

SALT CREEK 35  
2.00Ac.

PLAT OF A 2.000 ACRE TRACT FOR DORIS HARPER

Situated in Salt Creek Township, Hocking County, Ohio; being part of the Southeast quarter of the Northeast quarter of Section 35, Township 11, Range 19.

2000 - Mathematically  
Hocking County Engineer's Office

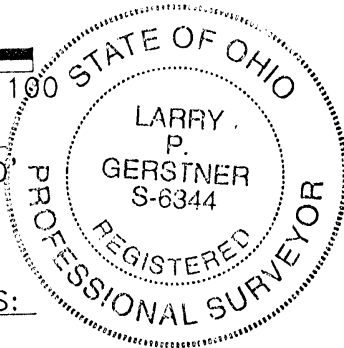
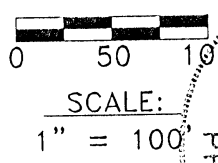
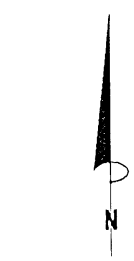
LEGEND

BY MG Co DATE 12-1-00

- ⊙ 1/2" iron pin with 1-1/4" plastic ID cap stamped MPB found
- ⊗ 5/8" iron pin with 1-1/4" plastic ID cap stamped 6837 PRITCHARD found
- 5/8"x 30" iron pin with 1-1/4" plastic ID cap stamped LPG-6344 set
- ▲ MAG nail set

Northeast corner of the Southeast quarter of the Northeast quarter of Section 35

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL  
BY MG GC DATE 12-1-00



REFERENCES:

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

REFERENCE BEARING:

East line of Section 35 as South 0 degrees 00 minutes 00 seconds East. Bearings are based upon an assumed meridian and are to denote angles only.

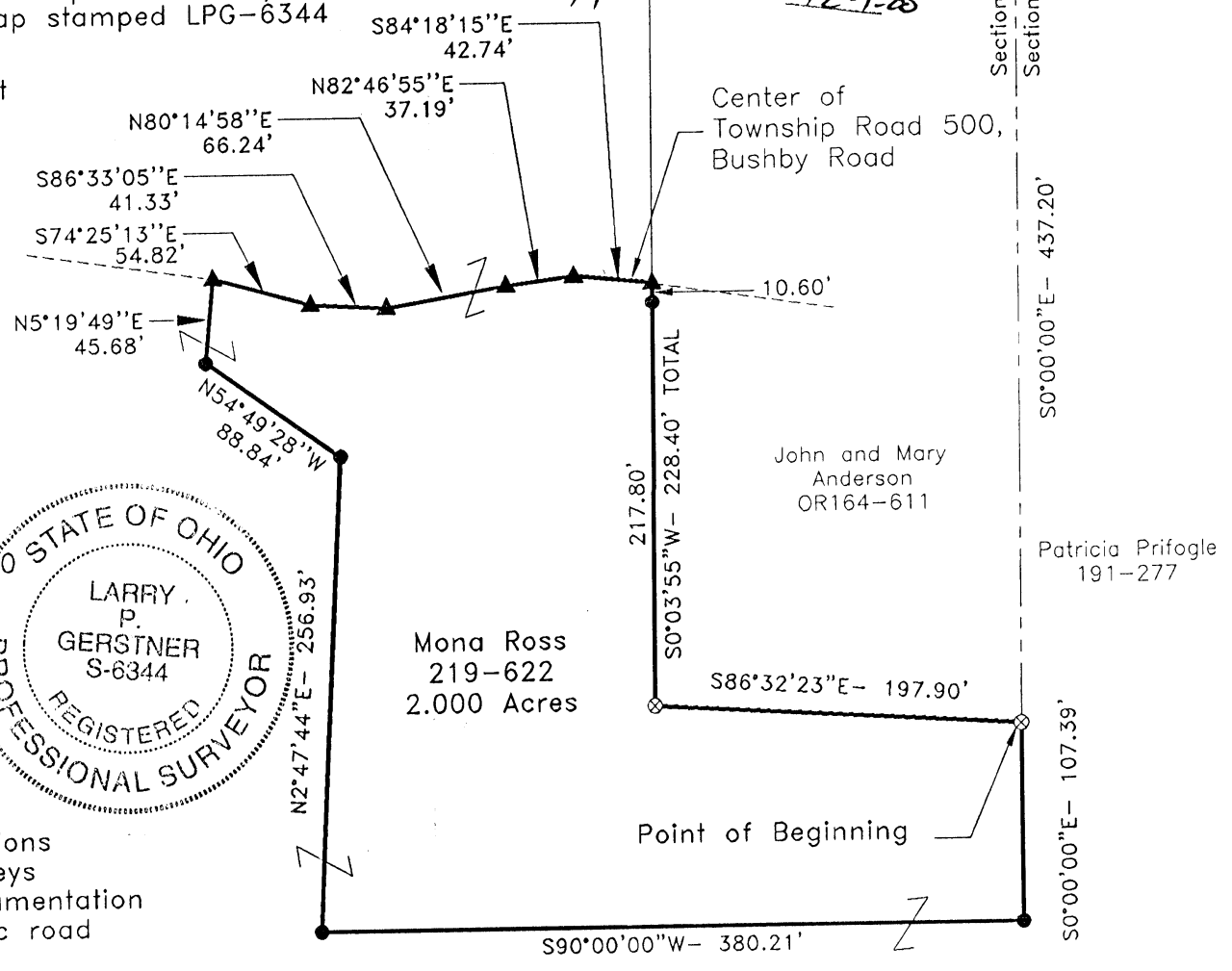
CERTIFICATION:

I hereby certify that an actual survey was made under my supervision of the premises shown hereon on the 22nd day of November, 2000 and that the plat is a correct representation of the premises as described by said survey.

*Larry P. Gerstner*  
Registered Surveyor No. 6344

Survey by:

Larry P. Gerstner - Engineering and Surveying  
9 East Second Street, Suite A, Logan, Ohio 43138  
(740) 385-4260



## SURVEY DESCRIPTION OF A 2.000 ACRE TRACT FOR DORIS HARPER

Situated in Salt Creek Township, Hocking County, Ohio; being part of the Southeast quarter of the Northeast quarter of Section 35, Township 11, Range 19; and being more particularly described as follows:

Commencing for reference at a 1/2" iron pin with 1-1/4" plastic ID cap stamped MPB found at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 35; thence with the East line of Section 35 South 0 degrees 00 minutes 00 seconds East a distance of 437.20 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped 6837 PRITCHARD found and being the point of **Beginning** of the tract of land to be described;

thence continuing South 0 degrees 00 minutes 00 seconds East a distance of 107.39 feet to a 5/8" iron pin set;

thence leaving the East line of Section 35 South 90 degrees 00 minutes 00 seconds West a distance of 380.21 feet to a 5/8" iron pin set;

thence North 2 degrees 47 minutes 44 seconds East a distance of 256.93 feet to a 5/8" iron pin set;

thence North 54 degrees 49 minutes 28 seconds West a distance of 88.84 feet to a 5/8" iron pin set;

thence North 5 degrees 19 minutes 49 seconds East a distance of 45.68 feet to a MAG nail set in the center of Township Road 500, Bushby Road;

thence with the center of said Township Road 500 the following five bearings and distances:

1) South 74 degrees 25 minutes 13 seconds East a distance of 54.82 feet to a MAG nail set;

2) South 86 degrees 33 minutes 05 seconds East a distance of 41.33 feet to a MAG nail set;

3) North 80 degrees 14 minutes 58 seconds East a distance of 66.24 feet to a MAG nail set;

4) North 82 degrees 46 minutes 55 seconds East a distance of 37.19 feet to a MAG nail set;

5) South 84 degrees 18 minutes 15 seconds East a distance of 42.74 feet to a MAG nail set;

thence leaving the center of said Township Road 500 South 0 degrees 03 minutes 55 seconds West a distance of 228.40 feet to a 5/8" iron pin with 1-1/4" plastic ID cap stamped 6837 PRITCHARD found and passing a 5/8" iron pin set at a distance of 10.60 feet;

thence South 86 degrees 32 minutes 23 seconds East a distance of 197.90 feet to the point of beginning, containing 2.000 acres more or less, and subject to the public easement of said Township Road 500 and any other public or private easements of record.

The above 2.000 acre survey is intended to describe part of the 20.08 acres as deeded to Mona Ross, deed reference Volume 219, Page 622, Hocking County Recorder's Office. This survey was based upon information obtained from tax maps, deed descriptions, previous surveys, existing monumentation, and an existing public road. The reference bearing for this survey is the East line of Section 35 as South 0 degrees 00 minutes 00 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 LPG-6344. The above described property was surveyed by Larry P. Gerstner, Ohio Registered Surveyor No. 6344, on November 22, 2000.

Reviewed - Mathematically  
Hocking County Engineer's Office

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL

BY LM CE DATE 12-1-00

BY LM DATE 12-1-00

Larry P. Gerstner



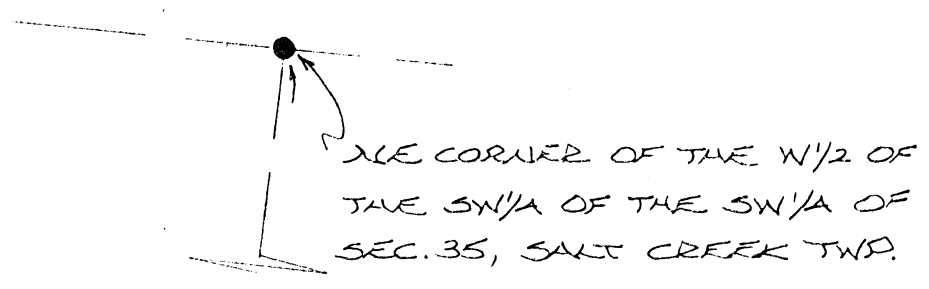
Survey by:

Larry P. Gerstner - Engineering and Surveying  
9 East Second Street, Suite A, Logan, Ohio 43138 385-4260

