in Official Record 271, Page 743 and located in Fractional Lot 4 of Section 31 (Top Tier), Township 13, Range 19 and being more particularly described as follows:

**BEGINNING** at a point in the center of Ellis Road (Township Road 144), said point being on the South line of Section 31, the Southwest corner of Fractional Lot 4, the Southeasterly property corner of a 6.62 acre parcel of land conveyed to Denver and Ruby Winland in Deed Volume 255, Page 525, a property corner of the Grantor and the Southwesterly corner of the parcel herein described;

Thence N 01° 20' 07" W along the West line of Fractional Lot 4, the Grantors Westerly property line and the Easterly property line of the aforementioned Winland 6.62 acre parcel a distance of 664.39 feet to a 5/8 inch iron pin found (passing a 5/8-inch iron pin found at 13.62 feet and an iron pin set at 30.00 feet), said iron pin being the Northeasterly property corner of the aforementioned Winland 6.62 acre parcel and the Southeasterly property corner of a parcel of land conveyed to Dorothy Dunkle in Deed Volume 181, Page 219;

Thence leaving the Grantors Westerly property line and the West line of Fractional Lot 4 and through the Grantor lands the following Four (4) courses:

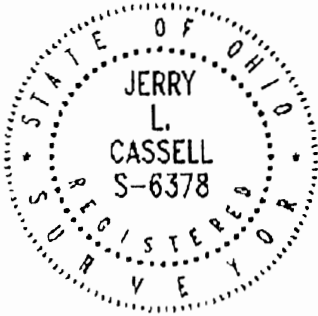
- 1) N 50° 50' 32" E a distance of 337.12 feet to an iron pin set;
- 2) N 89° 47' 03" E a distance of 83.28 feet to an iron pin set;
- 3) S 35° 03' 54" E a distance of 183.35 feet to an iron pin set;
- 4) S 01° 12' 31" E a distance of 714.86 feet to a point (passing an iron pin set at 684.86 feet), said point being in the center of Ellis Road, on the South line of Section 31 and the South line of Fractional Lot 4;

Thence S 88° 23' 26" E through the Grantors lands, and along the South line of Section 31, the South line of Fractional Lot 4 and the center of Ellis Road a distance of 449.73 feet to the point of beginning, containing 8.186 acres, more or less, and being subject to all rights of way and easements of record.

The bearing system for this description is based on evidence found on the West line of Fractional Lot 4 and bears N 01° 20' 07" W and is for the determination of angles only.


All iron pins set are 5/8-inch diameter iron pins, 30" in length, with a 1 5/16 inch plastic identification cap inscribed "CASSELL S-6378".

This description was prepared on May 5, 2004 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in April of 2004 and existing public records.

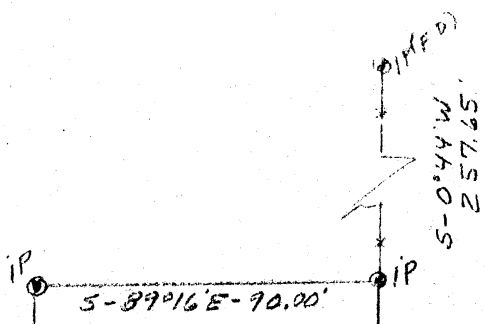


Approved - Mathematically  
Hocking County Engineer's Office

BY WIS DATE 05-12-04

  
Jerry L. Cassell, P.S.

Perry 31  
(TOP TIER)



WINLAND  
143-294

0.8428 AC ±

REID  
166-132

N-0°44'E-408.50'

S-0°44'W-407.50'

PLAT OF TRACT TAKEN  
OUT OF DENVER AND RUBY  
WINLAND PROPERTY - BEING  
PT. FR. LOT #3 - SEC #31 - PERRY TWP.  
OCT-1979  
SCALE - 1" = 50'  
DRAWN BY Robert Moore  
CHECKED BY - J. W. Moore 5-325  
10/23/79

Approved - Mathematically  
Hocking County Engineer's Office  
By AW-FW Date 11-1-79

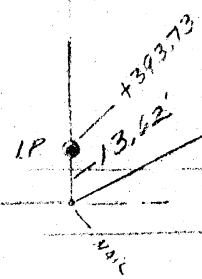
SUBDIVISION REGULATIONS WAIVED  
HEALTH DEPT. APPROVAL  
By AW DATE 11-1-79

TOP TIER.  
SEC #31  
TR #144



WEST 90.01'

SEC #6



BEGIN.  
NAIL & TR #144  
@ S.E. CORNER  
OF FR. LOT #3  
SEC #31 IN PERRY TWP.  
HOCKING CO. OHIO  
T-13 R-19.

DESCRIPTION OF SURVEY FOR DENVER AND RUBY WINLAND  
IN PERRY TOWNSHIP HOCKING COUNTY OHIO.

Being a part of Fractional Lot #3, Section 31 ~~North~~ North,  
Township 13, Range 19, Perry Township, Hocking County, Ohio  
and described as follows: Beginning at the Southeast Corner of  
Fractional Lot #3, Township 13, Range 19, Perry Township,  
Hocking County, Ohio a Nail in the Center of Township Road #144  
and the East line of said Frac. Lot #3, West 90.01 feet to a  
nail in the Center of said Township Road #144; thence leaving  
said Township Road, North 0 degrees 44 minutes East 408.50 feet  
to an Iron Pin, passing an Iron Pin at 16.03 feet; thence  
South 89 degrees 16 minutes East 90.0 feet to an iron pin on  
the East Line of said Fractional Lot #3; thence with the East  
Line of said Fractional Lot #3, South 0 degrees 44 minutes West  
407.35 feet to the place of beginning, passing an iron pin at  
393.73 feet, containing 0.8428 Acre more or less and being  
subject to Legal Road Right-of-Way.

Surveyed by Robert Moore, October 1979.

Survey Checked by *J.A. Mathias* 5-003259  
J.A. Mathias October 23, 1979

Approved - Mathematically

Hocking County Engineer's Office

*AM* Date *PN 11-1-79*

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

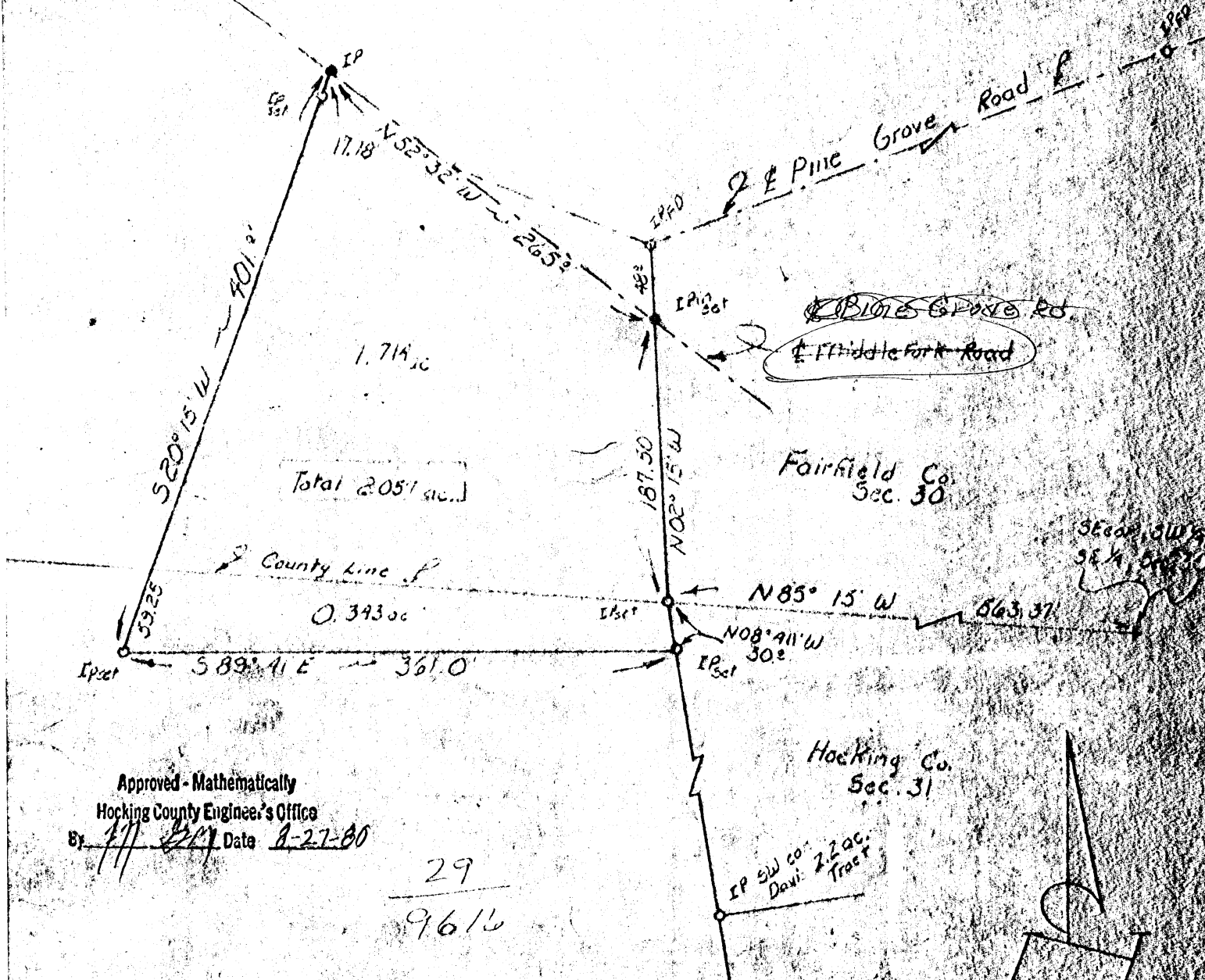
*AM* DATE *11-1-79*



29

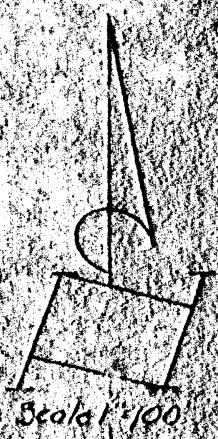
9616

PERRY TWP



Approved - Mathematically  
 Hocking County Engineer's Office  
 By *[Signature]* Date 8-27-80

29  
 9616



Survey of 2.051 acres  
 in the SW 1/4, of the SE 1/4 section 30,  
 Madison Twp., Fairfield Co., & in the NE 1/4,  
 Section 31, Perry Twp., Hocking Co., Ohio:

For Marvin Sharp



*[Signature]*  
 Louis F. Haines  
 351 Kessler Street  
 Coshocton, Ohio

SHRINK & CARRY THE PLAT SHOWN HEREON  
 TO BE CORRECT AS SURVEYED BY US  
 DATE: *May 23, 1980*  
 SIGNED: *[Signature]*

# Know All Men by These Presents

**That** Marvin E. Sharp and Jacqueline K. Sharp, husband and wife,  
of Fairfield County, Ohio,  
in consideration of One Dollar and other good and valuable consideration  
to them in hand paid by Thomas W. Sykes and Willa S. Sykes, husband and wife  
whose address is 65 West Elizabeth Street, Tarlton, Ohio 43156  
do hereby **Grant, Bargain Sell and Convey**  
to the said Thomas W. Sykes and Willa S. Sykes, husband and wife  
their heirs  
and assigns forever, the following described **Real Estate**,<sup>(1)</sup>

Situated in the Township of Madison, County of Fairfield, and the Township of Perry,  
County of Hocking, State of Ohio and in the Southeast quarter of Section 30, and the  
Northeast quarter of Section 31, Township 13, Range 19, Congress Lands. More partic-  
ularly bounded and described as follows:

beginning at an iron pipe in the line between above mentioned  
sections 30 and 31, also being line between Fairfield and  
Hocking Countys, which bears N 85 deg. 15' W 563.37 feet from  
the southeast corner, southwest quarter of the southeast  
quarter of section 30; thence N 02 deg. 15' W 187.50 feet to  
an iron pin the centerline of Middle Fork Road; thence  
with said centerline N 52 deg. 32' W 265.0 feet to an iron pin;  
thence S 20 deg. 15' W 401.00 feet to an iron pipe, passing an  
iron pipe at 17.78 feet, and passing the County line at  
341.71 feet; thence S 89 deg. 41' E 361.00 feet to an iron  
pipe; thence N 08 deg. 48' W 30.00 feet to the place of  
beginning, containing 2.057 acres total, 1.714 acres in  
Fairfield County and 0.343 acres in Hocking County, all  
being subject to all legal rights-of-record, if any.

Approved - Mathematically  
Hocking County Engineer's Office  
Date 8-27-80

Surveyed by Louis F. Haines, Registered Surveyor 4379

Last Deed Reference: Volume 104, Page 362  
Volume 137, Page 534

Approved by the Fairfield County Regional Planning Commission;  
No Plat Required. This approval does not infer that the parcel  
in question is consistent with zoning regulations in effect or  
that a zoning permit will be issued. This approval void if not  
recorded by OCT 28 1980  
Date AUG 28 1980

and all the **Estate, Right, Title and Interest** of the said grantors in and to said premises; **To have and to hold** the same, with all the privileges and appurtenances thereunto belonging, to said grantee, their heirs and assigns forever. And the said Marvin E. Sharp and Jacqueline K. Sharp

do hereby **Covenant and Warrant** that the title so conveyed is **Clear, Free and Uncumbered**, and that they will **Defend** the same against all lawful claims of all persons whomsoever.