SALT CREEK 35

BEING A PART OF THE W/2 OF THE SW/4 OF THE SW/4 OF SEC. 35, SALT CREEK TWP., T-1W, R-19W, HOCKING CO. OHIO

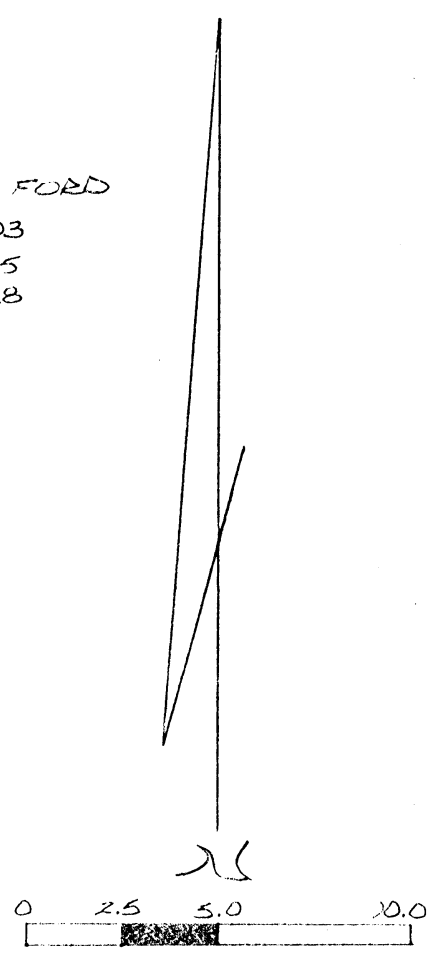
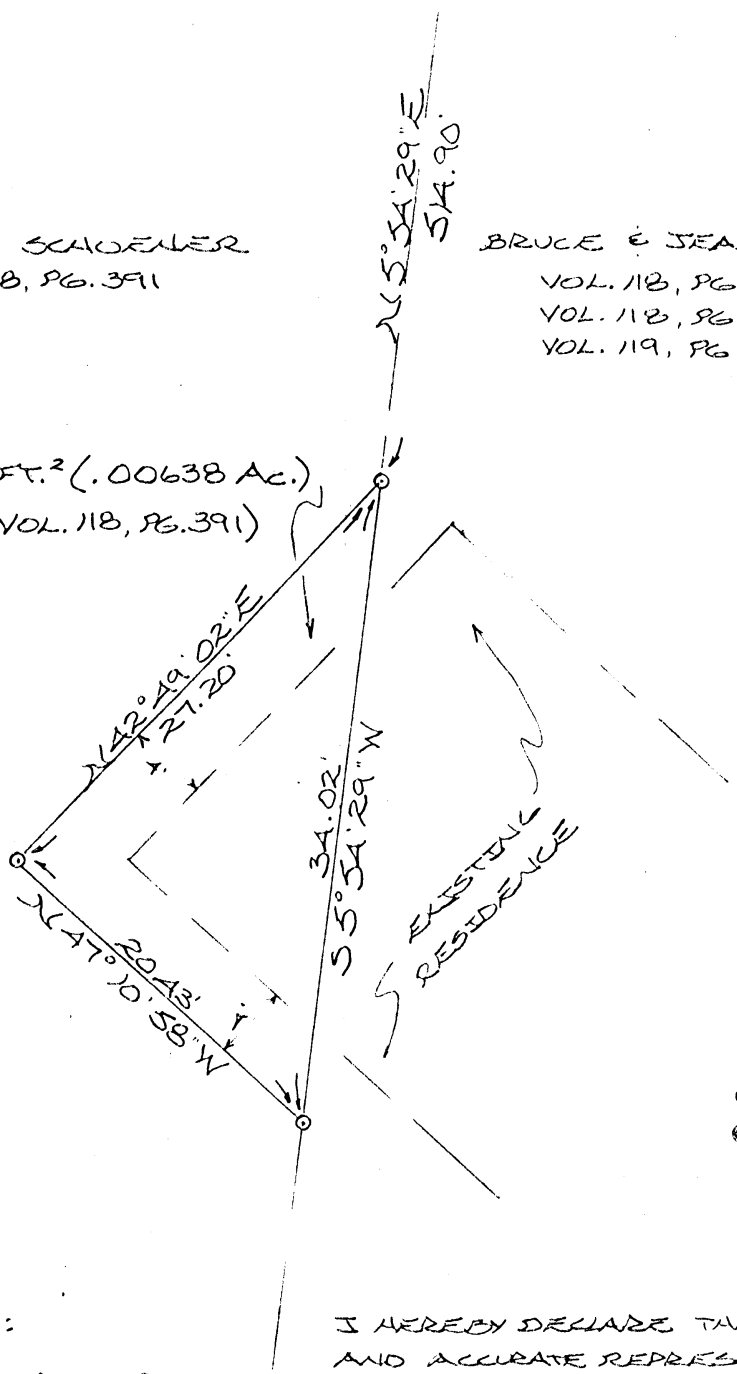
NOTE: CITED BEARINGS ARE BASED ON THE EAST LINE OF THE W/2 OF THE SW/4 OF THE SW/4 AS RUNNING N5°54'29"E.



JOSEPH A. SCHWENKER  
VOL. 118, PG. 391

BRUCE & JEAN FORD  
VOL. 118, PG. 103  
VOL. 118, PG. 105  
VOL. 119, PG. 148

277.9 FT.<sup>2</sup> (.00638 AC.)  
(PT. OF VOL. 118, PG. 391)



REFERENCES:

- SURVEYS OF RECORD
- COUNTY TAX PLATS
- DEEDS (AS NOTED)

I HEREBY DECLARE THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE 3RD DAY OF SEPTEMBER, 1985.

*Michael P. Berry*  
OHIO REGISTERED SURVEYOR, NO. 6803

Approved - Mathematically \*  
Hocking County Engineer's office  
By *[Signature]* Date *9-6-86*

\* CONDITIONAL APPROVAL/TRANSFER-Not to be used as separate building site or transferred as an independent parcel in the future without Planning Commission and/or health Dept. approval.



DESCRIPTION OF SURVEY FOR BRUCE & JEAN FORD

Being a part of a tract of land last transferred in Vol. 118, Pg. 391, Hocking Co. Deed Records, situated in the  $W\frac{1}{2}$  of the  $SW\frac{1}{4}$  of the  $SW\frac{1}{4}$  of Sec. 35, Salt Creek Twp., T-11N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at a spike nail set on the east line of said  $W\frac{1}{2}$  of the  $SW\frac{1}{4}$  of the  $SW\frac{1}{4}$  of Sec. 35 from which a  $\frac{1}{2}$ " iron pin found on the NE corner of said  $W\frac{1}{2}$  bears N  $5^{\circ} 54' 29''$  E a distance of 514.90 ft.;

Thence, continuing with said east line S  $5^{\circ} 54' 29''$  W a distance of 34.02 ft. to a spike nail set;


Thence, with lines parallel to and 4.0 ft. distant from the south and west walls of an existing residence the following two (2) courses:

- 1) N  $47^{\circ} 10' 58''$  W a distance of 20.43 ft. to a spike nail set;
- 2) N  $42^{\circ} 49' 02''$  E a distance of 27.20 ft. to the place of beginning, containing 277.9 ft.<sup>2</sup> (0.00638 acre) and being subject to all valid easements.

Cited bearings are based on the east line of the  $W\frac{1}{2}$  of the  $SW\frac{1}{4}$  of the  $SW\frac{1}{4}$  as running N  $5^{\circ} 54' 29''$  E.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on September 3, 1985.

Approved - Mathematically \*  
Hocking County Engineer's office  
By A. E. N. Date 5-6-86

  
Michael P. Berry #6803

\* **CONDITIONAL APPROVAL/TRANSFER**-Not to be used as separate building site or transferred as an independent parcel in the future without Planning Commission and/or health Dept. approval.



Seymour & Associates



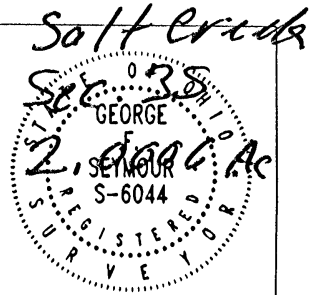
830 West Hunter Street  
Logan, Ohio 43138  
740-385-4349  
FAX: 740-385-5954

SURVEYING  
ENGINEERING

email: seysurv@ohidhills.com

PLAT OF SURVEY

Being A Part Of The Northwest Quarter  
Section 35, Township, 11 North;  
Range, 19 West of The Congress Lands  
East Of The Scioto River, Salt Creek  
Township, Hocking County, State  
Of Ohio.



DATE:  
11/13/02

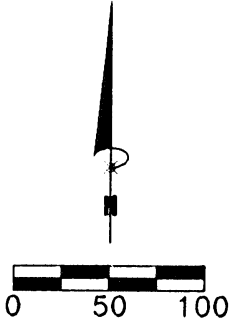
DRAWN BY:  
S.B.W.

JOB #:  
C35021

FOR: Lester & Wavelene Whitcraft

BASIS OF BEARINGS:

Bearings derived from monumentation found on the East line of the Northwest Quarter as bearing North 09 degrees 09 minutes 47 seconds East and are for the determination of angles only.



SCALE:  
1" = 100'

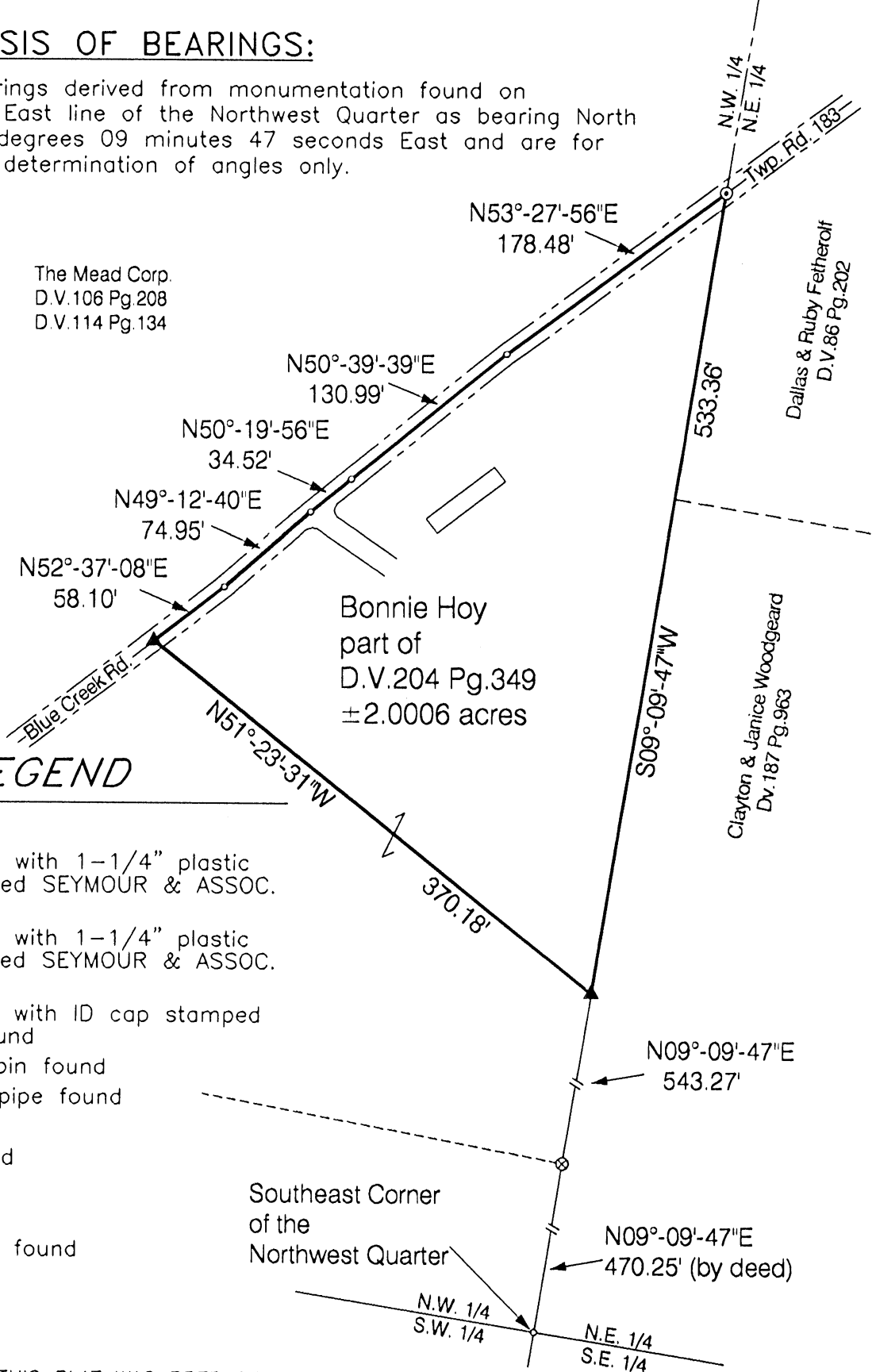
The Mead Corp.  
D.V.106 Pg.208  
D.V.114 Pg.134

REFERENCES:

County tax maps  
Deeds as noted  
Previous surveys

LEGEND

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



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN November 2002 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 18 DAY OF NOVEMBER, 2002.

*George F. Seymour*  
\_\_\_\_\_  
GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044

Approved - Mathematically  
Hocking County Engineer's Office

BY *J.A.W.B.* DATE 11/20/02

EXHIBIT "A"  
2.0006 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Bonnie Hoy, as recorded in Deed Book 204 at page 349, Hocking County Recorder's Office, said tract being part of Northwest quarter of Section 35, T11N, R19W, of The Congress Lands East of the Scioto River, Salt Creek Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning for reference at the Southeast corner of the Northwest quarter of Section 35;

Thence along the East line of the Northwest quarter, North 09 degrees 09 minutes 47 seconds East 470.25 feet (by Deed) to a 1 1/4" iron pipe found on the Grantor's Southeast corner;

Thence continuing along the East line of the Northwest quarter, and along the Grantor's East line, North 09 degrees 09 minutes 47 seconds East a distance of 543.27 feet a 5/8" X 30" iron pin with a plastic identification cap set, said pin being the principle place of beginning of the tract herein described;

Thence through the Grantor's land, North 51 degrees 23 minutes 31 seconds West a distance of 370.18 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the centerline of Blue Creek Road, Township Road 183;

Thence along the center of Township Road 183, the following five courses:

1. North 52 degrees 37 minutes 08 seconds East a distance of 58.10 feet to a point;
2. North 49 degrees 12 minutes 40 seconds East a distance of 74.95 feet to a point;
3. North 50 degrees 19 minutes 56 seconds East a distance of 34.52 feet to a point;
4. North 50 degrees 39 minutes 39 seconds East a distance of 130.99 feet to a point, and;
5. North 53 degrees 27 minutes 56 seconds East a distance of 178.48 feet to a 1 1/4" iron pin found on the East line of the Northwest quarter and the centerline of said road;

Thence leaving the center of said road, and along the East line of the Northwest quarter, and the Grantor's East line, South 09 degrees 09 minutes 47 seconds West a distance of 533.36 feet to the principle place of beginning containing 2.0006 acres, more or less, and subject to the right-of-way of Township Road 183 and all easements of record.

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

The bearings used in the above described tract were based on monumentation found on the East line of the Northwest quarter as bearing, North 09 degrees 09 minutes 47 seconds East and are for determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in November of 2002.

Approved - Mathematically  
Hocking County Engineer's Office

BY G.F.S. DATE 11-20-02

# Seymour & Associates

# PLAT OF SURVEY

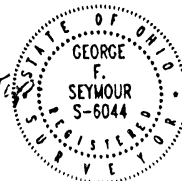
830 West Hunter Street  
 Logan, Ohio 43132  
 740-385-4349  
 FAX: 740-385-5954

**SURVEYING  
 ENGINEERING**

email: seysurv@ohiohills.com

Being A Part Of The Northwest Quarter  
 Section 35, Township, 11 North;  
 Range, 19 West of The Congress Lands  
 East Of The Scioto River, Salt Creek  
 Township, Hocking County, State  
 Of Ohio.

*Salt Creek Twp*  
 Sec. 35  
 2.1879 Ac  
 0.0825 Ac



DATE:

9/14/04

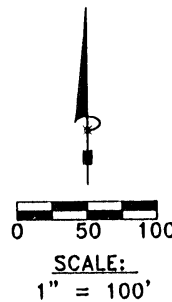
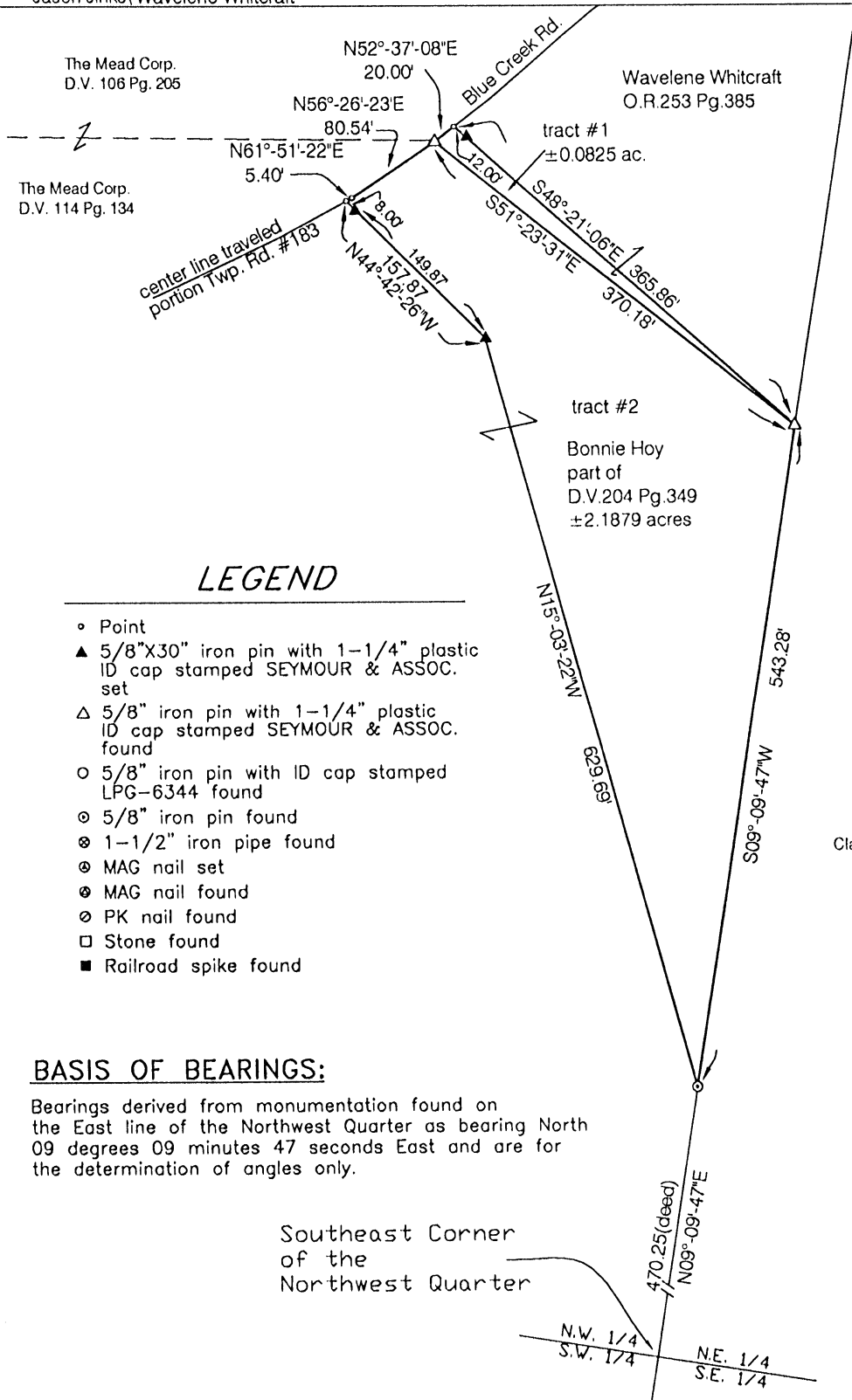
DRAWN BY:

SBW

JOB #:

C35041

FOR: Jason Jinks\Wavelene Whitcraft



## LEGEND

- Point
- ▲ 5/8"X30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- △ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- 5/8" iron pin with ID cap stamped LPG-6344 found
- ⊙ 5/8" iron pin found
- ⊗ 1-1/2" iron pipe found
- ⊕ MAG nail set
- ⊖ MAG nail found
- ⊙ PK nail found
- Stone found
- Railroad spike found

## REFERENCES:

County tax maps  
 Deeds as noted  
 Previous surveys

Clayton & Janice Woodgeard  
 D.V.187 Pg.963

Approved - Mathematically  
 Hocking County Engineer's Office

BY WB DATE 09-17-04

\* CONDITIONAL APPROVAL/  
 TRANSFER Not to be used as  
 separate building site or  
 transferred as an independent  
 parcel in the future without  
 Planning Commission and/or  
 Health Department approval  
 Tract # 2 0.0825 Ac

## BASIS OF BEARINGS:

Bearings derived from monumentation found on the East line of the Northwest Quarter as bearing North 09 degrees 09 minutes 47 seconds East and are for the determination of angles only.

Southeast Corner  
 of the  
 Northwest Quarter

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN \_\_\_\_\_ 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 16 DAY OF SEPTEMBER, 2004.

*George F. Seymour*

GEORGE F. SEYMOUR  
 OHIO PROFESSIONAL SURVEYOR NO. 6044

©2004SEYMOUR & ASSOCIATES

EXHIBIT "A"  
2.1879 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Bonnie Hoy, as recorded in Deed Book 204 at page 349, Hocking County Recorder's Office, said tract being part of the Northwest quarter of Section 35, T11N, R19W, Salt Creek Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin found, from which the Southeast corner of the Northwest quarter of Section 35 bears, South 09 degrees 09 minutes 47 seconds West a distance of 470.25 feet (deed);

Thence with a new line through the Grantor's land the following two courses:

- (1) North 15 degrees 03 minutes 22 seconds West a distance of 629.69 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set and
- (2) North 44 degrees 42 minutes 26 seconds West, passing a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set at 149.87 feet, going a total distance of 157.87 feet to a point in the center of the traveled portion of Blue Creek Road (Township Road 183);

Thence along the centerline of the traveled portion of said road, the following two courses:

- (1) North 61 degrees 51 minutes 22 seconds East a distance of 5.40 feet to a point and
- (2) North 56 degrees 26 minutes 23 seconds East a distance of 80.54 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found;

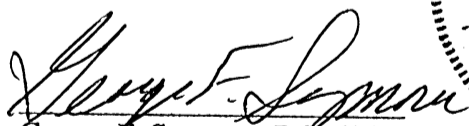
Thence leaving the centerline of the traveled portion of said road, and along the Grantor's North line South 51 degrees 23 minutes 31 seconds East a distance of 370.18 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found;

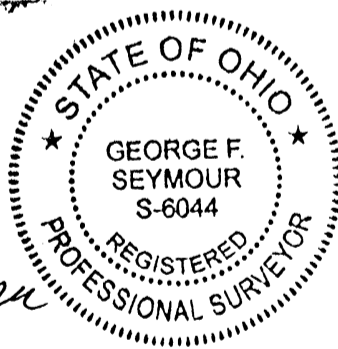
Thence along the Grantor's East line, South 09 degrees 09 minutes 47 seconds West a distance of 543.28 feet to the point of beginning containing 2.1879 acres, more or less, and subject to the right-of-way of Blue Creek Road (Township Road 183) and all easements of record.

All 5/8" X 30" iron pins with 1 1/4" plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on monumentation found on the East line of the Northwest quarter of Section 35 as bearing, North 09 degrees 09 minutes 47 seconds East and are for determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in September of 2004.

  
George F. Seymour, P.S. 6044



Sept 16 04  
Dated

Approved - Mathematically  
Hocking County Engineer's Office

BY WB DATE 09-17-04

EXHIBIT "A"  
0.0825 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Wavelene Whitcraft, as recorded in Official Record 253 at page 385, Hocking County Recorder's Office, said tract being part of the Northwest quarter of Section 35, T11N, R19W, Salt Creek Township, Hocking County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found, from which the Southeast corner of the Northwest quarter of Section 35 bears, South 09 degrees 09 minutes 47 seconds West a distance of 1015.55 feet (deed);

Thence along the Grantor's South line, North 51 degrees 23 minutes 31 seconds West, a distance of 370.18 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" found in the center of the traveled portion of Blue Creek Road (Township Road 183);

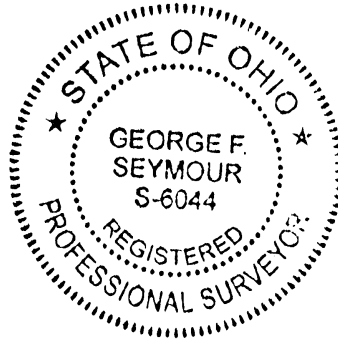
Thence along the centerline of the traveled portion of said road, North 52 degrees 37 minutes 08 seconds East a distance of 20.00 feet to a point;

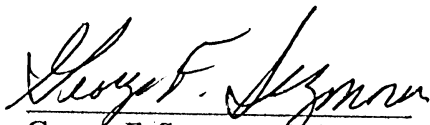
Thence leaving the centerline of the traveled portion of said road, and with a new line through the Grantor's land, South 48 degrees 21 minutes 06 seconds East a distance of 365.86 feet to the point of beginning containing 0.0825 acres, more or less, and subject to the right-of-way of Blue Creek Road (Township Road 183) and all easements of record.