## TRANSFERRED

REAL ESTATE CONVEYANCE

DESCRIPTION APPROVED FOR TRANSFER

Fee \$ 250

PC# NO. FAIRFIELD CO. ENGR. LEON E. WOLFORD

DATE: 8/26/80

AUG 26 1980

Exempt #

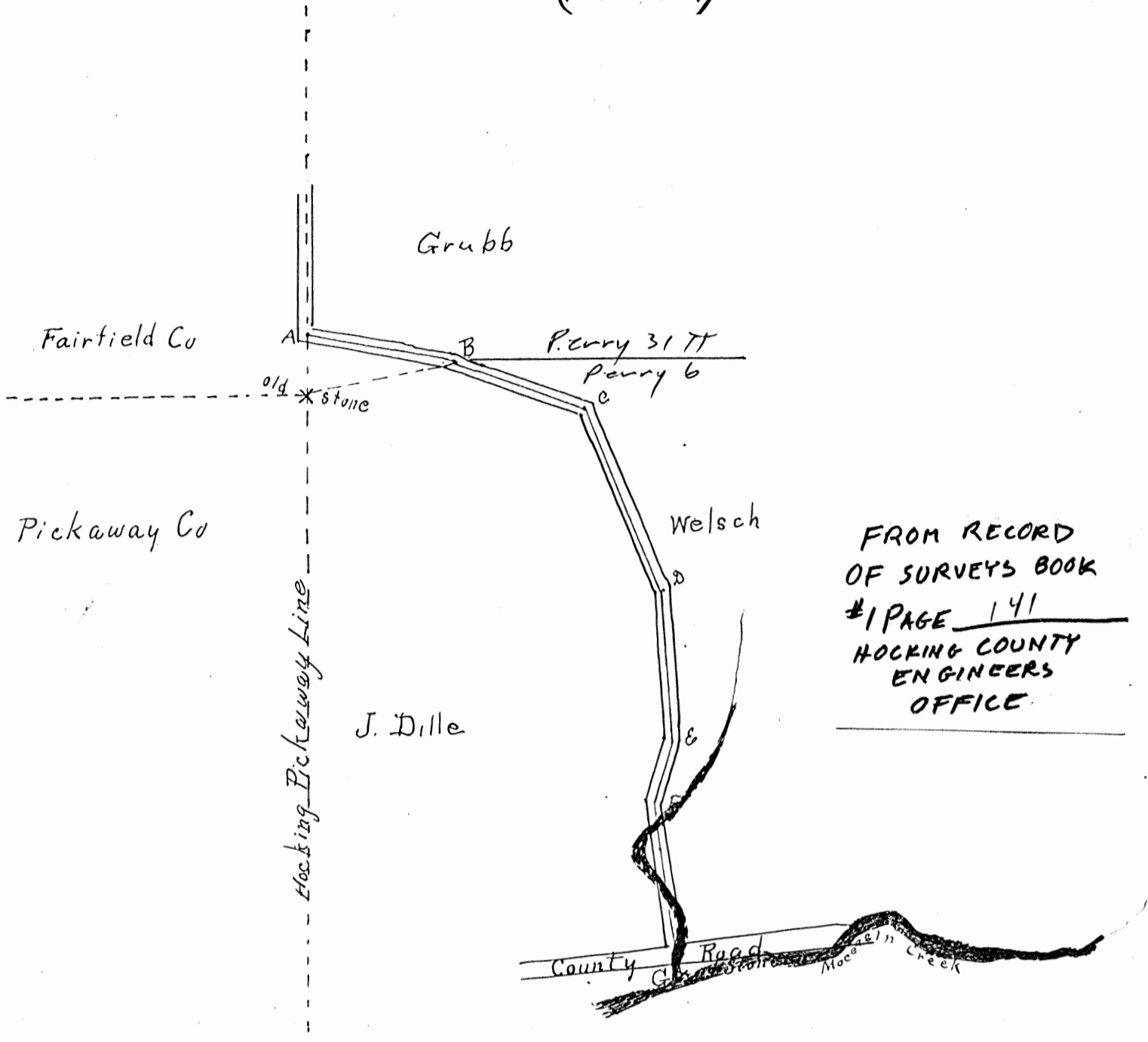
Harry Short 29/9616

James P. Reid  
County Auditor, Fairfield County, Ohio

James P. Reid  
Auditor, Fairfield County, Ohio

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title.

Survey in (Sec 6. (Twp 13 R 19.)) (SEC 31 TT)



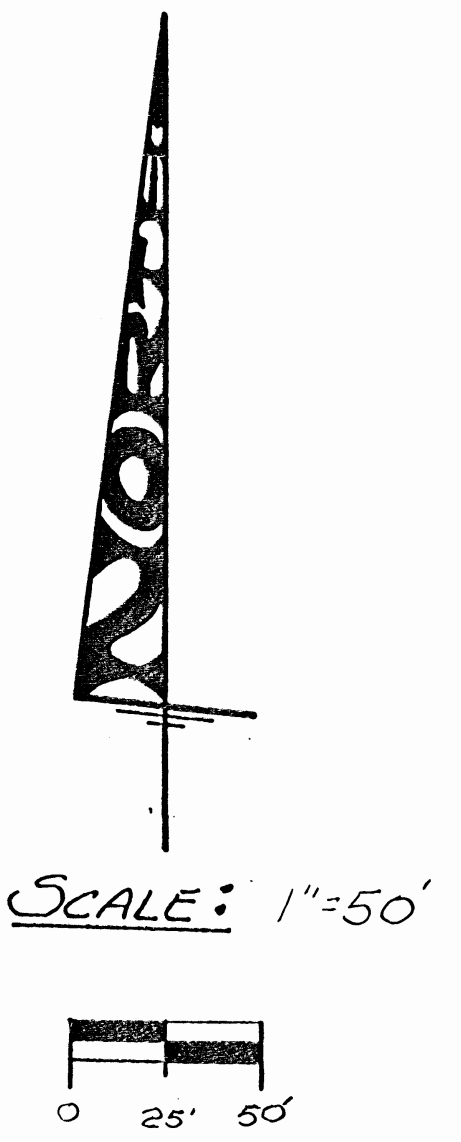
FROM RECORD  
 OF SURVEYS BOOK  
 #1 PAGE 141  
 HOCKING COUNTY  
 ENGINEERS  
 OFFICE

PERRY 6  
 + 31 TT

Scale 4chs. to 1 in.

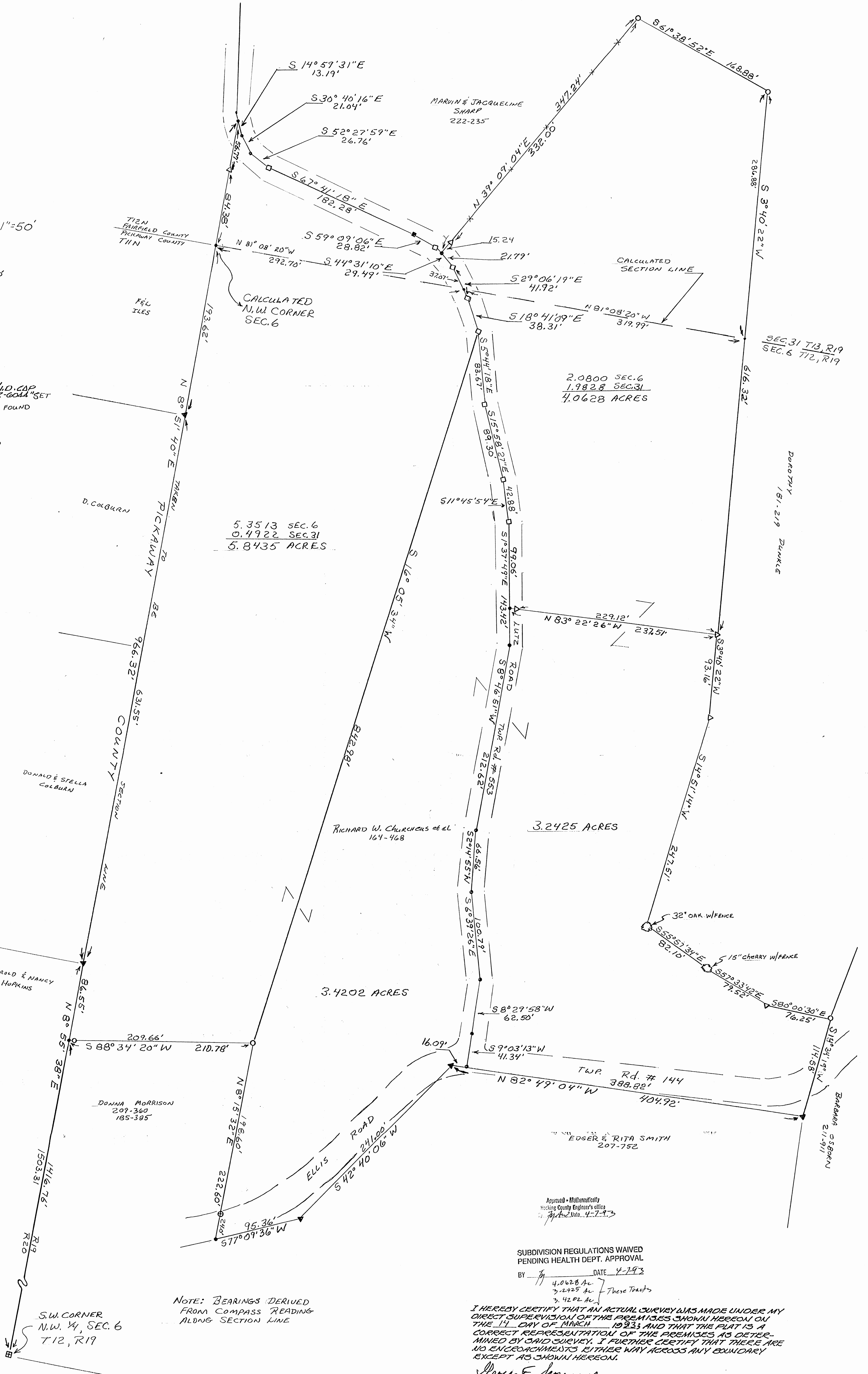
Survey for Trustees Perry Tp. to locate public road from A to G  
 Found old stone marking eastern terminus Fairfield Pickaway Co Line, also N.W. corner Sec 6.  
 Perry Tp. Hocking Co. As it was desired to establish road along line between lands of  
 Welsch and Dille ran N. 80° 3.87 (three and eighty seven hundredths) chains as per description Welch's  
 land to find Welsch corner at B. Found center road at A 1.72 (one and seventy two hundredths)  
 chains N. of old stone. Ran line from A to B. Thence S. 70° E. 3.77 (three and seventy seven hundredths)  
 chains. Thence S. 22° E. 5.11 (five and eleven hundredths) chains; Thence S. 4 (four) chains;  
 Thence S. 15° W. 1.62 (one and sixty two hundredths) chains; Thence S. 11° E. 4 (four) chains to old sto  
 at G. Survey made Sept 17<sup>th</sup> 1906.

James Bebout S. Hocking Co  
 Henry Chambers chain carrier  
 John Judy



- LEGEND**
- ▲ 1/8" IRON PIN SET W/ I.D. CAP STAMPED "SEYMOUR-GOOLA" SET
  - ▲ IRON PIPE W/ I.D. CAP FOUND
  - POINT
  - IRON PIPE FOUND
  - ⊠ STONE FOUND
  - PK. NAIL SET
  - G.O. SPIKE SET
  - ⊕ TREE
  - ⊙ FENCE POST

**REFERENCES:**  
 DEEDS AS NOTED  
 COUNTY TAX MAPS  
 PREVIOUS SURVEYS  
 EXISTING MONUMENTS



NOTE: BEARINGS DERIVED FROM COMPASS READING ALONG SECTION LINE

Approved - Mathematically  
 Hocking County Engineer's Office  
 4-7-93

SUBDIVISION REGULATIONS WAIVED  
 PENDING HEALTH DEPT. APPROVAL  
 BY \_\_\_\_\_ DATE 4-7-93

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 14 DAY OF MARCH 1993 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 HEREON.