All 5/8" X 30" iron pins with 1 1/4" plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on monumentation found on the East line of the Northwest quarter of Section 35 as bearing, North 09 degrees 09 minutes 47 seconds East and are for determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in September of 2004.



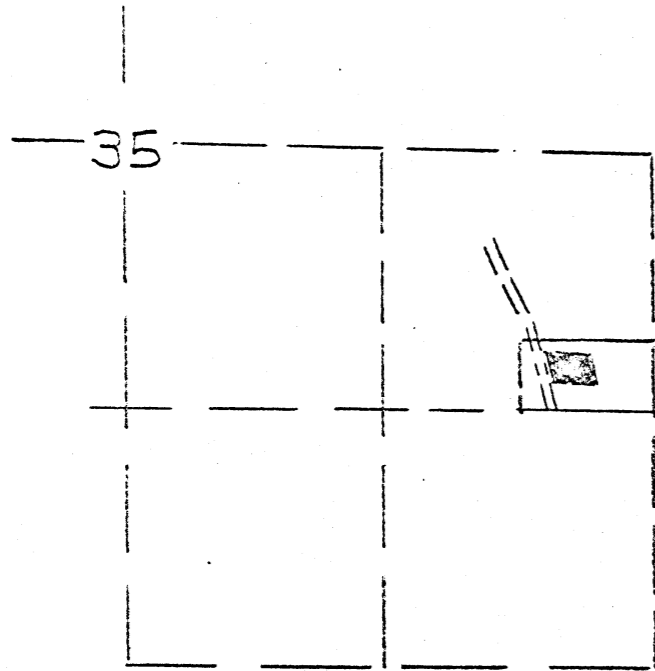
  
George F. Seymour, P.S. 6044

Sept 16 04  
Dated

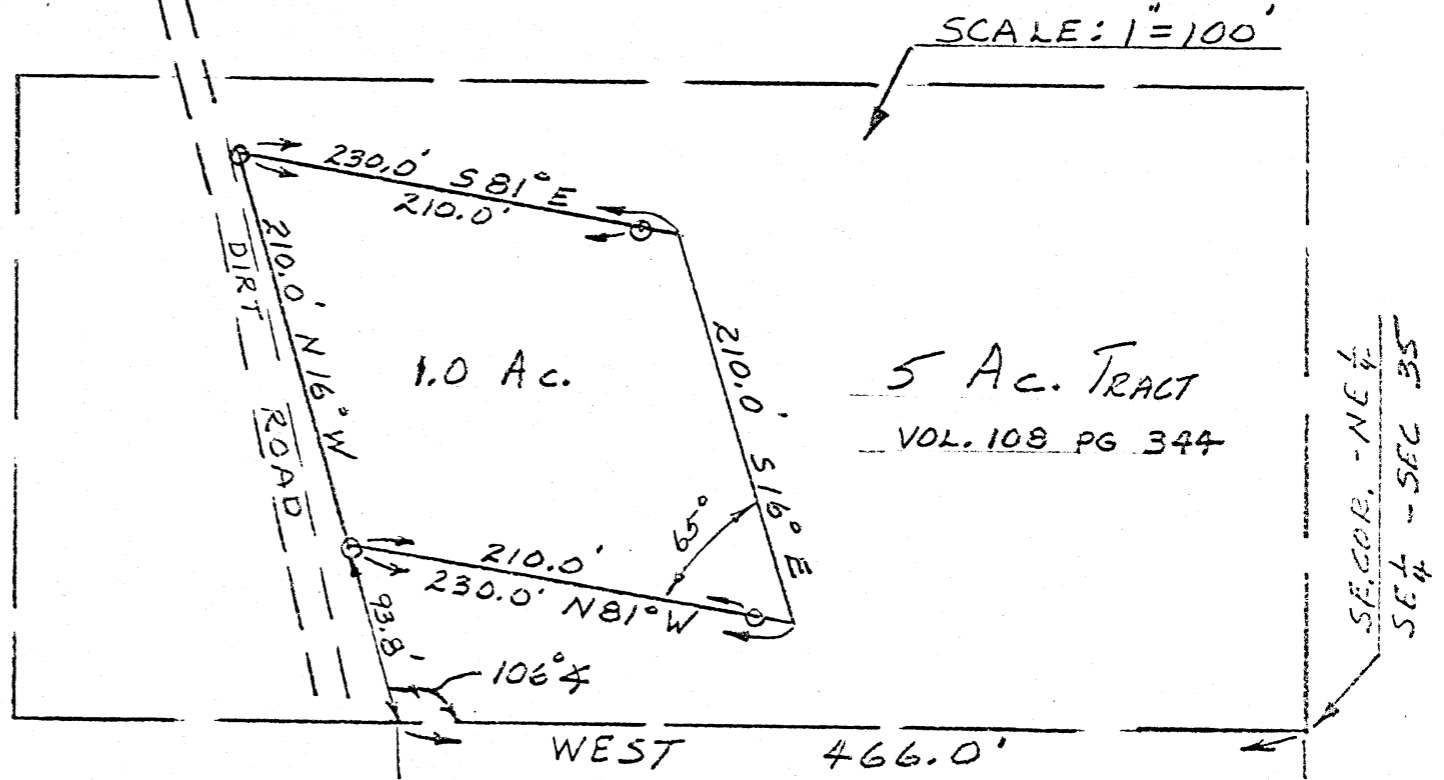
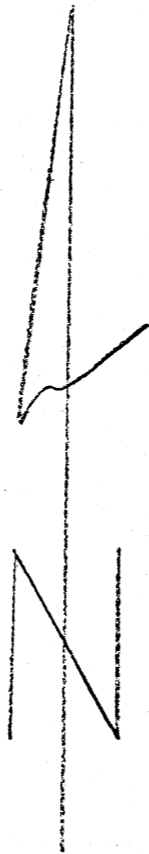
Approved - Mathematically  
Hocking County Engineer's Office

BY WB DATE 09-17-04

CONDITIONAL APPROVAL/  
TRANSFER Not to be used as  
separate building site or  
transferred as an independent  
parcel in the future without  
Planning Commission and/or  
Health Department approval



LOCATION MAP



PLAT SHOWING

A 1 ACRE TRACT OUT OF A 5 ACRE TRACT, SEC. 35

SALT CREEK TOWNSHIP, HOCKING COUNTY, OHIO - VOL 108, PG 344

SURVEYED FOR: DENNIS S. ROBISON

O = IRON PINS

SURVEYED BY: M.W. HUGUS

REG. SUR # 4842

7-29-71

*M.W. Hugus*

Salt Creek 35

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

35

Dennis S. Robison & Patricia P. Robison

To

Being a parcel of land out of a 5 acre tract in the NE 1/4 of the SE 1/4 of Section 35, T 11, R 19, Salt Creek Township, Hocking County, Ohio as recorded in Volume 108, page 344 of the Hocking County Records and said parcel of land is more particularly described as follows;

Beginning, for reference, at the Southeast corner of the said 5 acre tract, which is also the Southeast corner of the NE 1/4 of the SE 1/4 of Section 35;

thence West 466.0 feet, along the south line of the said 5 acre tract, to a point;

thence N 16° W 93.8 feet to an iron pin marking the principle place of beginning of the tract herein to be conveyed;

thence continuing N 16° W 210.0 feet to an iron pin;

thence S 81° E 230.0 feet to a point, passing an iron pin set for reference at 210.0 feet;

thence S 16° E 210.0 feet to a point;

thence N 81° W 230.00 feet to an iron pin marking the principle place of beginning, and passing an iron pin set for reference at 20 feet, thus containing 1.0 acre more or less.

Subject to the rights of The Ohio Fuel Gas Company and The Preston Oil Company under leases, supplemental agreements and related assignments appearing of record in Vol. 19, Page 191, Hocking County Lease Records; Vol. 37, Page 408, Hocking County Lease Records; Vol. 39, Page 532, Hocking County Lease Records; Vol. 45, Page 99, Hocking County Lease Records; Vol. 45, Page 351, Hocking County Lease Records. Subject also to a certain right-of-way reserved by Ernest Hardbarger and Leanna Hardbarger in the deed recorded in Vol. 53, Page 116, Hocking County Deed Records, and also the right of ingress and egress on the existing dirt road that leads into the above 5 acre tract.

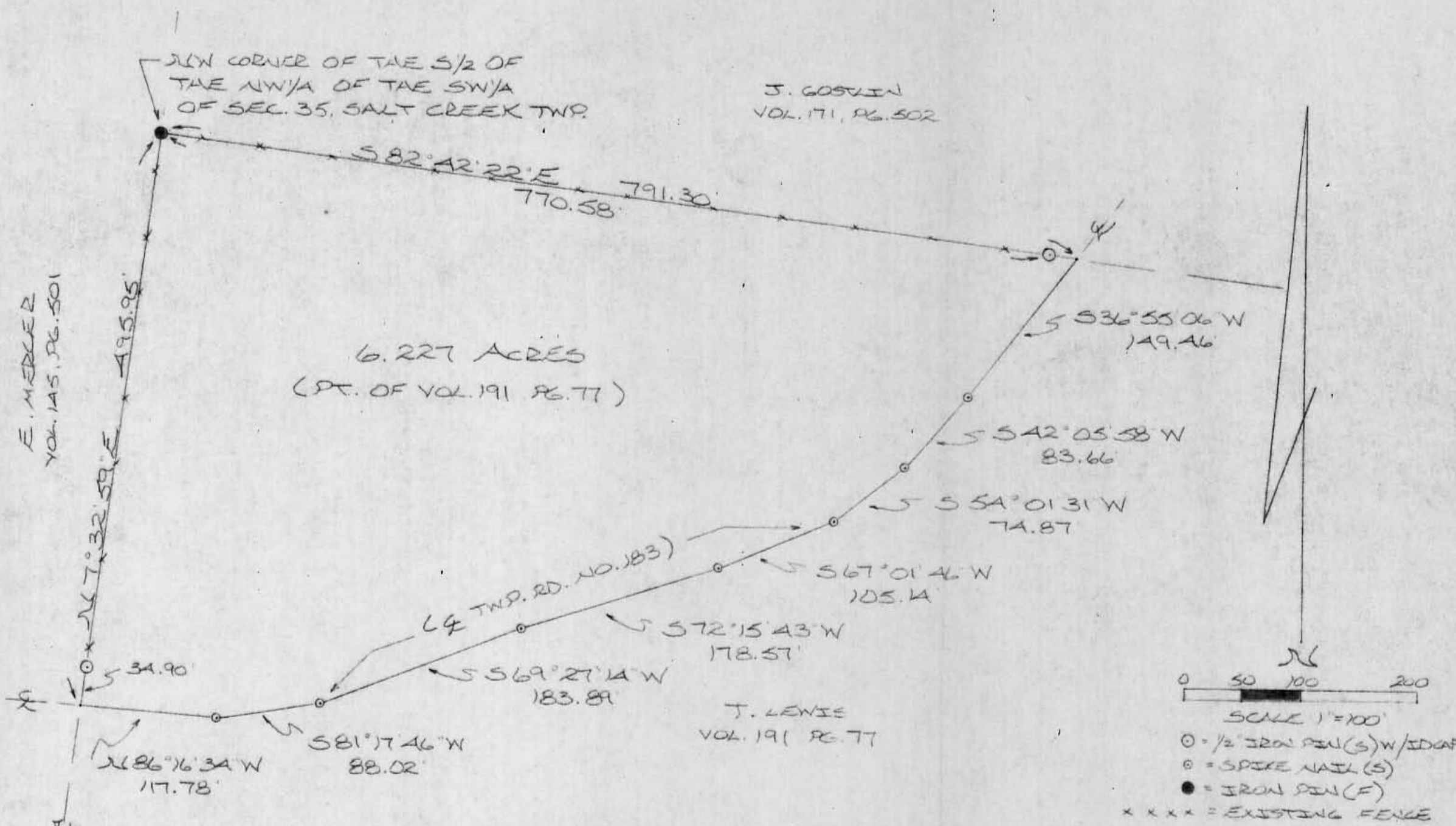
This description was prepared by M. W. Hugus Reg. Sur. #4842  
7-30-71

*M.W. Hugus*  
*Reg. Sur.*  
*#4842*

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

BEING A PART OF THE S/2 OF THE NW/4 OF THE SW/4 OF SEC. 35, SALT CREEK TWP., T-1W, R-19W, HOCKING CO., OHIO.