George F. Seymour  
 PROFESSIONAL SURVEYOR NO. 6044

sheet	revisions
job	drawn
date	

SITUATED IN THE NORTHWEST 1/4 OF SECTION 6, T12N, R19W, AND THE SOUTHWEST 1/4 OF SECTION 31, T13N, R19W, PERRY TOWNSHIP, HOCKING COUNTY, STATE OF OHIO

SURVEYED FOR: RICHARD CHURCHEUS

**seymour & assoc. consultants**  
 (614) - 385 - 4349  
 69 s. market logan, ohio 43138

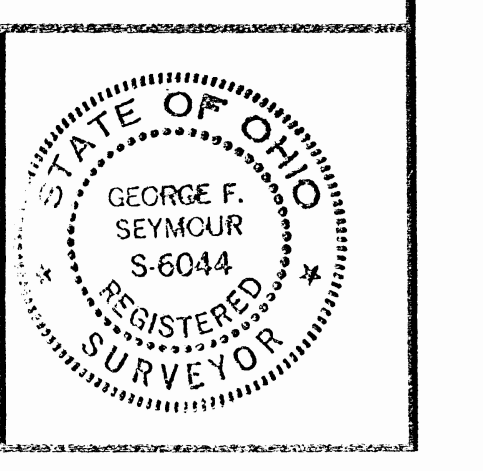


EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Richard W. Churchus, et. al. as recorded in Deed Book 164 at page 468, Hocking County Recorder's Office, said tract being situated in Section 6, T12N, R19W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at a stone found on the southwest corner of the northwest quarter of Section 6;

Thence along the west line of said section, North 08 degrees 55 minutes 38 seconds East a distance of 1503.31 feet to an iron pipe with an identification cap found on the grantor's west line;

Thence along the grantor's west line and the west line of Section 6, North 08 degrees 51 minutes 40 seconds East a distance of 825.17 feet to a point calculated to be the northwest corner of Section 6;

Thence along the calculated north line of Section 6, South 81 degrees 08 minutes 20 seconds East a distance of 612.69 feet to a point on the grantor's west line;

Thence leaving the section line and along the grantor's west line, South 03 degrees 40 minutes 22 seconds West a distance of 329.44 feet to a 5/8" iron pin with a plastic identification cap set for the principal place of beginning of the tract herein described;

Thence continuing along the grantor's east line the following six courses:

- [1] South 03 degrees 40 minutes 22 seconds West a distance of 93.16 feet to a 5/8" iron pin with a plastic identification cap set;
- [2] South 14 degrees 51 minutes 14 seconds West a distance of 247.51 feet to a 32" Oak Tree with fence;
- [3] South 55 degrees 57 minutes 34 seconds East a distance of 82.10 feet to a 15" Cherry Tree with fence;
- [4] South 57 degrees 33 minutes 42 seconds East a distance of 79.52 feet to a 5/8" iron pin with a plastic identification cap set;
- [5] South 80 degrees 00 minutes 30 seconds East a distance of 76.25 feet to an iron pipe found, and;
- [6] South 14 degrees 34 minutes 19 seconds West a distance of 114.58 feet to an iron pipe with an identification cap found on the grantor's southeast corner;

Thence along the grantor's south line, North 82 degrees 49 minutes 04 seconds West a distance of 388.82 feet to a point in Township Road No. 144;

[continued on page 2]

EXHIBIT "A"

Thence leaving the grantor's south line and along the center of Township Road No. 553 the following six courses:

- [1] North 09 degrees 03 minutes 13 seconds East a distance of 41.34 feet to a point;
- [2] North 08 degrees 29 minutes 58 seconds East a distance of 62.50 feet to a point;
- [3] North 06 degrees 39 minutes 26 seconds West a distance of 100.79 feet to a point;
- [4] North 02 degrees 14 minutes 55 seconds East a distance of 66.56 feet to a point;
- [5] North 08 degrees 46 minutes 51 seconds East a distance of 212.62 feet to a point, and;
- [6] North 01 degree 37 minutes 49 seconds West a distance of 44.36 feet to a point;

Thence leaving the center of Township Road No. 553, South 83 degrees 22 minutes 26 seconds East, passing through a 5/8" iron pin with a plastic identification cap set at 8.39 feet, going a total distance of 237.51 feet to the principal place of beginning containing 3.2425 acres, more or less, and subject to the right of way of Township Road No. 553 and Township Road No. 144 and all easements of record.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour-6044".

The bearings used in the above described tract were derived from a compass reading along the section line and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, March 14, 1993.

Approved - Mathematically  
Hocking County Engineer's office  
By RFN Date 4-7-93

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

BY R DATE 4-7-93

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Richard W. Churchaus, et. al. as recorded in Deed Book 164 at page 468, Hocking County Recorder's Office, said tract being situated in Section 6, T12N, R19W, and Section 31, T13N, R19W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning at a point on the west line of Section 6, T12N, R19W, the grantor's southwest corner and the northwest corner of a 1.00 acre tract recorded in Deed Book 209 at page 360 and Deed Book 185 at page 385 from which a stone found on the southwest corner of the northwest quarter of said section bears, South 08 degrees 55 minutes 38 seconds West a distance of 1416.76 feet;

Thence along the west line of said section and the grantor's west line, North 08 degrees 55 minutes 38 seconds East a distance of 86.55 feet to an iron pipe with an identification cap found;

Thence continuing along the grantor's west line and the west line of Section 6, North 08 degrees 51 minutes 40 seconds East, passing through an iron pipe with an identification cap found at 631.55 feet, passing through the calculated northwest corner of Section 6 at 825.17 feet and passing through a 5/8" iron pin with a plastic identification cap set at 909.55 feet, going a total distance of 966.32 feet to a point in the center of Township Road No. 553 and the west line of Section 31, T13N, R19W;

Thence leaving the grantor's west line and the section line and along the center of Township Road No. 553 the following eight courses:

- [1] South 14 degrees 59 minutes 31 seconds East a distance of 13.19 feet to a point;
- [2] South 30 degrees 40 minutes 16 seconds East a distance of 21.04 feet to a point;
- [3] South 52 degrees 27 minutes 59 seconds East a distance of 26.76 feet to a P.K. nail set;
- [4] South 67 degrees 41 minutes 18 seconds East a distance of 182.28 feet to a 60d spike set;
- [5] South 59 degrees 09 minutes 06 seconds East a distance of 28.82 feet to a P.K. nail set;
- [6] South 44 degrees 31 minutes 10 seconds East a distance of 29.49 feet to a P.K. nail set;
- [7] South 29 degrees 06 minutes 19 seconds East, crossing the section line between Section 31 and Section 6 at 37.07 feet, going a total distance of 41.92 feet to a P.K. nail set, and;
- [8] South 18 degrees 41 minutes 09 seconds East a distance of 38.31 feet to a P.K. nail set;

Thence leaving the center of said road, South 16 degrees 05 minutes 34 seconds West a distance of 842.98 feet to an iron pipe found on the northeast corner of a 1.0 acre tract in the name of Donna Morrison as recorded in Deed Book 209 at page 360 and Deed Book 185 at page 385;

[continued on page 2]

EXHIBIT "A"

Thence along the north line of the 1.0 acre tract, South 88 degrees 34 minutes 20 seconds West a distance, passing through an iron pipe found at 209.66 feet, going a total of 210.78 feet to the place of beginning, containing 5.3513 acres in Section 6 and 0.4922 acres in Section 31, for a total of 5.8435 acres, more or less, and subject to the right of way of Township Road No. 553 and all easements of record.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour-6044".

The bearings used in the above described tract were derived from a compass reading along the section line and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, March 14, 1993.

Approved - Mathematically  
Hocking County Engineer's office  
By RFN Date 4-7-93

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

BY N/A DATE \_\_\_\_\_



EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Richard W. Churchaus, et. al. as recorded in Deed Book 164 at page 468, Hocking County Recorder's Office, said tract being situated in Section 6, T12N, R19W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at a stone found on the southwest corner of the northwest quarter of Section 6;

Thence along the west line of said section, North 08 degrees 55 minutes 38 seconds East a distance of 1416.76 feet to a point being a corner to the grantor and a 1.00 acre tract as recorded in Deed Book 209 at page 360 and Deed Book 185 at page 385;

Thence leaving the west line of Section 6 and along the north line of said 1.00 acre tract, North 88 degrees 34 minutes 20 seconds East, passing through an iron pipe found at 1.12 feet, going a total distance of 210.78 feet to and iron pipe found on the northeast corner of said 1.00 acre tract and the principal place of beginning of the tract herein described;

Thence North 16 degrees 05 minutes 34 seconds East a distance of 842.98 feet to a P.K. nail set in the center of Township Road No. 553;

Thence along the center of said road the following nine courses:

- [1] South 05 degrees 44 minutes 18 seconds East a distance of 83.67 feet to a P.K. nail set;
- [2] South 15 degrees 58 minutes 27 seconds East a distance of 89.30 feet to a P.K. nail set;
- [3] South 11 degrees 45 minutes 54 seconds East a distance of 42.88 feet to a P.K. nail set;
- [4] South 01 degree 37 minutes 49 seconds East a distance of 143.42 feet to a point;
- [5] South 08 degrees 46 minutes 51 seconds West a distance of 212.62 feet to a point;
- [6] South 02 degrees 14 minutes 55 seconds West a distance of 66.56 feet to a point;
- [7] South 06 degrees 39 minutes 26 seconds East a distance of 100.79 feet to a point;
- [8] South 08 degrees 29 minutes 58 seconds West a distance of 62.50 feet to a point, and;
- [9] South 09 degrees 03 minutes 13 seconds West a distance of 41.34 feet to a point in the right of way of Township Road No. 144 and on the north line of a tract in the name of Edger and Rita Smith as recorded in Deed Book 207 at page 752;

Thence along the north line of the Smith tract, North 82 degrees 49 minutes 04 seconds West a distance of 16.09 feet to an iron pipe with an identification cap found;

[continued on page 2]

EXHIBIT "A"

Thence continuing along the northerly line of said tract, South 42 degrees 40 minutes 06 seconds West a distance of 241.00 feet to an iron pipe with an identification cap found;

Thence South 77 degrees 09 minutes 36 seconds West a distance of 95.36 feet to a point;

Thence leaving the north line of the Smith tract and along the east line of the previously mentioned 1.00 acre tract, North 08 degrees 15 minutes 32 seconds East, passing through a fence post found at 24.00 feet, going a total distance of 222.60 feet to the principal place of beginning containing 3.4202 acres, more or less, and subject to the right of way of Township Road No. 553, Township Road No. 144 and all easements of record.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour-6044".

The bearings used in the above described tract were derived from a compass reading along the section line and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, March 14, 1993.

Approved - Mathematically  
Hocking County Engineer's office  
By R. EN Date 4-7-93

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

BY R DATE 4-7-93

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Richard W. Churchus, et. al. as recorded in Deed Book 164 at page 468, Hocking County Recorder's Office, said tract being situated in Section 6, T12N, R19W, and Section 31, T13N, R19W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at a stone found on the southwest corner of the northwest quarter of Section 6;

Thence along the west line of said section, North 08 degrees 55 minutes 38 seconds East a distance of 1503.31 feet to an iron pipe with an identification cap found;

Thence along the grantor's west line and the west line of Section 6, North 08 degrees 51 minutes 40 seconds East a distance of 825.17 feet to a point calculated to be the northwest corner of Section 6;

Thence along said calculated north line, South 81 degrees 08 minutes 20 seconds East a distance of 612.69 feet to a point on the grantor's east line and the principal place of beginning of the tract herein described;

Thence leaving the north line of Section 6 and along the grantor's east line, South 03 degrees 40 minutes 22 seconds West a distance of 329.44 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the grantor's east line, North 83 degrees 22 minutes 26 seconds West, passing through a 5/8" iron pin with a plastic identification cap set at 229.12 feet, going a total distance of 237.51 feet to a point in the center of Township Road No. 553;

Thence along the center of said road the following seven courses:

- [1] North 01 degree 37 minutes 49 seconds West a distance of 99.06 feet to a P.K. nail set;
- [2] North 11 degrees 45 minutes 54 seconds West a distance of 42.88 feet to a P.K. nail set;
- [3] North 15 degrees 58 minutes 27 seconds West a distance of 89.30 feet to a P.K. nail set;
- [4] North 05 degrees 44 minutes 18 seconds West a distance of 83.67 feet to a P.K. nail set;
- [5] North 18 degrees 41 minutes 09 seconds West a distance of 38.31 feet to a P.K. nail set;
- [6] North 29 degrees 06 minutes 19 seconds West, crossing the section line between Section 6 and Section 31 at 4.85 feet, going a total distance of 41.92 feet to a P.K. nail set, and;
- [7] North 44 degrees 31 minutes 10 seconds West a distance of 21.79 feet to a point;

[continued on page 2]

EXHIBIT "A"

Thence leaving the center of said road and with an existing fence taken to be on the grantor's westerly line, North 39 degrees 09 minutes 04 seconds East, passing through a 5/8" iron pin with a plastic identification cap set at 15.24 feet, going a total distance of 347.24 feet to an iron pipe found on the grantor's most northerly corner;

Thence along the grantor's north line, South 61 degrees 38 minutes 52 seconds East a distance of 168.88 feet to an iron pipe found on a northeasterly corner to the grantor;

Thence along the grantor's east line, South 03 degrees 40 minutes 22 seconds West a distance of 286.88 feet to the principal place of beginning containing 2.0800 acres in Section 6 and 1.9828 acres in Section 31, for a total of 4.0628 acres, more or less, and subject to the right of way of Township Road No. 553 and all easements of record.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour-6044".

The bearings used in the above described tract were derived from a compass reading along the section line and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, March 14, 1993.