NOTE: CITED BEARINGS ARE ROTATED TO MAGNETIC NORTH AS OBSERVED 9-3-85.



I HEREBY DECLARE THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PREMISES SHOWN HEREON AS DETERMINED BY AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE 7TH DAY OF JULY, 1986.

*Michael P. Berry*  
ALSO REGISTERED SURVEYOR NO. 6803

Approved - Mathematically  
Hocking County  
By *FN* Date 7-9-86



SEC. 34  
SEC. 35



DESCRIPTION OF SURVEY FOR MR. CLIFFORD LEWIS

Salt Creek  
35 ~~35~~  
6.227Ac.

Being a part of a tract of land last transferred in Vol. 191, Pg. 77, Hocking Co. Deed Records, situated in the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 35, Salt Creek Twp., T-11N, R-19W, Hocking Co., Ohio, and being more particularly described as follows:

Beginning at an iron pin found on the NW corner of said S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 35;

Thence, with the north line of said S $\frac{1}{2}$  and along an existing fence, S 82° 42' 22" E, passing an iron pin set at 770.58 ft., going a total distance of 791.30 ft. to a point in the center of Twp. Rd. No. 183 (Blue Creek Road);

Thence, with the center of said Twp. Rd. No. 183 the following eight (8) courses:

- 1) S 36° 55' 06" W a distance of 149.46 ft. to a spike nail set;
- 2) S 42° 05' 58" W a distance of 83.66 ft. to a spike nail set;
- 3) S 54° 01' 31" W a distance of 74.87 ft. to a spike nail set;
- 4) S 67° 01' 46" W a distance of 105.14 ft. to a spike nail set;
- 5) S 72° 15' 43" W a distance of 178.57 ft. to a spike nail set;
- 6) S 69° 27' 14" W a distance of 183.89 ft. to a spike nail set;
- 7) S 81° 17' 46" W a distance of 88.02 ft. to a spike nail set;
- 8) N 86° 16' 34" W a distance of 117.78 ft. to a point on the west line of Sec. 35;

Thence, leaving said road and with the west line of Sec. 35, N 7° 32' 59" E, passing an iron pin set at 34.90 ft., going a total distance of 495.95 ft. to the place of beginning, containing 6.227 acres, more or less, and being subject to the right-of-way of Twp. Rd. No. 183 and all valid easements.

Cited bearings are rotated to magnetic North as observed 9-3-85.

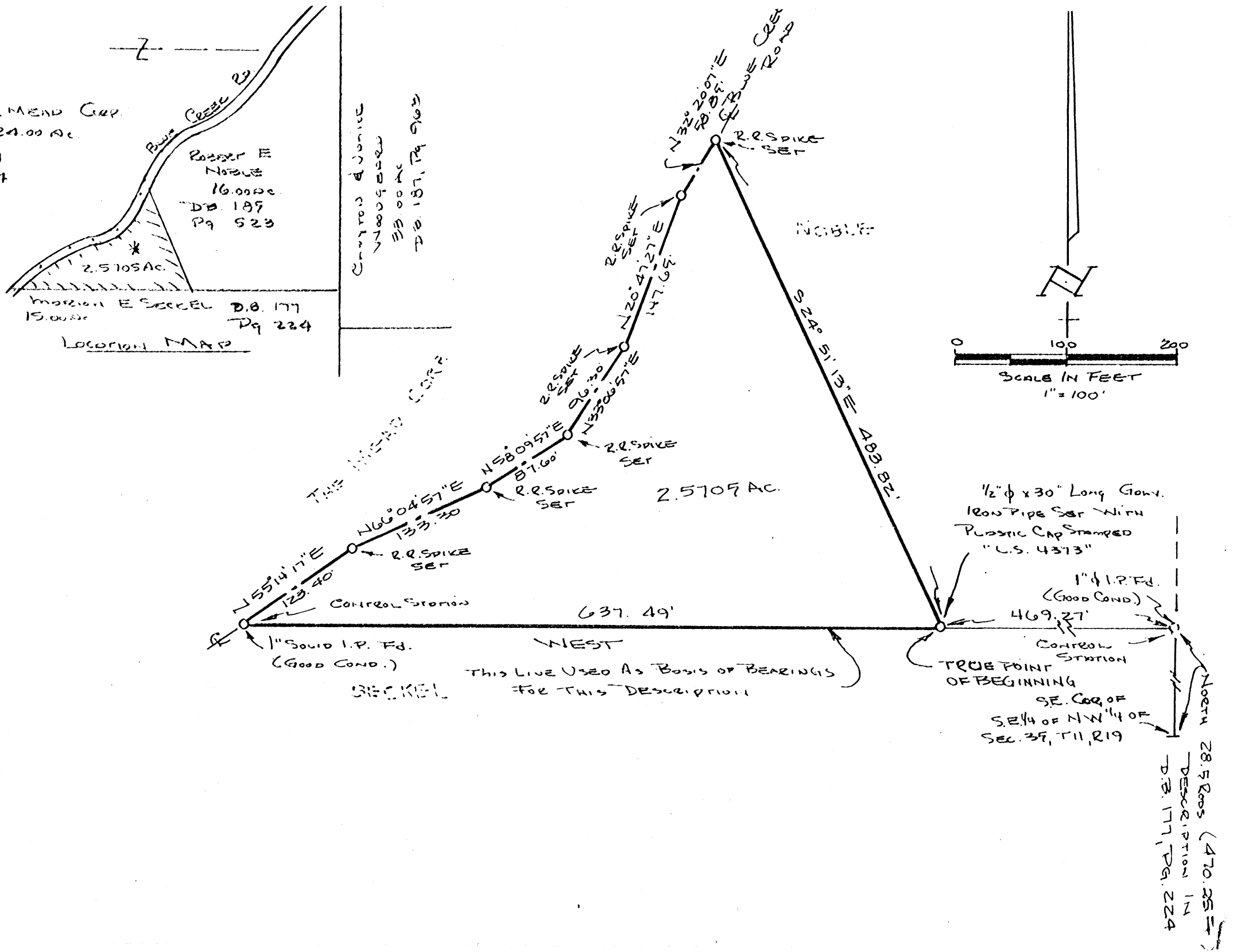
All iron pins described as being set are 1/2" X 30" with an attached plastic identification cap.

The above description is the result of an actual survey made by Michael P. Berry, Ohio Registered Surveyor No. 6803, on July 7, 1986.

Approved - Mathematically  
Hocking County Engineer's office  
By MPB Date 7-9-86

Michael P. Berry  
Michael P. Berry 6803

SALT CREEK 35  
2.5705 AC.



Situated in the Township of Saltcreek, County of Hocking, State of Ohio and being a part of the Northwest Quarter of Section 35, Township 11, Range 19 bounded and described as follows:

Beginning for reference at a one inch diameter iron pipe found at the Southeast corner to a 16.00 acre tract conveyed to Robert E. Noble by deed recorded in Deed Book 185, Page 523 in the Recorder's Office, Hocking County, Ohio, said iron pin being in the Westerly line of a 33.00 acre tract conveyed to Clayton and Janice Woodgeard by deed recorded in Deed Book 187, Page 963 in the Hocking County Recorder's Office and also being the Northeast corner to a 15.00 acre tract conveyed to Marion E. Seckel by deed recorded in Deed Book 177, Page 224 in Hocking County Recorder's Office in which deed the mentioned Northeast corner is said to be North 28.5 rods (470.25 feet) distant from the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 35, Township 11, Range 19; thence with the line between Noble and Seckel West 469.27 feet to a half inch diameter by thirty inch long galvanized iron pipe set with plastic cap stamped "L.S. 4373," being the TRUE POINT OF BEGINNING of the tract herein described; thence again with the line between Noble and Seckel West 637.49 feet to a one inch diameter solid iron pin found (in good condition) in the centerline of Blue Creek Township Road No. 183 being a corner to Noble and Seckel and in the Easterly line of a 24.00 acre tract conveyed by deed to the Mead Corporation in Deed Book 114, Page 134 in Hocking County Recorder's Office; thence with the line between the Mead Corporation and Noble, being the centerline of Blue Creek Road, the following six (6) courses: N 55°14'17" E 123.40 feet to a railroad spike set; N 66°04'57" E 133.30 feet to a railroad spike set; N 58°09'57" E 87.60 feet to a railroad spike set; N 33°06'57" E 96.30 feet to a railroad spike set; N 20°47'27" E 147.65 feet to a railroad spike set and N 32°20'07" E 58.85 feet to a railroad spike set; thence leaving said centerline and property and crossing the property of which the herein described tract is a part on a new line S 24°51'13" E 483.82 feet to the TRUE POINT OF BEGINNING.

Containing 2.5705 acres, more or less.

Subject to all existing valid right-of-ways of record.

Deed Reference: a 16.00 acre tract conveyed to Robert E. Noble Recorded in Deed Book 185, Page 523 in Hocking County Recorder's Office. Line used as Basis of Bearing being the Southerly line of that 16.00 acre tract.

I hereby certify that the above Plat and description was prepared from an actual field survey performed by me in June, 1984.

Approved - Mathematically  
Hocking County Engineer's office  
By PAW Date 9-26-84

Michael E. Clark  
Michael E. Clark  
Registered Surveyor No. 6808

SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL  
BY PAW DATE 9-26-84

APPROVED  
LOGAN-HOCKING COUNTY  
HEALTH DEPT.