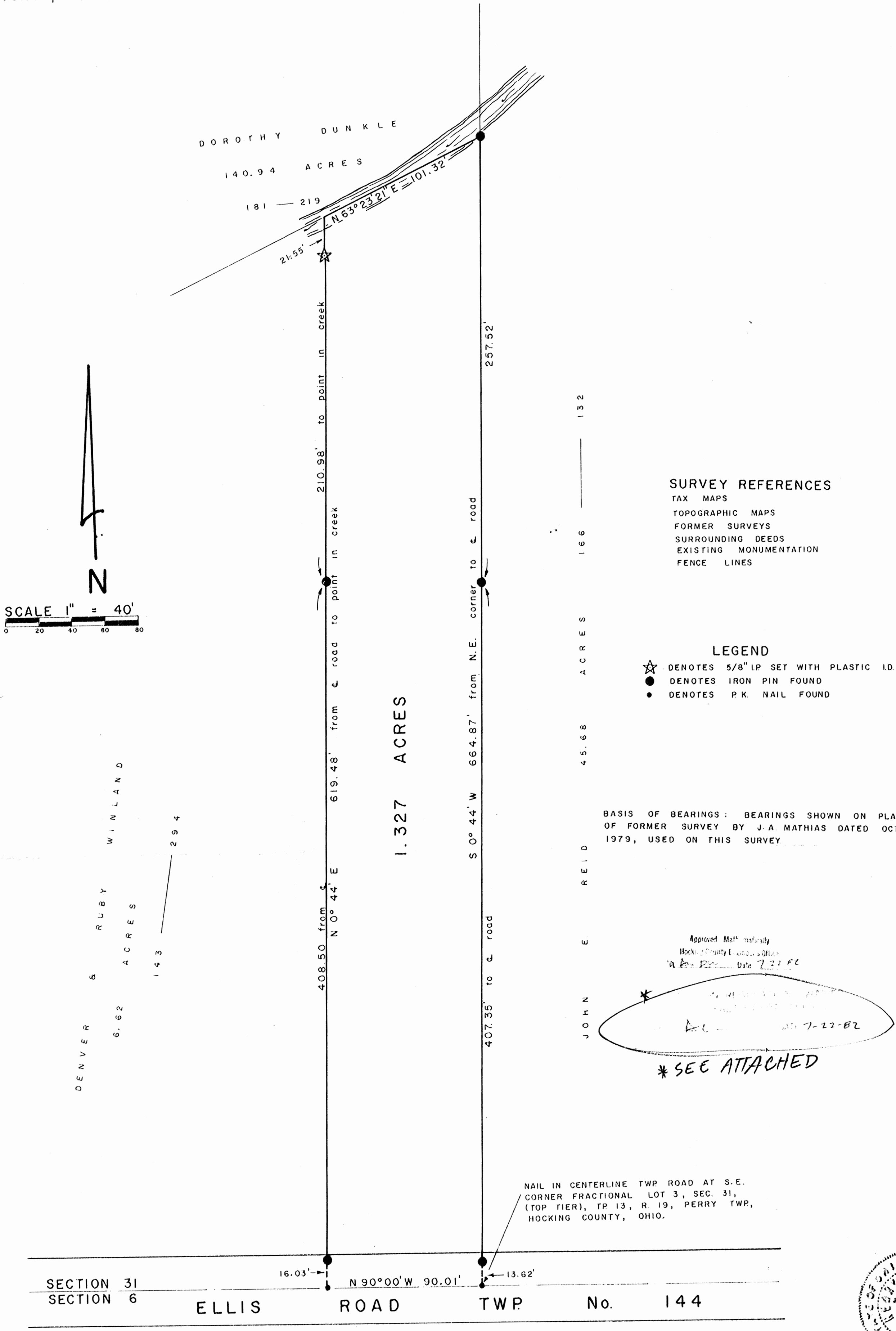
Approved - Mathematically  
Hocking County Engineer's office  
By R.F.N. Date 4-7-93

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

BY [Signature] DATE 4-7-93

# PLAT OF SURVEY

FOR  
DENVER & RUBY WINLAND TO DELINEATE A 1.327 ACRE PARCEL OF LAND OUT OF THEIR 6.62 ACRE TRACT (D.B. 143 P. 294) SITUATED IN FRACTIONAL LOT 3, SEC. 31 (Top Tier), TP 13, R. 19, PERRY TOWNSHIP, HOCKING COUNTY, OHIO.



**SURVEY REFERENCES**  
 TAX MAPS  
 TOPOGRAPHIC MAPS  
 FORMER SURVEYS  
 SURROUNDING DEEDS  
 EXISTING MONUMENTATION  
 FENCE LINES

**LEGEND**  
 ☆ DENOTES 5/8" LP SET WITH PLASTIC I.D. CAP  
 ● DENOTES IRON PIN FOUND  
 • DENOTES P.K. NAIL FOUND

BASIS OF BEARINGS: BEARINGS SHOWN ON PLAT OF FORMER SURVEY BY J.A. MATHIAS DATED OCT. 23, 1979, USED ON THIS SURVEY

Approved Mathematically  
 Hocking County Engineer's Office  
 Date 7-22-82

\* SEE ATTACHED



I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO A SURVEY MADE BY ME & BOB MOORE IN JULY 1982, AND THAT WE HAVE FOUND THE LINES AND MARKED THEM AS SHOWN HEREON.  
 DATED: JULY 22, 1982 BY Henry N. Jones, Jr.  
 HENRY N. JONES, JR. REGISTERED SURVEYOR 4027

Deed closer for Dick Winland 1.327 ac. Lot 3pt, Sec. 31, Perry Twp  
T. T.

Being a part of a certain 7.66 acre tract of land transferred to Denver Winland and Ruby Winland as shown of record in Deed Book 143 page 294 situated in the Southwest Quarter of Section 31, Twp. 13, R. 19, Perry Township, Hocking County, Ohio and more particularly described as follows;

Beginning at a P.K. nail found in the center of Ellis Road (Twp. 144) at the Southeast corner of Fractional Lot 3 of the abovesaid Section 31 which point is also the southeast corner of the Grantors 7.66 acre tract;

Thence North  $90^{\circ}00'$  West with and along the center of Ellis Road for a distance of 90.01 feet to a P.K. nail found;

Thence North  $0^{\circ}44'$  East for a distance of 619.48 feet to a point in a small creek passing an iron pin found on line at 16.03 feet; passing a second iron pin found at a distance of 408.50 feet; passing a third iron pin set with a plastic identification cap at  $5/8$  inch at 597.93 feet;

Thence North  $63^{\circ}23'21''$  East for a distance of 101.32 feet to an iron pin found on the creek bank;

Thence South  $0^{\circ}44'$  West for a distance of 664.87 feet to the P.K. nail at the place of beginning of this description passing an iron pin found on line at 257.52 feet; passing a second iron pin found on line at 651.25 feet; containing 1.327 acres, more or less, of land subject to Highway and any other easements of record

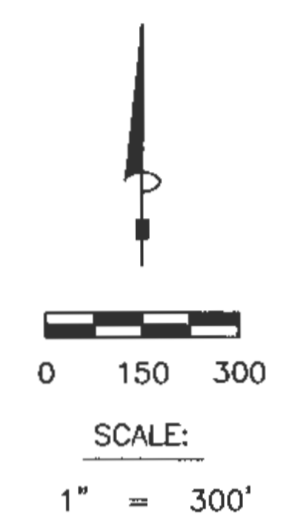
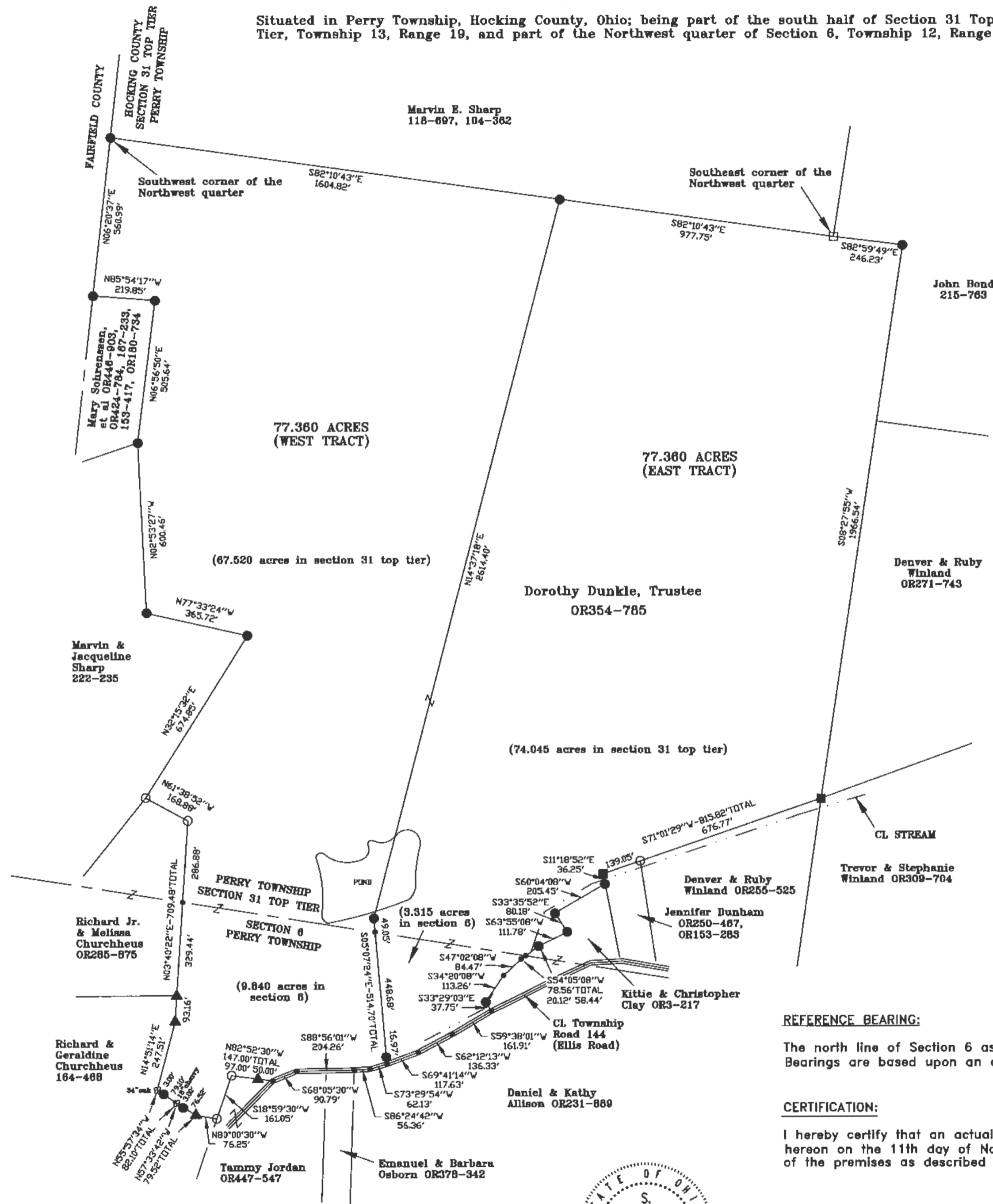
This description prepared by Henry N. Jones, Jr., Registered Surveyor 4027 from a survey of the premises made in July 1982.

The bearings used in this description are based on bearings shown on plat of former survey by J. A. Mathias Dated October 23, 1979

Henry N. Jones, Jr.

SURVEY PLAT OF A 77.360 ACRE TRACT (EAST TRACT) AND A 77.360 ACRE TRACT (WEST TRACT)

Situated in Perry Township, Hocking County, Ohio; being part of the south half of Section 31 Top Tier, Township 13, Range 19, and part of the Northwest quarter of Section 6, Township 12, Range 19.



**LEGEND:**

- Point
- Stone found
- 1" iron pipe found
- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR-6044 found
- 1/2" iron pin found

**REFERENCES:**

Tax maps  
Deed descriptions  
Previous surveys  
Existing monumentation  
Existing public road

*APPROVED MATHEMATICALLY*  
Hocking County Engineer's Office  
By: CW Date: M. 11. D. 11. Y. 2010

**REFERENCE BEARING:**

The north line of Section 6 as South 81 degrees 08 minutes 20 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 11th day of November, 2010 and that the plat is a correct representation of the premises as described by said survey.



*S. Vince Evans*  
Registered Surveyor No. 8127

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

S. VINCE EVANS SURVEYING

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

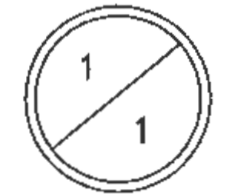
SURVEY OF A 154.720 ACRE TRACT

REVISIONS

SCALE

JOB NO: 840	DRAWN BY: SVE	DATE: 11/10/10
----------------	------------------	-------------------

SHEET



## **SURVEY DESCRIPTION OF A 77.360 ACRE TRACT (EAST TRACT)**

Situated in Perry Township, Hocking County, Ohio; being part of the south half of Section 31 Top Tier, Township 13, Range 19, and part of the Northwest quarter of Section 6, Township 12, Range 19; and being more particularly described as follows:

Being part of a 155.75 acre tract as described in deed book Volume OR354, Page 785, to Dorothy Dunkle, Trustee.