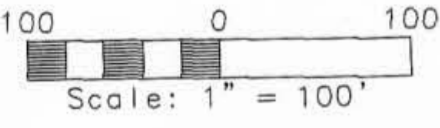
Date 10-4-84



Saltcreek Township, Hocking County, Ohio  
Part NW 1/4 of Section 35, Township 11, Range 19  
Dumond-Sifford and Associates  
Circleville-Lancaster, Ohio  
For: Bob Noble  
Date: July 9, 1984  
Scale: 1" = 100'

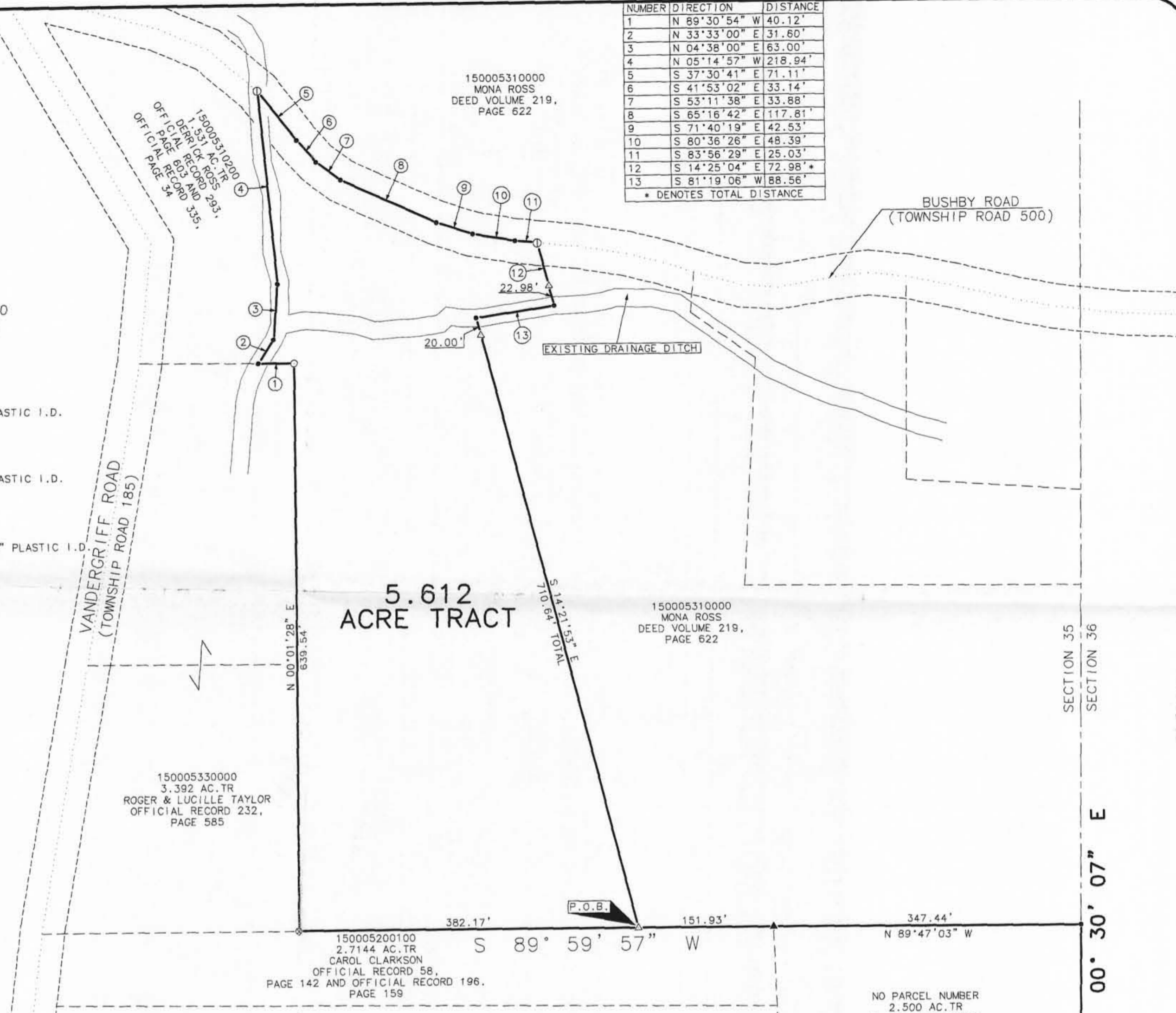
NUMBER	DIRECTION	DISTANCE
1	N 89°30'54" W	40.12'
2	N 33°33'00" E	31.60'
3	N 04°38'00" E	63.00'
4	N 05°14'57" W	218.94'
5	S 37°30'41" E	71.11'
6	S 41°53'02" E	33.14'
7	S 53°11'38" E	33.88'
8	S 65°16'42" E	117.81'
9	S 71°40'19" E	42.53'
10	S 80°36'26" E	48.39'
11	S 83°56'29" E	25.03'
12	S 14°25'04" E	72.98'*
13	S 81°19'06" W	88.56'

\* DENOTES TOTAL DISTANCE



- LEGEND:**
- ⊙ FOUND 1/2" IRON PIN & 1 1/4" PLASTIC I.D. CAP STAMPED "MPB-6803"
  - FOUND 5/8" IRON PIPE
  - ⊗ FOUND 1/2" IRON PIN
  - ▲ FOUND 5/8" IRON PIN & 1 1/4" PLASTIC I.D. CAP STAMPED "SEYMOUR & ASSOC."
  - POINT
  - ⊕ SET 5/8" x 10" IRON PIN
  - △ SET 5/8" x 3/2" IRON PIN & 1 1/4" PLASTIC I.D. CAP STAMPED "SHARRETT-8019"

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



**5.612 ACRE TRACT**

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

Being a part of a tract of land that is now or formerly in the name of Mona Ross as recorded in Deed Volume 219, Page 622 of the Hocking County Recorder's Office, said tract being situated in the northeast quarter of Section 35, T-11-N, R-19-W, Salt Creek Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 1/2" iron pin with a 1 1/4" plastic identification cap stamped "MPB-6803", said iron pin being on the southeast corner of the northeast quarter of Section 35;

Thence along the east line of Section 35, North 00° 30' 07" East a distance of 319.77 feet to a point on the northeast corner of a 2.500 acre tract (Deed Volume 50, Page 485);

Thence leaving the east line of Section 35 and along the property line of the 2.500 acre tract, North 89° 47' 03" West a distance of 347.44 feet to a 5/8" iron pin with a 1 1/4" plastic identification cap found stamped "SEYMOUR & ASSOCIATES", said iron pin being on the northeast corner of a 2.7144 acre tract (Official Record 196, Page 159);

Thence along the property line of the 2.7144 acre tract, South 89° 59' 57" West a distance of 151.93 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 property line of the 2.7144 acre tract, South 89° 59' 57" West a distance of 382.17 feet to a 1/2" iron pin found on the southeast corner of a 3.392 acre tract (Official Record 232, Page 585);

Thence along the property line of the 3.392 acre tract the following two (2) courses:  
 1. North 00° 01' 28" East a distance of 639.54 feet to a 5/8" iron pipe found, and;  
 2. North 89° 30' 54" West a distance of 40.12 feet to a point in the center of an existing drainage ditch, said point being the southeast corner of a 1.531 acre tract (Official Record 335, Page 34);

Thence along the property line of the 1.531 acre tract being along the center of the existing drainage ditch the following three (3) courses:  
 1. North 33° 33' 00" East a distance of 31.60 feet to a point,  
 2. North 04° 38' 00" East a distance of 63.00 feet to a point, and;  
 3. North 05° 14' 57" West a distance of 218.94 feet to a 5/8" x 10" iron pin set in the center of Bushby Road (Township Road 500);

Thence along the center of Bushby Road the following seven (7) courses:  
 1. South 37° 30' 41" East a distance of 71.11 feet to a point,  
 2. South 41° 53' 02" East a distance of 33.14 feet to a point,  
 3. South 53° 11' 38" East a distance of 33.88 feet to a point,  
 4. South 65° 16' 42" East a distance of 117.81 feet to a point,  
 5. South 71° 40' 19" East a distance of 42.53 feet to a point,  
 6. South 80° 36' 26" East a distance of 48.39 feet to a point, and;  
 7. South 83° 56' 29" East a distance of 25.03 feet to a 5/8" x 10" iron pin set;

Thence leaving the center of Bushby Road and with a line through the grantor's property, South 14° 25' 04" East, passing a 5/8" iron pin with a 1 1/4" plastic identification cap set at 50.00 feet, going a total distance of 72.98 feet to a point in the center of an existing drainage ditch;

Thence continuing with a line through the grantor's property being along the center of the existing drainage ditch, South 81° 19' 06" West a distance of 88.56 feet to a point;

Thence leaving the center of the existing drainage ditch and continuing with a line through the grantor's property, South 14° 21' 53" East, passing a 5/8" iron pin with a 1 1/4" plastic identification cap set at 20.00 feet, going a total distance of 710.64 feet to the principal place of beginning, containing 5.612 acres more or less and being subject to the right of way of Bushby Road (Township Road 500) and all other legal easements of record.

**NOTES:**

BEING A PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF MONR ROSS AS RECORDED IN DEED VOLUME 219, PAGE 622 OF THE HOCKING COUNTY RECORDER'S OFFICE.

BEING A PART OF TAX PARCEL 150005310000.

ALL SET 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT-8019".

ALL BEARINGS BASED ON THE EAST LINE OF SECTION 35 BEING, NORTH 00° 30' 07" EAST AND ARE TO BE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET BEING 5/8" BY 32".

NO PARCEL NUMBER  
2.500 AC. TR  
E. C. HARDBARGER  
DEED VOLUME 50,  
PAGE 485

FOUND IRON PIN BEING ON THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 18th DAY OF JULY, 2006 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

Approved - Mathematically  
Hocking County Engineer's Office  
BY *WJB* DATE 07-26-06

FOR: MONA ROSS  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 35,  
T-11-N, R-19-W, SALTCREEK TOWNSHIP, HOCKING  
COUNTY, STATE OF OHIO



**P.S. PS SURVEYING**  
740-775-3548  
800-848-3548  
14 S. PAINT ST. (SUITE 24)  
CHILlicothe, OHIO 45601

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS
1	

JOB	DRAWN	DATE
P.R.S.		7-18-06

FILENAME: EGPT / H00601.DWG

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

Being a part of a tract of land that is now or formerly in the name of Mona Ross as recorded in Deed Volume 219, Page 622 of the Hocking County Recorder's Office, said tract being situated in the northeast quarter of Section 35, T-11-N, R-19-W, Salt Creek Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found ½" iron pin with a 1 ¼" plastic identification cap stamped "MPB-6803", said iron pin being on the southeast corner of the northeast quarter of Section 35;

Thence along the east line of Section 35, North 00° 30' 07" East a distance of 319.77 feet to a point on the northeast corner of a 2.500 acre tract (Deed Volume 50, Page 485);

Thence leaving the east line of Section 35 and along the property line of the 2.500 acre tract, North 89° 47' 03" West a distance of 347.44 feet to a 5/8" iron pin with a 1 ¼" plastic identification cap found stamped "SEYMOUR & ASSOCIATES", said iron pin being on the northeast corner of a 2.710 acre tract (Official Record 196, Page 159);

Thence along the property line of the 2.7144 acre tract, South 89° 59' 57" West a distance of 151.93 feet to a 5/8" iron pin with a 1 ¼" plastic identification cap set being the **principal place of beginning** of the tract herein described;

Thence continuing along the property line of the 2.7144 acre tract, South 89° 59' 57" West a distance of 382.17 feet to a ½" iron pin found on the southeast corner of a 3.392 acre tract (Official Record 232, Page 585);

Thence along the property line of the 3.392 acre tract the following two (2) courses:

1. North 00° 01' 28" East a distance of 639.54 feet to a 5/8" iron pipe found, and;
2. North 89° 30' 54" West a distance of 40.12 feet to a point in the center of an existing drainage ditch, said point being the southeast corner of a 1.531 acre tract (Official Record 335, Page 34);

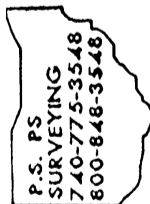
Thence along the property line of the 1.531 acre tract being along the center of the existing drainage ditch the following three (3) courses:

1. North 33° 33' 00" East a distance of 31.60 feet to a point,
2. North 04° 38' 00" East a distance of 63.00 feet to a point, and;
3. North 05° 14' 57" West a distance of 218.94 feet to a 5/8" X 10" iron pin set in the center of Bushby Road (Township Road 500);

Thence along the center of Bushby Road the following seven (7) courses:

1. South 37° 30' 41" East a distance of 71.11 feet to a point,
2. South 41° 53' 02" East a distance of 33.14 feet to a point,
3. South 53° 11' 38" East a distance of 33.88 feet to a point,
4. South 65° 16' 42" East a distance of 117.81 feet to a point,
5. South 71° 40' 19" East a distance of 42.53 feet to a point,
6. South 80° 36' 26" East a distance of 48.39 feet to a point, and;
7. South 83° 56' 29" East a distance of 25.03 feet to a 5/8" X 10" iron pin set;

[continued on page 2]





**EXHIBIT "A"**

Thence leaving the center of Bushby Road and with a line through the grantor's property, South 14° 25' 04" East, passing a 5/8" iron pin with a 1 1/4" plastic identification cap set at 50.00 feet, going a total distance of 72.98 feet to a point in the center of an existing drainage ditch;

Thence continuing with a line through the grantor's property being along the center of the existing drainage ditch, South 81° 19' 06" West a distance of 88.56 feet to a point;

Thence leaving the center of the existing drainage ditch and continuing with a line through the grantor's property, South 14° 21' 53" East, passing a 5/8" iron pin with a 1 1/4" plastic identification cap set at 20.00 feet, going a total distance of 710.64 feet to the **principal place of beginning**, containing 5.612 acres more or less and being subject to the right of way of Bushby Road (Township Road 500) and all other legal easements of record.