Beginning at a Stone found at the Southeast corner of the Northwest corner of Section 31 Top Tier; Thence South 82 degrees 59 minutes 49 seconds East a distance of 246.23 feet to a 5/8" iron pin set; Thence South 08 degrees 27 minute 55 seconds West a distance of 1966.54 feet to a 1/2" iron pin found;

Thence South 71 degrees 01 minutes 29 seconds West a distance of 815.82 feet to a 1/2" iron pin found, passing a 1" iron pipe found at a distance of 676.77 feet;

Thence South 11 degrees 18 minutes 52 seconds East a distance of 36.25 feet to a 5/8" iron pin set;

Thence South 60 degrees 04 minutes 08 seconds West a distance of 205.45 feet to a 5/8" iron pin set;

Thence South 33 degrees 35 minutes 52 seconds East a distance of 80.18 feet to a 5/8" iron pin set;

Thence South 63 degrees 55 minutes 08 seconds West a distance of 111.78 feet to a 5/8" iron pin set on the south bank of a stream;

Thence with along said stream, South 54 degrees 05 minutes 08 seconds West a distance of 78.56 feet to a Point in said stream, passing a Point on the north line of Section 6 at a distance of 58.44 feet;

Thence along said stream, South 47 degrees 02 minutes 08 seconds West a distance of 84.47 feet to a Point in said stream;

Thence along said stream, South 34 degrees 20 minutes 08 seconds West a distance of 113.26 feet to a 5/8" iron pin set on the north bank of said stream;

Thence South 33 degrees 29 minutes 03 seconds East a distance of 37.75 feet to a Point in the centerline of Township Road 144 (Ellis Road);

Thence with the centerline of said Township Road 144 (Ellis Road), the following bearings and distances:

- 1) South 59 degrees 38 minutes 01 seconds West a distance of 161.91 feet to a Point;
- 2) South 62 degrees 12 minutes 13 seconds West a distance of 136.33 feet to a Point;
- 3) South 69 degrees 41 minutes 14 seconds West a distance of 117.63 feet to a Point;

Thence leaving the centerline of Township Road 144 (Ellis Road), North 05 degrees 07 minutes 24 seconds West a distance of 514.70 feet to a 5/8" iron pin set, passing a 5/8" iron pin set at a distance of 16.97 feet and passing a Point on the north line of Section 6 at a distance of 465.65 feet;

Thence North 14 degrees 37 minutes 18 seconds East a distance of 2614.40 feet to a 5/8" iron pin set on the south line of said Northwest quarter;

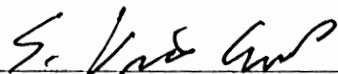
Thence South 82 degrees 10 minutes 43 seconds East a distance of 977.75 feet to the point of beginning and containing 77.360 acres (3.315 acres in section 6 and 74.045 acres in section 31 top tier), more or less, subject to the public easement of said Township Road 144 (Ellis Road), and any other public or private easements of record.

The above 77.360 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the north line of Section 6 as South 81 degrees 08 minutes 20 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 November 11, 2010.



S. Vince Evans, P. S. 8127

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



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: CW Date: M. 11. D. 11. Y. 2010

## SURVEY DESCRIPTION OF A 77.360 ACRE TRACT (WEST TRACT)

Situated in Perry Township, Hocking County, Ohio; being part of the south half of Section 31 Top Tier, Township 13, Range 19, and part of the Northwest quarter of Section 6, Township 12, Range 19; and being more particularly described as follows:

Being part of a 155.75 acre tract as described in deed book Volume OR354, Page 785, to Dorothy Dunkle, Trustee.

Commencing at a Stone found at the Southeast corner of the Northwest corner of Section 31 Top Tier;

Thence with the south line of said Northwest quarter, North 82 degrees 10 minutes 43 seconds West a distance of 977.75 feet to a 5/8" iron pin set, and being the point of **Beginning** of the tract of land to be described;

Thence leaving the south line of said Northwest quarter, South 14 degrees 37 minute 18 seconds West a distance of 2614.40 feet to a 5/8" iron pin set;

Thence South 05 degrees 07 minutes 24 seconds East a distance of 514.70 feet to a Point in the centerline of Township Road 144 (Ellis Road), passing a Point on the north line of Section 6 at a distance of 49.05 feet and passing a 5/8" iron pin set at a distance 497.73 feet;

Thence with the centerline of said Township Road 144 (Ellis Road), the following bearings and distances:

- 1) South 73 degrees 29 minutes 54 seconds West a distance of 62.13 feet to a Point;
- 2) South 86 degrees 24 minutes 42 seconds West a distance of 56.36 feet to a Point;
- 3) South 88 degrees 56 minutes 01 seconds West a distance of 204.26 feet to a Point;
- 4) South 68 degrees 05 minutes 30 seconds West a distance of 90.79 feet to a Point;

Thence leaving the centerline of Township Road 144 (Ellis Road), North 82 degrees 52 minutes 30 seconds West a distance of 147.00 feet to a 1" iron pipe found, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR-6044 found at a distance of 50.00 feet;

Thence South 18 degrees 59 minutes 30 seconds West a distance of 161.05 feet to a 1" iron pipe found;

Thence North 80 degrees 00 minutes 30 seconds West a distance of 76.25 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR-6044 found;

Thence North 57 degrees 33 minutes 42 seconds West a distance of 79.52 feet to a Point in a 18" cherry tree, passing a 5/8" iron pin set at a distance of 76.52 feet;

Thence North 55 degrees 57 minutes 34 seconds West a distance of 82.10 feet to a Point in a 34" oak tree, passing a 5/8" iron pin set at a distance of 79.10 feet;

Thence North 14 degrees 51 minutes 14 seconds East a distance of 247.51 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR-6044 found;

Thence North 03 degrees 40 minutes 22 seconds East a distance of 709.48 feet to a 1" iron pipe found, passing a 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR-6044 found at a distance of 93.16 feet, and passing a Point on the north line of Section 6 at a distance of 422.60 feet;

Thence North 61 degrees 38 minutes 52 seconds West a distance of 168.88 feet to a 1" iron pipe found;

Thence North 32 degrees 15 minutes 32 seconds East a distance of 674.85 feet to a 5/8" iron pin set;

Thence North 77 degrees 33 minutes 24 seconds West a distance of 365.72 feet to a 5/8" iron pin set;

Thence North 02 degrees 53 minutes 27 seconds West a distance of 600.46 feet to a 5/8" iron pin set;

Thence North 06 degrees 56 minutes 50 seconds East a distance of 505.64 feet to a 5/8" iron pin set;

Thence North 85 degrees 54 minutes 17 seconds West a distance of 219.85 feet to a 5/8" iron pin set;


Thence North 06 degrees 20 minutes 37 seconds East a distance of 560.99 feet to a 5/8" iron pin set at the Southwest corner of the Northwest quarter of Section 31 Top Tier;

Thence with the south line of said Northwest quarter, South 82 degrees 10 minutes 43 seconds East a distance of 1604.82 feet, to the point of beginning and containing 77.360 acres (9.840 acres in section 6 and 67.520 acres in section 31 top tier), more or less, subject to the public easement of said Township Road 144 (Ellis Road), and any other public or private easements of record.

The above 77.360 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the north line of Section 6 as South 81 degrees 08 minutes 20 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".

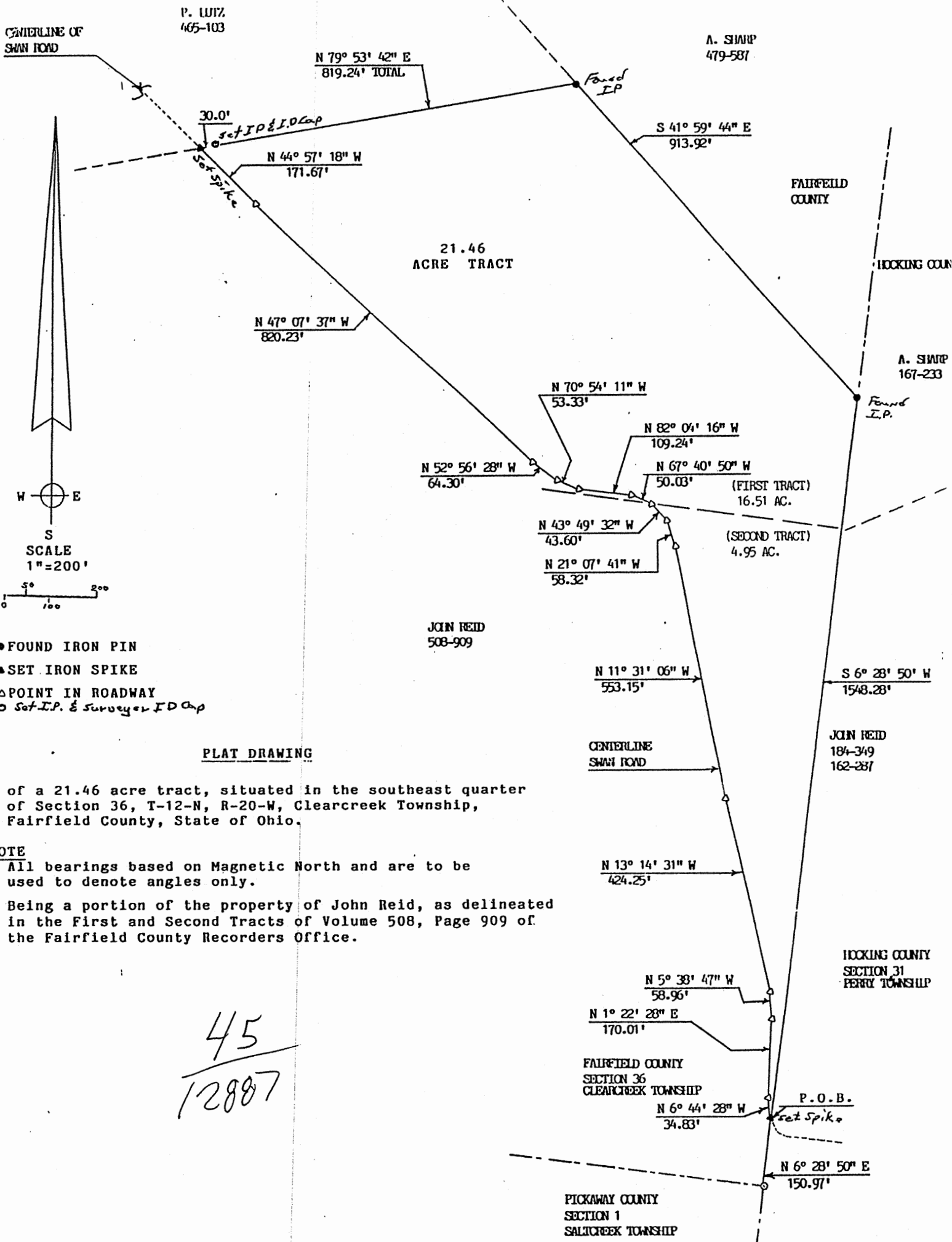
The above described property was surveyed by S. Vince Evans, Ohio Registered Surveyor No. 8127, on November 11, 2010.

  
S. Vince Evans, P. S. 8127

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



APPROVED MATHEMATICALLY  
Hecking County Engineer's Office  
By: CW Date: M. 11. D. 11. Y. 2010



- FOUND IRON PIN
- ▲ SET IRON SPIKE
- △ POINT IN ROADWAY
- Set I.P. & Surveyor I.D. Cap

**PLAT DRAWING**

of a 21.46 acre tract, situated in the southeast quarter of Section 36, T-12-N, R-20-W, Clearcreek Township, Fairfield County, State of Ohio.

**NOTE**  
All bearings based on Magnetic North and are to be used to denote angles only.

Being a portion of the property of John Reid, as delineated in the First and Second Tracts of Volume 508, Page 909 of the Fairfield County Recorders Office.

45  
12887

Based on a actual survey of the premises in March 1991, under the direct supervision of Ronald M. Sharrett p.s. 5167.

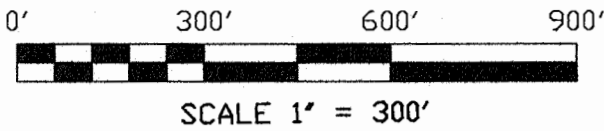
*Ronald M. Sharrett*

DATE 3-14-91



250  
92

# PLAT OF SURVEY

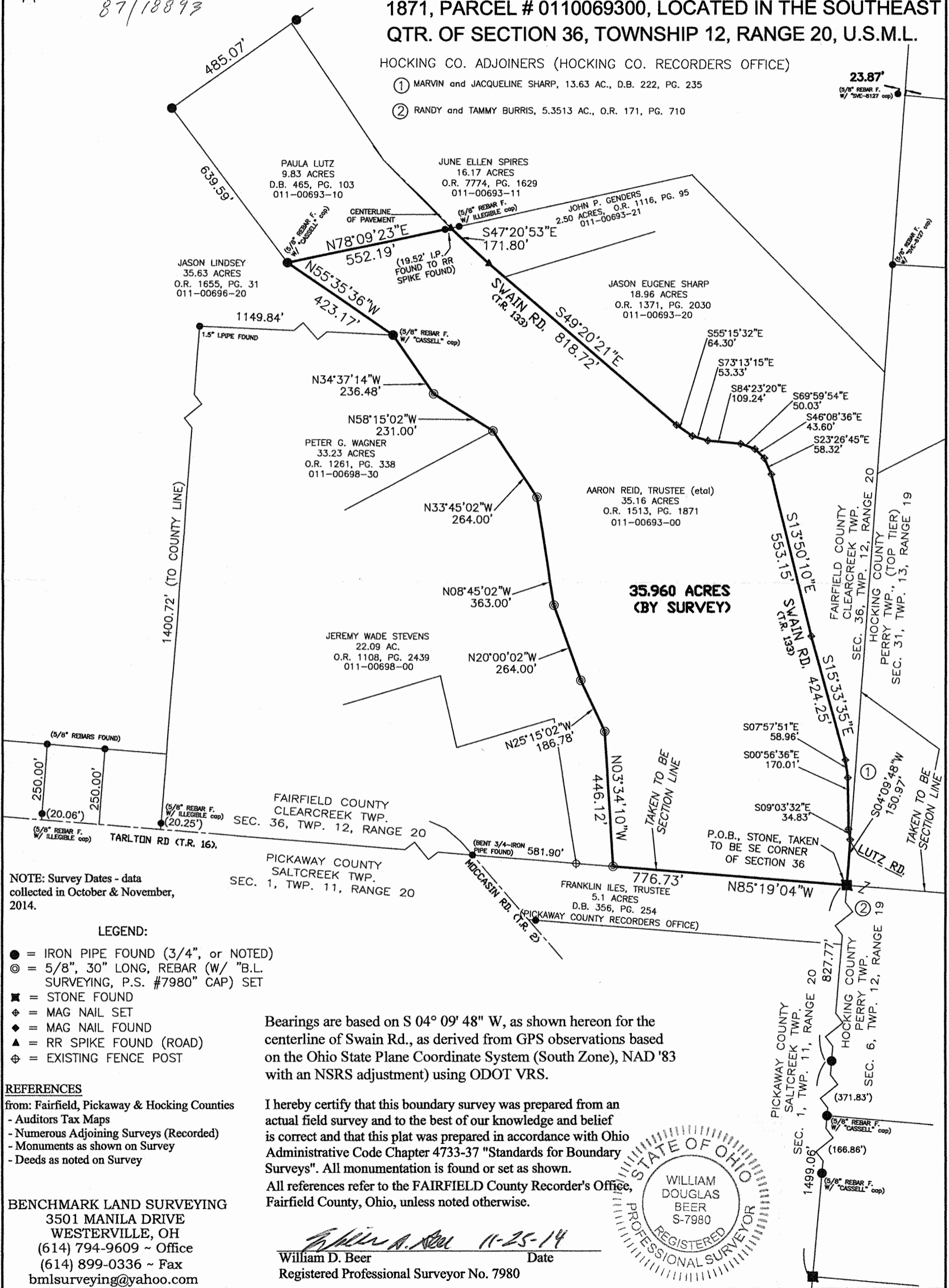


87/18893

35.960 ACRES, BEING SITUATED IN CLEERCREEK TOWNSHIP, FAIRFIELD COUNTY, STATE OF OHIO, BEING ALL OF THAT 35.16 ACRE TRACT CONVEYED TO AARON REID (etal) IN O.R. 1513, PG. 1871, PARCEL # 0110069300, LOCATED IN THE SOUTHEAST QTR. OF SECTION 36, TOWNSHIP 12, RANGE 20, U.S.M.L.

HOCKING CO. ADJOINERS (HOCKING CO. RECORDERS OFFICE)

- ① MARVIN and JACQUELINE SHARP, 13.63 AC., D.B. 222, PG. 235
- ② RANDY and TAMMY BURRIS, 5.3513 AC., O.R. 171, PG. 710



**35.960 ACRES (BY SURVEY)**

NOTE: Survey Dates - data collected in October & November, 2014.

**LEGEND:**

- = IRON PIPE FOUND (3/4", or NOTED)
- ⊙ = 5/8", 30" LONG, REBAR (W/ "B.L. SURVEYING, P.S. #7980" CAP) SET
- = STONE FOUND
- ◆ = MAG NAIL SET
- ◇ = MAG NAIL FOUND
- ▲ = RR SPIKE FOUND (ROAD)
- ⊕ = EXISTING FENCE POST

**REFERENCES**

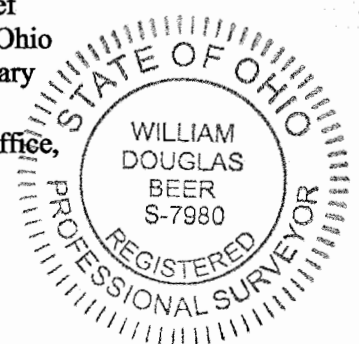
from: Fairfield, Pickaway & Hocking Counties  
 - Auditors Tax Maps  
 - Numerous Adjoining Surveys (Recorded)  
 - Monuments as shown on Survey  
 - Deeds as noted on Survey

**BENCHMARK LAND SURVEYING**  
 3501 MANILA DRIVE  
 WESTERVILLE, OH  
 (614) 794-9609 ~ Office  
 (614) 899-0336 ~ Fax  
 bmlsurveying@yahoo.com

Bearings are based on S 04° 09' 48" W, as shown hereon for the centerline of Swain Rd., as derived from GPS observations based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with an NSRS adjustment) using ODOT VRS.

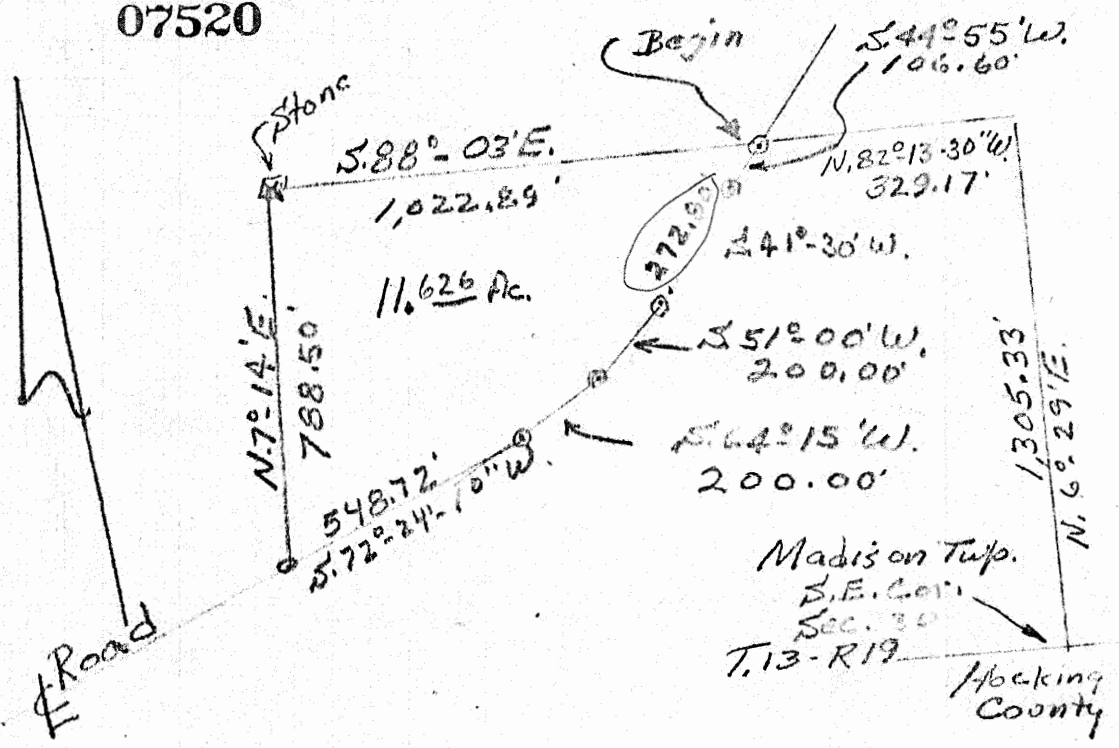
I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or set as shown. All references refer to the FAIRFIELD County Recorder's Office, Fairfield County, Ohio, unless noted otherwise.

*William D. Beer* 11-25-14  
 William D. Beer Date  
 Registered Professional Surveyor No. 7980



1" = 400'

22  
07520



**DESCRIPTION:**

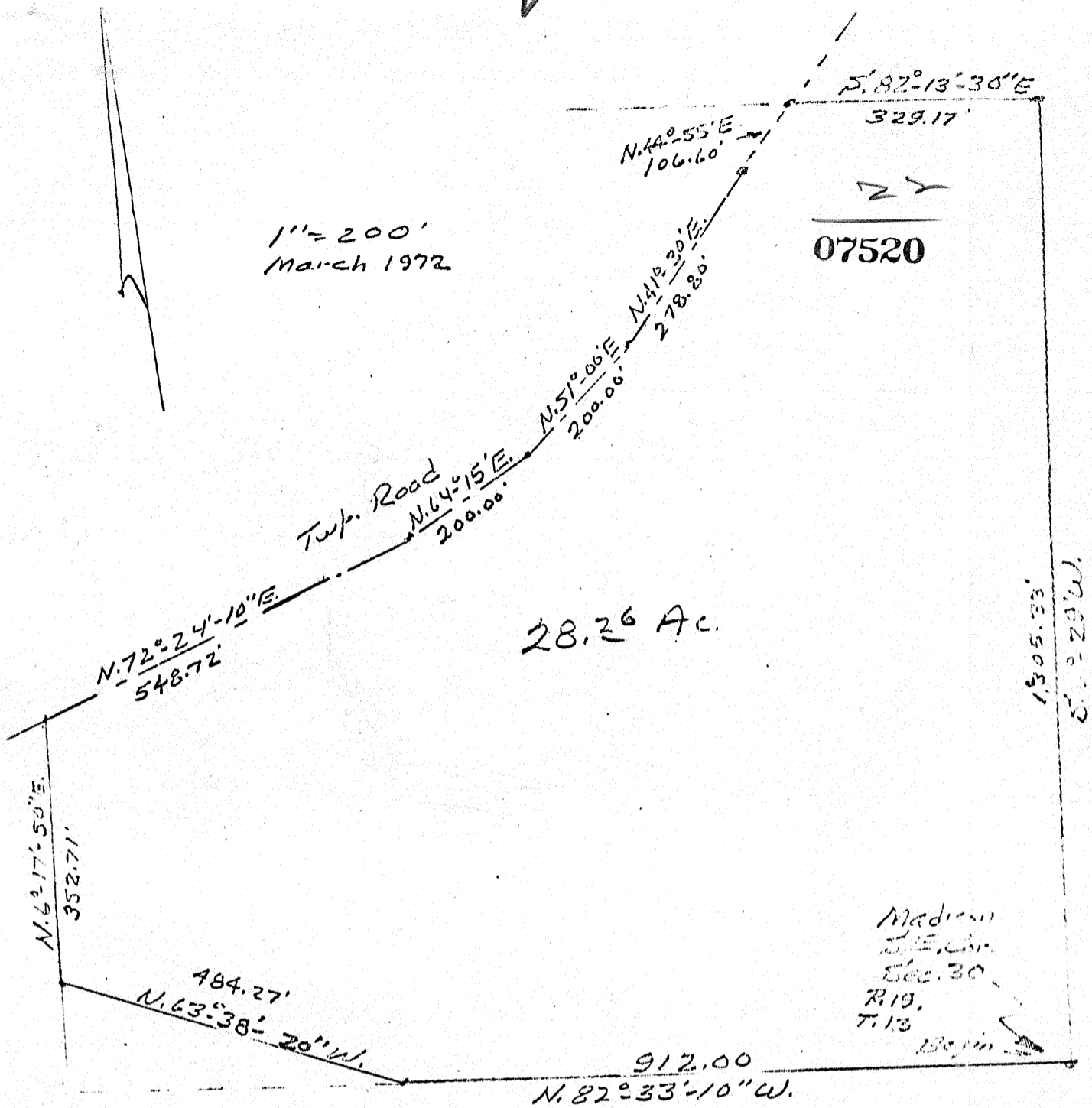
Situated in the State of Ohio County of Fairfield, Township of Madison, being a part of the Southeast Quarter of Section No. 30, T. 13, R. 19, and bounded as follows:

Beginning at a nail in the center of a Township Road, at the most Northeast corner of the tract hereindescribed, said nail bears N. 6° 29' E. 1,305.33 ft. and N. 82° 13' 30" W. 329.17 ft. from the Southeast corner of said Section No. 30; thence with the center of said Township Road the following five (5) courses, S. 44° 55' W. 106.60 ft. to a nail, thence S. 41° 30' W. 272.80 ft. to a nail, thence S. 51° 00' W. 200.00 ft. to a nail, thence S. 64° 15' W. 200.00 ft. to a nail, thence S. 72° 24' 10" W. 548.72 ft. to a nail, thence leaving said road, N. 7° 14' E. 788.50 ft. to a stone; thence S. 88° 03' E. 1,022.89 ft. to the beginning.