Being a part of Tax Parcel 150005310000.

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

All iron pins set being 5/8" by 32".

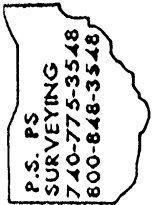
All bearings based on the east line of Section 35 being, North 00° 30' 07" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, July 19, 2006.



Approved - Mathematically  
Hocking County Engineer's Office

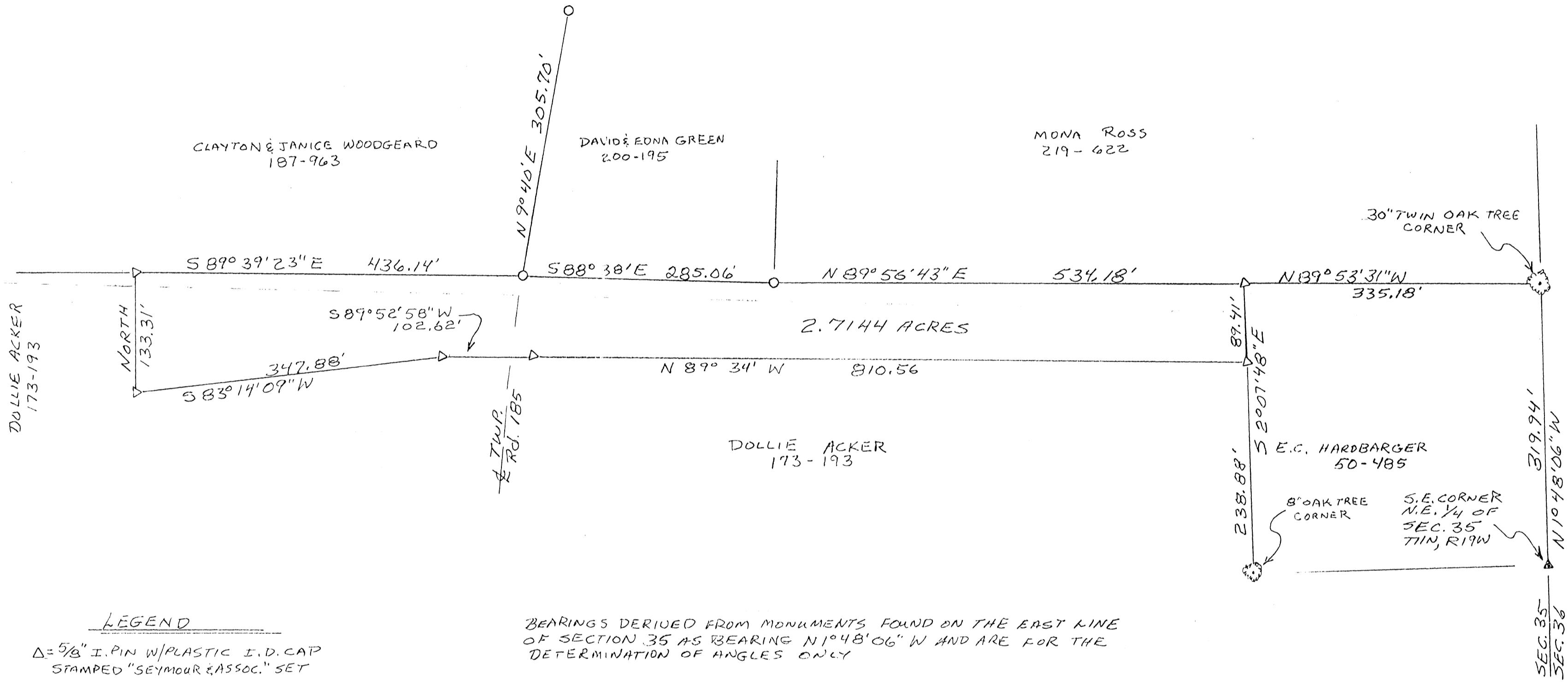
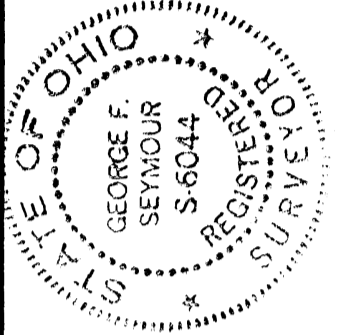
BY W.B. DATE 07-26-2006



**SEYMOUR & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 OIL WELL PERMITTING  
 LOTS & FARM SURVEYS  
 SUBDIVISIONS  
 LAND PLANNING  
 CONSTRUCTION

P.O. Box 424  
 Logan, Ohio 43130  
 385-5954

49 S. MARKET ST.



DOLLIE ACKER  
173-193

CLAYTON & JANICE WOODGEARD  
187-963

DAVID & EDNA GREEN  
200-195

MONA ROSS  
219-622

DOLLIE ACKER  
173-193

E.C. HARBARGER  
50-485

**LEGEND**

- △ = 5/8" I. PIN W/PLASTIC I.D. CAP STAMPED "SEYMOUR & ASSOC." SET
- = 5/8" RE-BAR FOUND
- ⊗ = TREE
- ▲ = 1/2" I. PIN W/PLASTIC I.D. CAP STAMPED "MPB-6803"

BEARINGS DERIVED FROM MONUMENTS FOUND ON THE EAST LINE OF SECTION 35 AS BEARING N1°48'06" W AND ARE FOR THE DETERMINATION OF ANGLES ONLY

**REFERENCES**

DEEDS AS NOTED  
 PREVIOUS SURVEYS  
 TAX PLATS



Approved Mathematically  
 Hocking County Engineer's office  
 By *gfw* Date 5-30-95

SUBDIVISION REGULATIONS WAIVED  
 PENDING HEALTH DEPT. APPROVAL  
 BY *gfw* ~~SEE DEED~~ DATE 5-30-95  
 6-19-95

PLAT PREPARED FROM SURVEY MADE 5-3-95  
 UNDER MY DIRECT SUPERVISION

*George F. Seymour*

SURVEY FOR: CAROL CLARKSON  
 SITUATE IN THE NORTHEAST QUARTER OF SECTION 35  
 T11N, R19W, SALT CREEK TOWNSHIP HOCKING COUNTY  
 OHIO

SHEET	REVISIONS	DATE	JOB
		DRAWN	
		C 35751	

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Dollie Acker as recorded in Deed Book 173 at page 193, Hocking County Recorder's Office, said tract being situated in the northeast quarter of Section 35, T11N, R19W, Salt Creek Township, Hocking County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at a 1/2" iron pin with a plastic identification cap stamped "MPB-6803" found and taken to be on the southeast corner of the northeast quarter of Section 35;

Thence along the east line of Section 35, North 01 degree 48 minutes 06 seconds West a distance of 319.94 feet to a 30" Twin Oak Tree found;

Thence leaving the east line of Section 35, North 89 degrees 53 minutes 31 seconds West a distance of 335.18 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's northeast corner and the principal place of beginning for the tract herein described;

Thence along the grantor's east line, South 02 degrees 07 minutes 48 seconds East a distance of 89.41 feet to a 5/8" X 30" iron pin with a plastic identification cap set from which an 8" oak tree corner found bears South 02 degrees 07 minutes 48 seconds East a distance of 238.88 feet;

Thence leaving the grantor's east line and with a new line through the grantor's land the following four courses:

- [1] North 89 degrees 34 minutes West a distance of 810.56 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] South 89 degrees 52 minutes 58 seconds West a distance of 102.62 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [3] South 83 degrees 14 minutes 09 seconds West a distance of 347.88 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [4] North a distance of 133.31 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's north line;

Thence along the grantor's north line the following three courses:

- [1] South 89 degrees 39 minutes 23 seconds East a distance of 436.14 feet to a 5/8" rebar found;
- [2] South 88 degrees 38 minutes East a distance of 285.06 feet to a 5/8" rebar found, and;
- [3] North 89 degrees 56 minutes 43 seconds East a distance of 534.18 feet to the principal place of beginning, containing 2.7144 acres, more or less, and subject to the right of way of Township Road No. 185 and all easements of record.

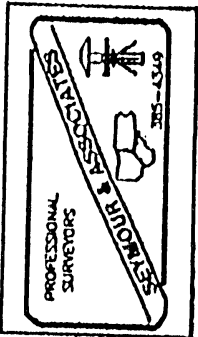
All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on monuments found on the east line of Section 35 as bearing North 01 degree 48 minutes 06 seconds West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, May 3, 1995.

Approved Mathematically  
Hocking County Engineer's office  
By: *JFW* Date 5-30-95

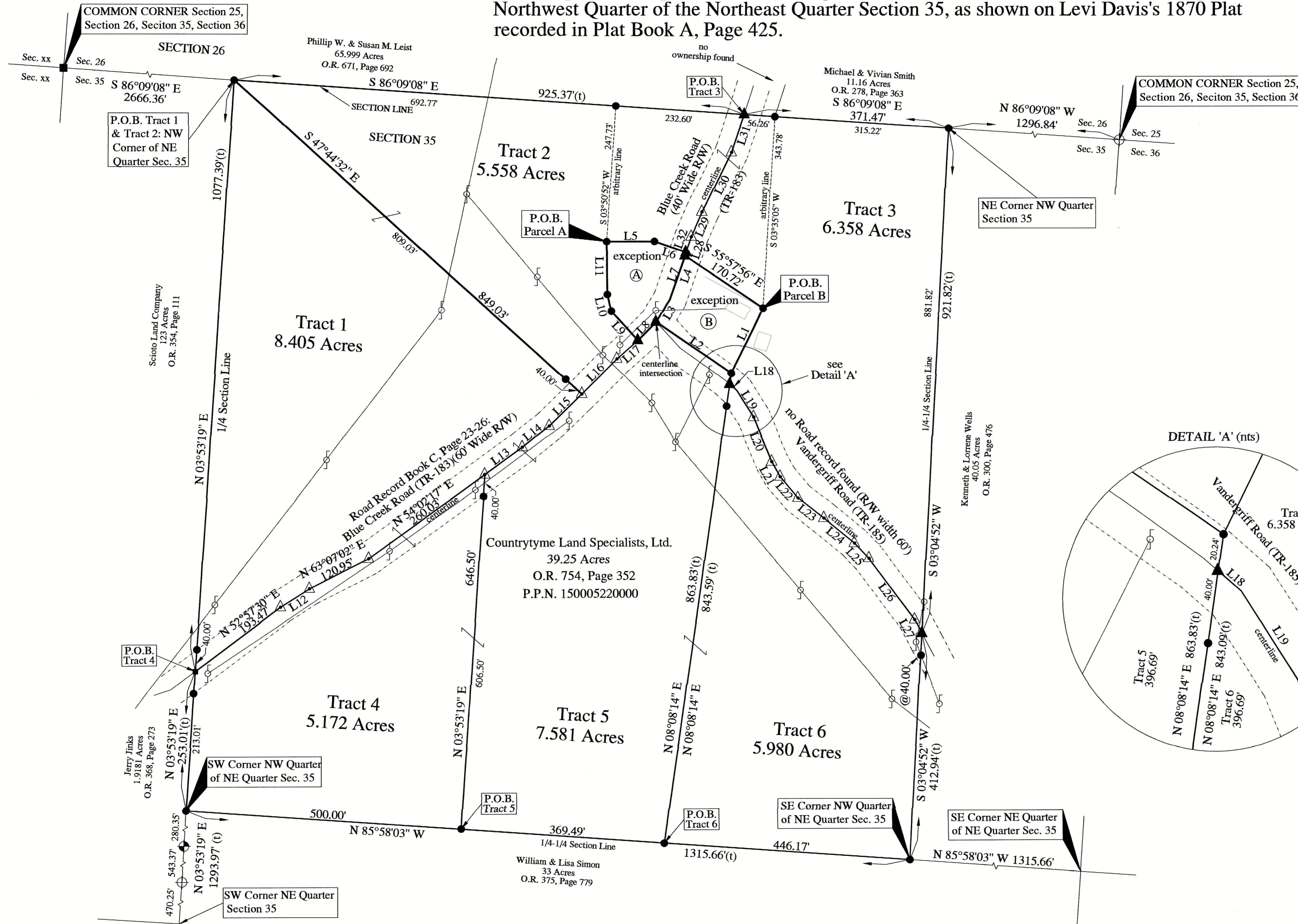
SUBDIVISION REGULATIONS WAIVED  
PENDING HEALTH DEPT. APPROVAL  
BY: *JFW* DATE 5-30-95  
*SEE DEED 4-19-95*