Containing 11.626 acres, more or less.

Survey for: R.B. Conley





DESCRIPTION: Situated in the State of Ohio, County of Fairfield, Township of Madison, being a part of the Southeast Quarter of Section No. 30, T. 13, R. 19, and bounded as follows: Beginning at an iron pin at the Southeast corner of Section No. 30, thence with the South line of said Section, N. 82° 33' 10" W. 912.00 ft. to an iron pin; thence N. 63° 38' 20" W. 484.27 ft. to an iron pin; thence N. 6° 17' 50" E. 352.71 ft. to a nail in the center line of a Township Road, thence with the following five courses along the Township Road, N. 72° 24' 10" E. 548.72 ft. to a nail, N. 64° 15' E. 200.00 ft. to a nail, N. 51° 00' E. 200.00 ft. to a nail, N. 41° 30' E. 278.80 ft. to a nail, N. 44° 55' E. 106.60 ft. to a nail; thence leaving said road, S. 82° 13' 30" E. 329.17 ft. to an iron pin; thence with the East line of said Section, S. 6° 29' W. 1305.33 ft. to the beginning. Containing 28.26 acres, more or less.

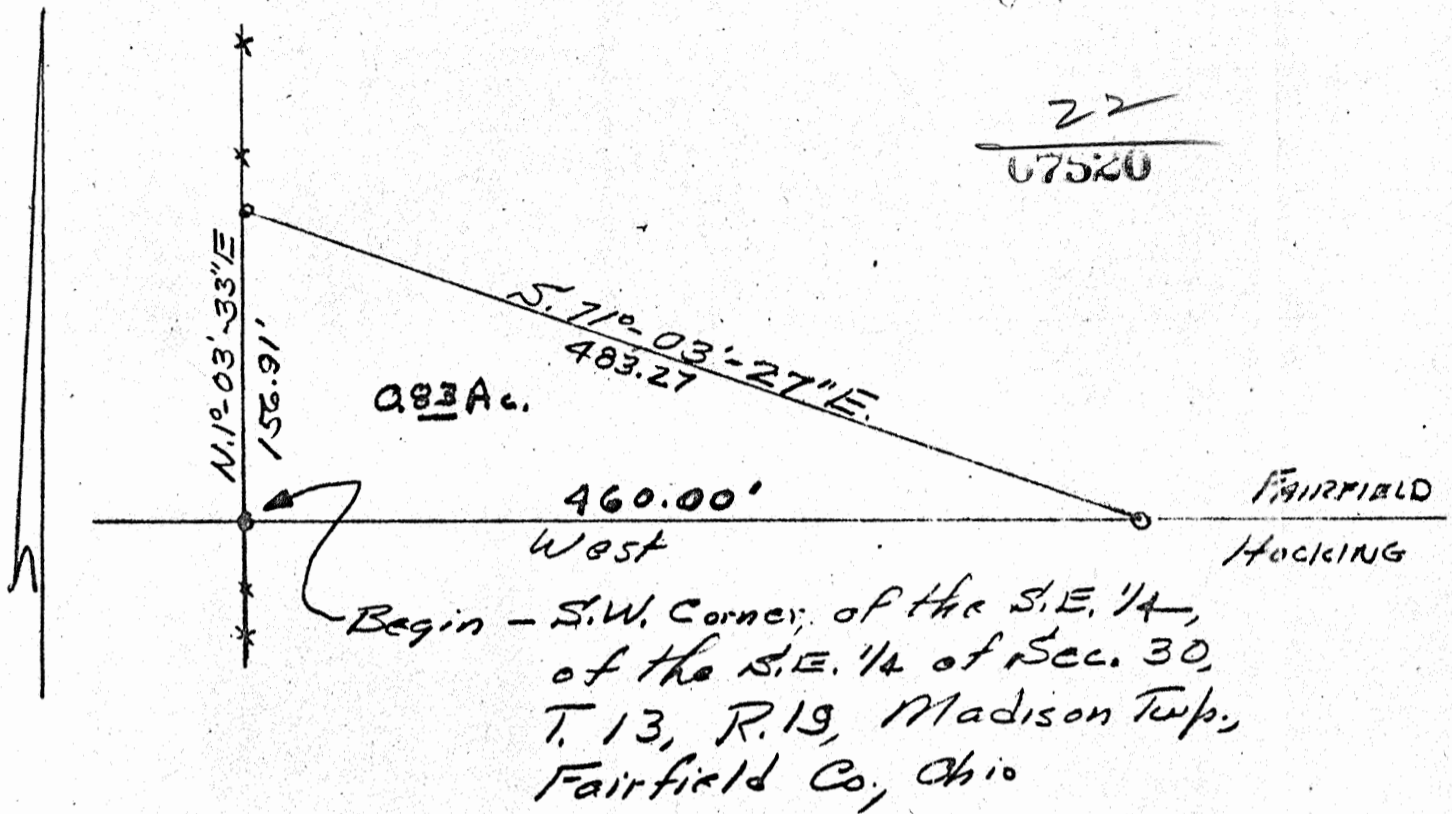
Grantor: R. B. Conley  
5175 Pine Grove Rd SW  
Rt 2, Arrandale Ohio



1" = 100'

3-6-72

22  
67520



DESCRIPTION: Situated in the State of Ohio, County of Fairfield, Township of Madison, being a part of the Southeast Quarter of the Southeast Quarter of Section No. 30, T. 13, R. 19, and bounded as follows.

Beginning at an iron pin at the Southwest corner of the said Southeast Quarter of the Southeast Quarter Section, thence N. 1° 03' 33" E. 156.91 ft. to an iron pin; thence with a new line through the tract of which this is a part, S. 71° 03' 27" E. 483.27 ft. to an iron pin in the South line of said Section and County Line; thence with the said Section Line and County Line West 460.00 ft. to the beginning. Containing 0.83 of an acre, more or less.

Grantor: R.B. Conley - 40 Ac. tract, Vol. 221-35





24.19 ACRE TRACT  
JOHN & BARBARA WINLAND  
OR 180 - 377

4.701 ACRE TRACT  
JOHN WINLAND  
OR 184 - 497

5.100  
ACRE TRACT  
JOHN & BARBARA WINLAND  
3.274 AC.  
OR 180 - 377

1.826 AC.  
DV 142 - 254

POINT OF REFERENCE:  
SOUTHEAST CORNER OF SECTION 31 TT

ELLIS ROAD  
TWP. RD. 144

N 03°37'03" E  
447.25'  
477.25' TOTAL

S 72°31'42" E  
554.12'

353.77' TOTAL  
323.77'

S 04°54'31" W

P.O.B.

SECTION 6  
SECTION 5

SECTION 31  
SECTION 32

T-13-N  
T-12-N

LEGEND:

- ▲ FOUND 5/8" IRON PIN WITH A 1-1/4" PLASTIC I.D. CAP STAMPED, "VISTA 6378."
- ⊙ SET MAGNETIC NAIL
- △ SET 5/8" IRON PIN WITH A 1-1/4" PLASTIC I.D. CAP STAMPED, "SHARRETT 8019."

REFERENCES:

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS

NOTES:

BEING ALL OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF JOHN & BARBARA WINLAND AS RECORDED IN DEED VOLUME 142, PAGE 254 AND A PART OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORD 180, PAGE 377 OF THE HOCKING COUNTY RECORDER'S OFFICE.

ALL SET 5/8" x 30" IRON PINS WITH 1-1/4" PLASTIC I.D. CAPS ARE STAMPED, "SHARRETT - 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON MAY 8, 2019 USING THE ODOT CORS VIRTUAL REFERENCE SYSTEM (VRS) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

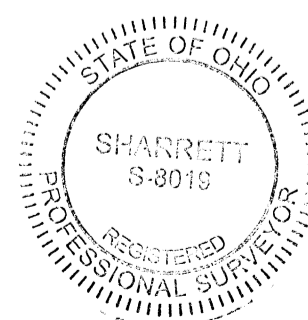
APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *Paul Sharrett* Date: M. 5.9.19

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 9th DAY OF MAY, 2019 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*  
PAUL SHARRETT  
PROFESSIONAL SURVEYOR NO. 8019

5-9-19  
DATE

THIS PLAT IS NOT  
VALID WITHOUT BLUE  
INK SEAL BELOW:



**P.S. PS SURVEYING**

740-775-3548  
800-848-3548

PAUL SHARRETT  
PROFESSIONAL SURVEYOR  
8720 ST. Rt. 158  
CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS	
	JOB	DATE
	H01908	5/9/19
DRAWN	FILENAME: H01908-01.DWG	
N.R.S.		

FOR: JOHN & BARBARA WINLAND

SITUATED IN THE SOUTHEAST QUARTER  
OF SECTION 31TT, T-13-N, R-19-W,  
PERRY TOWNSHIP, HOCKING COUNTY,  
STATE OF OHIO.

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

Being all of a tract of land that is now or formerly in the name of John and Barbara Winland as recorded in Deed Volume 142, Page 254 and a part of a tract of land as recorded in Official Record 180, Page 377 of the Hocking County Recorder's Office, said tract being situated in the southwest quarter of the southeast quarter of Section 31 TT, T-13-N, R-19-W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set magnetic nail located on the southeast corner of Section 31 TT, said magnetic nail being in the center of Ellis Road (Township Road 144);

Thence along the south line of Section 31 TT and the center of Ellis Road, North 85° 23' 48" West a distance of 409.94 feet to a magnetic nail set being the **principal place of beginning** of the tract herein described;

Thence continuing along the south line of Section 31 TT and the center of Ellis Road, North 85° 23' 48" West a distance of 530.12 feet to a magnetic nail set on the southeast corner of a 4.701 acre tract (Official Record 184, Page 497);

Thence leaving the south line of Section 31 TT, the center of Ellis Road and along the property line of the 4.70 acre tract, North 03° 37' 03" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "VISTA 6378" at 30.00 feet, going a total distance of 477.25 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set stamped "SHARRETT 8019";

Thence with a line through the grantor's property the following two (2) courses:


1. South 72° 31' 42" East a distance of 554.12 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set stamped "SHARRETT 8019", and;
2. South 04° 54' 31" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set stamped "SHARRETT 8019" at 323.77 feet, going a total distance of 353.77 feet to the **principal place of beginning**, containing **5.100 acres** more or less and being subject to the right of way of Ellis Road (Township Road 144) and all other legal easements of record.

Being all of Deed Volume 142, Page 254 a 1.826 acre tract.  
Having 3.274 acres out of Official Record 180, Page 377.

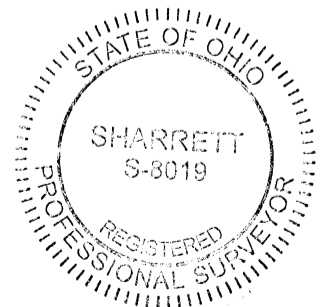
All iron pins set being 5/8" x 30" with a 1-1/4" plastic identification cap stamped "SHARRETT-8019".


Bearings are based on GPS observations taken on May 8, 2019 using the ODOT Cors Virtual Reference System (VRS) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, May 9, 2019, [HO1908].

  
\_\_\_\_\_  
Paul Sharrett

5-9-19  
\_\_\_\_\_  
Date



**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: M. 2 D. 17. 19

P.S., P.S.  
SURVEYING

740-986-8417

1-800-848-3548

PAUL SHARRETT  
PROFESSIONAL SURVEYOR  
8720 S.R. 138  
CLARKSBURG, OHIO 43115

CONSTRUCTION

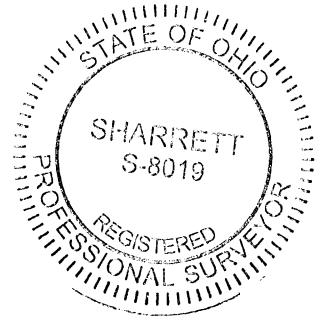
LOTS

FARMS

SUBDIVISIONS

SITUATED IN THE SOUTHWEST  
QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 31 TT,  
T-13-N, R-19-W,  
PERRY TOWNSHIP,  
HOCKING COUNTY,  
STATE OF OHIO.

THIS PLAT IS  
NOT VALID  
WITHOUT BLUE  
INK STAMP



DRAWN N.R.S.	DATE 5/9/19	FILENAME: HO1908.DWG
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FOR: JOHN & BARBARA WINLAND

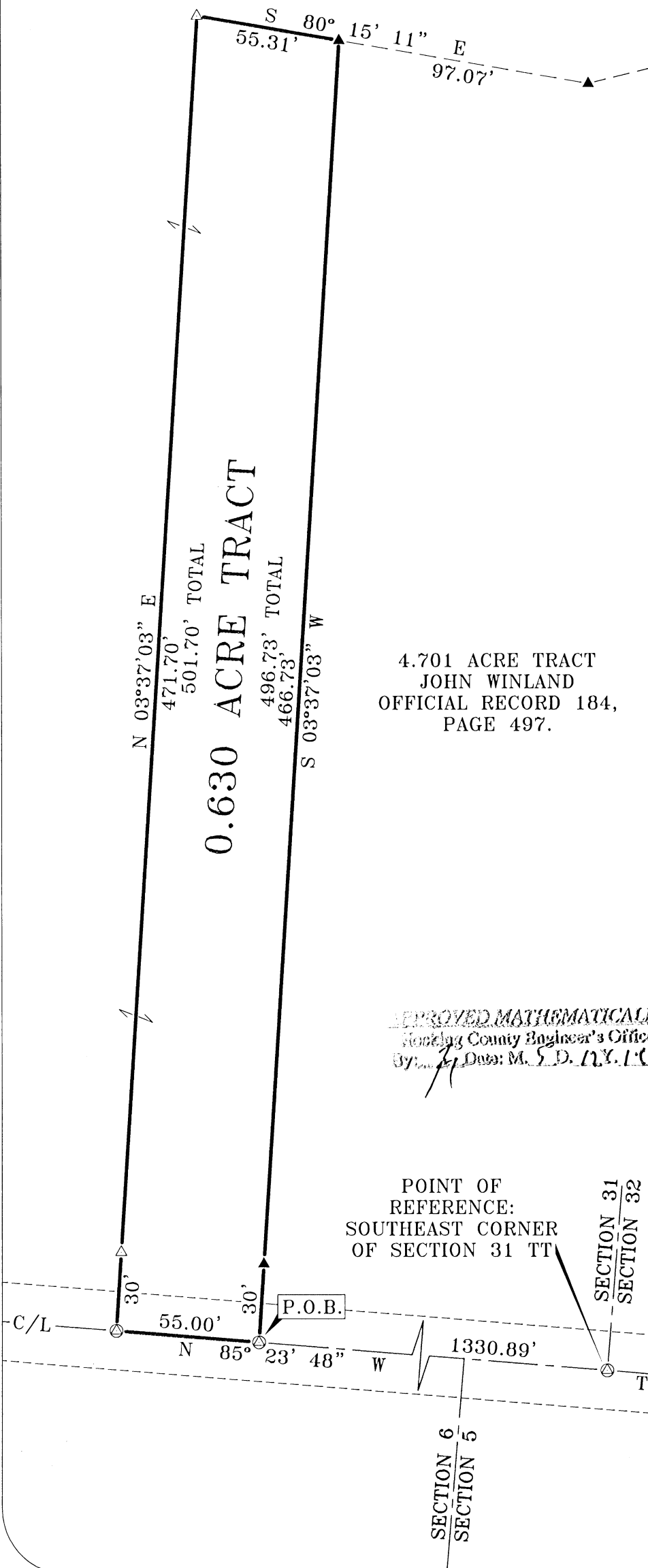
32.787 ACRE TRACT  
JOHN & BARBARA WINLAND  
OFFICIAL RECORD 465,  
PAGE 972.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 9th DAY OF MAY, 2019 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*

PAUL SHARRETT  
PROFESSIONAL SURVEYOR 8019

5-9-19  
DATE



4.701 ACRE TRACT  
JOHN WINLAND  
OFFICIAL RECORD 184,  
PAGE 497.

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: *[Signature]* Date: M. S. D. 11.1.19

POINT OF  
REFERENCE:  
SOUTHEAST CORNER  
OF SECTION 31 TT

NOTES:

BEING A PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME JOHN & BARBARA WINLAND AS RECORDED IN OFFICIAL RECORD 180, PAGE 377 OF THE HOCKING COUNTY RECORDER'S OFFICE.

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

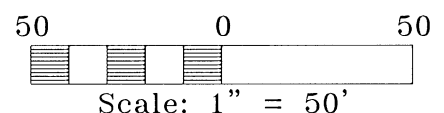
BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON MAY 8, 2019 USING THE ODOT CORS VIRTUAL REFERENCE SYSTEM (VRS) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

LEGEND:

- ▲ FOUND 5/8" IRON PIN WITH A 1-1/4" PLASTIC I.D. CAP STAMPED, "VISTA - 6378."
- ⊙ SET MAGNETIC NAIL
- △ SET 5/8" IRON PIN WITH A 1-1/4" PLASTIC I.D. CAP STAMPED, "SHARRETT - 8019."

REFERENCES:

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS



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

Being part of a tract of land that is now or formerly in the name of John and Barbara Winland as recorded in Official Record 465, Page 972 of the Hocking County Recorder's Office, said tract being situated in the southwest quarter of the southeast quarter of Section 31 TT, T-13-N, R-19-W, Perry Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set magnetic nail located on the southeast corner of Section 31 TT, said magnetic nail being in the center of Ellis Road (Township Road 144);

Thence along the south line of Section 31 TT and the center of Ellis Road, North 85° 23' 48" West a distance of 1330.89 feet to a magnetic nail set being the **principal place of beginning** of the tract herein described;

Thence continuing along the south line of Section 31 TT and the center of Ellis Road, North 85° 23' 48" West a distance of 55.00 feet to a magnetic nail set;

Thence leaving the south line of Section 31 TT, the center of Ellis Road and with a line through the grantor's property the following two (2) courses:

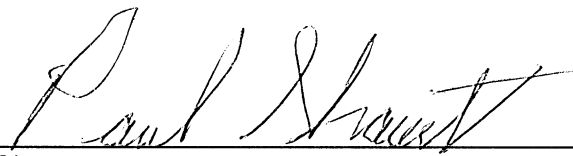
1. North 03° 37' 03" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set stamped "SHARRETT 8019" at 30.00 feet, going a total distance of 501.70 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set stamped "SHARRETT 8019", and;
2. South 80° 15' 11" East a distance of 55.31 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "VISTA 6378" on the northwest corner of a 4.701 acre tract (Official Record 184, Page 497);

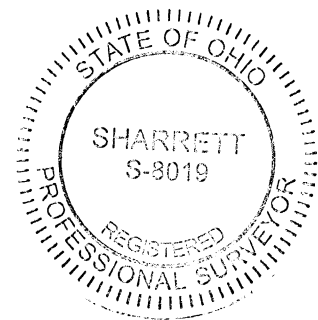
Thence along the westerly line of the 4.701 acre tract, South 03° 37' 03" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "VISTA 6378" at 466.73 feet, going a total distance of 496.73 feet to the **principal place of beginning**, containing **0.630 acres** more or less and being subject to the right of way of Ellis Road (Township Road 144) and all other legal easements of record.


All iron pins set being 5/8" x 30" with a 1-1/4" plastic identification cap stamped "SHARRETT-8019".

Bearings are based on GPS observations taken on May 8, 2019 using the ODOT Cors Virtual Reference System (VRS) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, May 9, 2019, [HO1908].

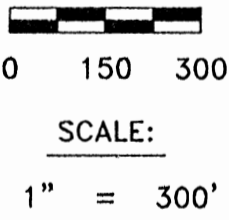
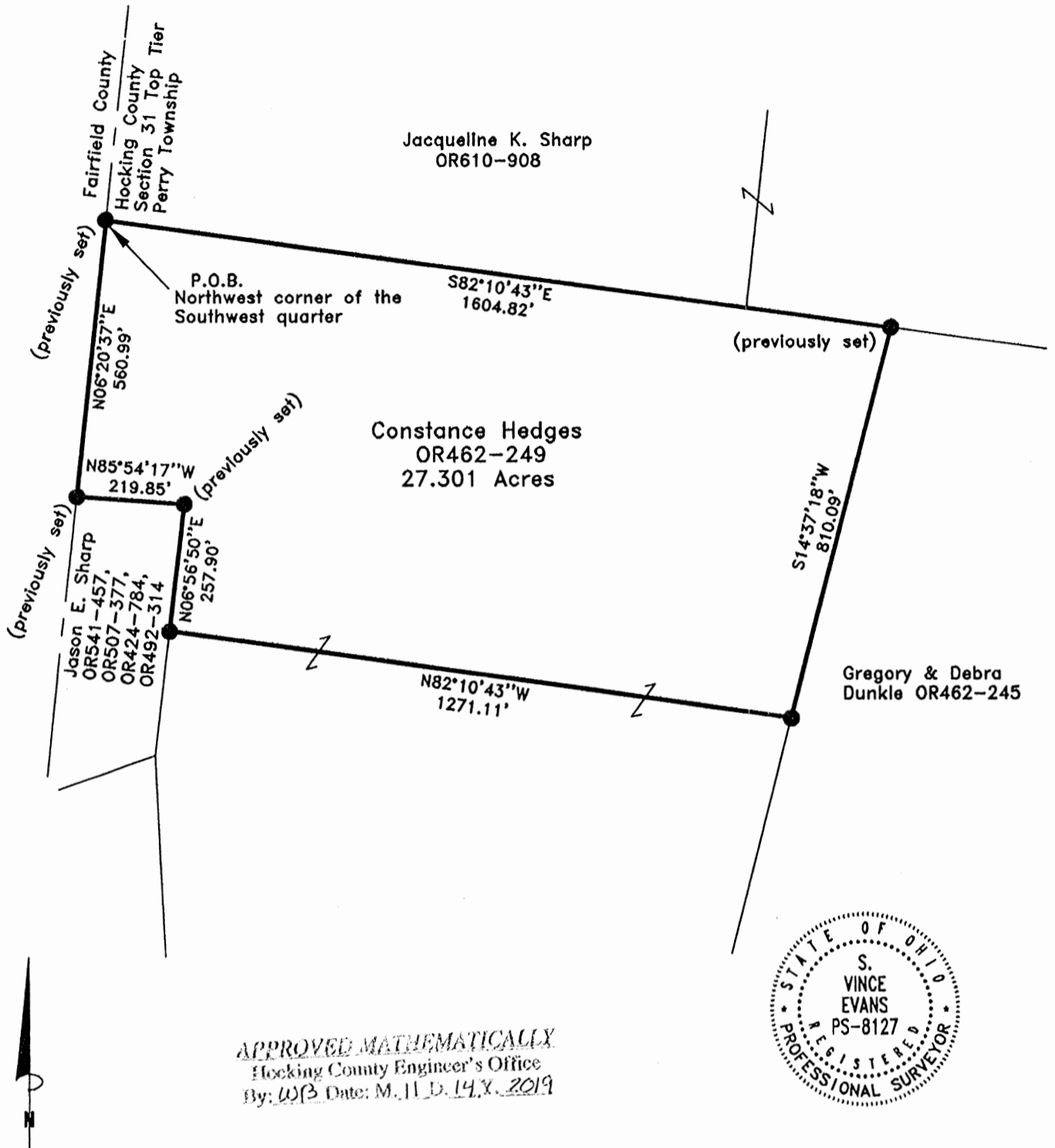
  
Paul Sharrett  
Date 5-9-19



**APPROVED MATHEMATICALLY**  
Hocking County Engineer's Office  
By:  Date: M. 5. D. 11. Y. 19

PLAT OF A 27.301 ACRE TRACT

Situated in Perry Township, Hocking County, Ohio; being part of the Southwest quarter of Section 31 Top Tier, Township 13, Range 19.



LEGEND:

- 5/8"x30" iron pin with 1-1/4" plastic ID cap stamped SVE-8127 set or previously set

REFERENCES:

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

REFERENCE BEARING:

The north line of the Southwest quarter as South 82 degrees 10 minutes 43 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 24th day of October, 2019 and that the plat is a correct representation of the premises as described by said survey.

*S. Vince Evans*  
 Registered Surveyor No. 8127

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

## SURVEY DESCRIPTION OF A 27.301 ACRE TRACT

Situated in Perry Township, Hocking County, Ohio; being part of the Southwest quarter of Section 31 Top Tier, Township 13, Range 19; and being more particularly described as follows:

Being part of a 67.52 acre tract as described in Volume OR462, Page 249, to Constance Hedges.

Beginning at a 5/8" iron pin previously set at the Northwest corner of the Southwest quarter;

Thence with the north line of said Southwest quarter, South 82 degrees 10 minutes 43 seconds East a distance of 1604.82 feet to a 5/8" iron pin set previously set;

Thence leaving the north line of said Southwest quarter, South 14 degrees 37 minute 18 seconds West a distance of 810.09 feet to a 5/8" iron pin set;

Thence North 82 degrees 10 minutes 43 seconds West a distance of 1271.11 feet to a 5/8" iron pin set;

Thence North 06 degrees 56 minutes 50 seconds East a distance of 257.90 feet to a 5/8" iron pin previously set;

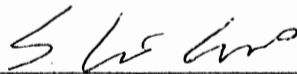
Thence North 85 degrees 54 minutes 17 seconds West a distance of 219.85 feet to a 5/8" iron pin previously set on the west line of Section 31 Top Tier;

Thence with the west line of Section 31 Top Tier, North 06 degrees 20 minutes 37 seconds East a distance of 560.99 feet to the point of beginning and containing 27.301 acres, more or less, subject to any public or private easements of record.

The above 27.301 acre survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the north line of the Southwest quarter as South 82 degrees 10 minutes 43 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

All iron pins set or previously 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 October 24, 2019.



S. Vince Evans, P. S. 8127

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



APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
By: WJ Date: M. 11 D. 14X 2019