# Plat of Survey

Township of Salt Creek, County of Hocking, State of Ohio, part Northeast Quarter Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and being the Northwest Quarter of the Northeast Quarter Section 35, as shown on Levi Davis's 1870 Plat recorded in Plat Book A, Page 425.



### PROPERTY LOCATION:

Being a Survey of a parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, and being all of Auditor's P.P.N. 1500052200000.

### BASIS OF BEARING:

The bearings of this plat are based on the North line of Section 35, as being S 86°09'08" E, and is an assumed Meridian used to denote angles only.

PREPARED FOR:  
Countrytyme Land Specialists, Ltd.  
Lancaster, Ohio

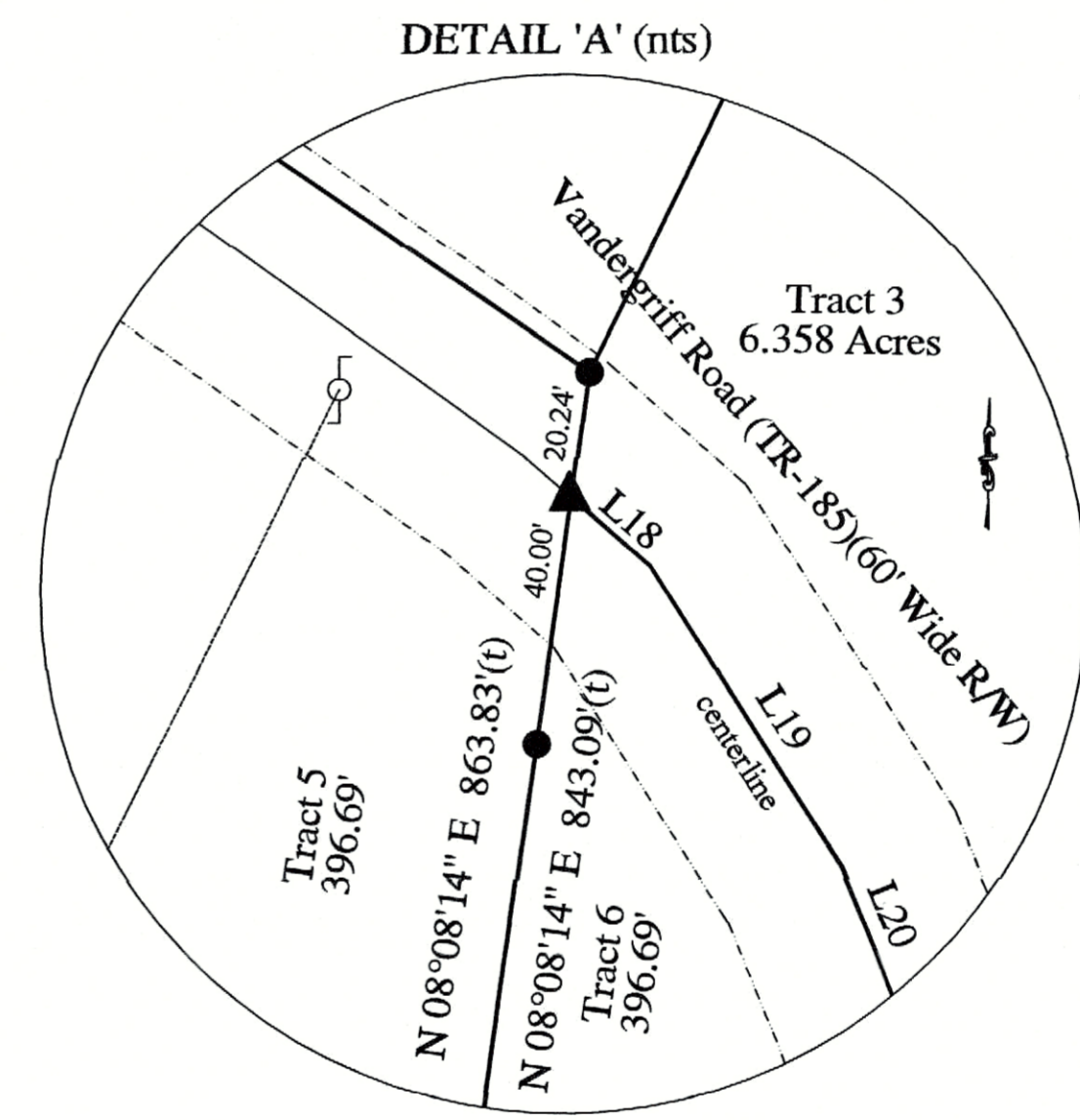
### LINE TABLE

No.	Bearing	Distance
L1	S 26°08'52" W	132.00'
L2	N 55°24'36" W	165.00'
L3	N 31°16'17" E	47.58'
L4	N 19°14'48" E	84.42'
L5	N 89°42'34" E	86.73'
L6	S 70°45'12" E	60.30'
L7	S 19°14'48" W	91.00'
L8	S 44°47'22" W	47.43'
L9	N 41°26'51" W	71.24'
L10	N 12°59'56" W	30.81'
L11	N 00°52'08" W	96.27'
L12	N 57°33'10" E	62.40'
L13	N 54°02'17" E	84.40'
L14	N 51°21'16" E	62.35'
L15	N 45°28'22" E	82.75'
L16	N 44°50'57" E	90.09'
L17	N 48°33'09" E	50.97'
L18	S 48°27'44" E	16.82'
L19	S 32°17'37" E	57.13'
L20	S 21°48'14" E	88.15'
L21	S 28°49'31" E	31.07'
L22	S 39°33'57" E	50.47'
L23	S 51°55'52" E	59.90'
L24	S 50°41'03" E	71.47'
L25	S 43°39'14" E	38.23'
L26	S 36°34'51" E	139.57'
L27	S 27°27'58" E	27.90'
L28	N 19°14'48" E	36.56'
L29	N 23°16'02" E	49.29'
L30	N 26°02'21" E	120.85'
L31	N 18°12'18" E	72.46'
L32	N 19°14'48" E	29.98'

- (A) - Schooley Cemetery  
0.25 Acres  
Deed Book 28, Page 273  
0.412 Acres Surveyed
- (B) - Rachele Rockhold  
0.5 Acres  
O.R. 64, Page 318  
0.491 Acres Surveyed

### RELATED DOCUMENTS

- 1) 2002 Survey of 2.0006 Acres by George F. Seymour, P.S. 6044
- 2) Levi Davis's Plat, as recorded in Plat A, Page 425.



### GENERAL NOTES:

- 1) All monuments found are in good condition unless otherwise noted.
- 2) Occupation lines generally agree with the survey lines.

### LEGEND

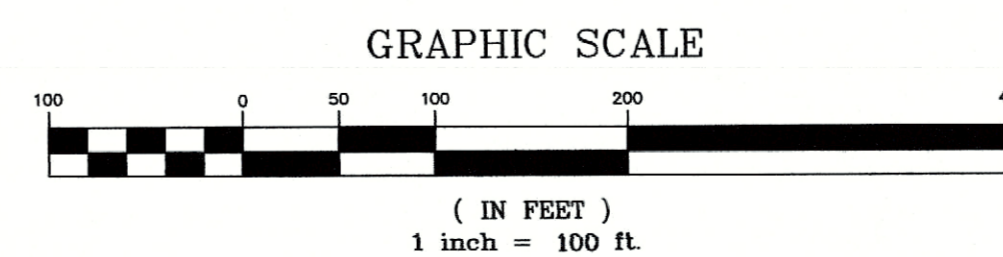
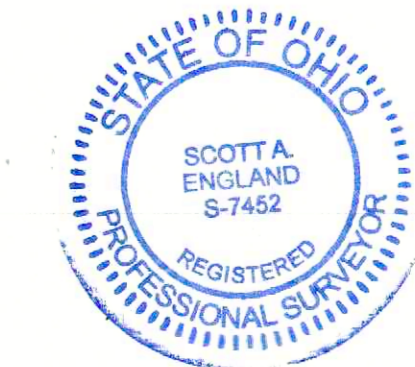
- Right of Way Line
- ▲ - Mag Spike Set
- ▲ - Railroad Spike Set
- - Stone Found: 4" x 4" w/scribed 'X' (NO CAP) (unless noted)
- - 5/8" x 30" long rebar w/red 1.25" dia. plastic cap labeled "S.A. England #7452"
- centerline overhead electric lines
- - Utility Pole Found
- - 5/8" o.d. rebar w/yellow 1.25" dia. plastic cap labeled "Seymour & Assoc."
- ⊕ - 1" o.d. Iron Pipe Found

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December 7, 2023  
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Auditor's Office

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
Date: 12/05/23



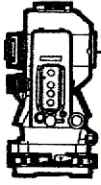
I hereby certify that an actual survey of the premises was made, the field work was performed on January 8, 2023, and that this plat is correct to the best of my knowledge.

Dated 12/1/23

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com





**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**  
**Tract 1: 8.405 Acres**  
**Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 352**

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692, and being the **PRINCIPLE PLACE OF BEGINNING** of the **8.405 Acre** parcel herein to be described: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 47°44'32" E 849.03 feet with a line across said 39.25 Acre parcel, of which this description is a part, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(40' Wide R/W), and passing over an iron pin set at 809.03 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following six (6) courses and distances:

- 1) S 45°28'22" W 82.75 feet to a mag spike set;
- 2) S 51°21'16" W 62.35 feet to a mag spike set;
- 3) S 54°02'17" W 344.43 feet to a mag spike set;
- 4) S 63°07'02" W 120.95 feet to a mag spike set;
- 5) S 57°33'10" W 62.40 feet to a mag spike set;
- 6) S 52°57'30" W 193.47 feet to a 5/8" o.d. iron pin found (no cap) on the West line thereof, also being the Quarter Section Line of Section 35, and being on the East line of said 123 Acre parcel conveyed to Scioto Land Company;

Thence, N 03°53'19" E 1077.39 feet with said "North-South" Half Section Line, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 40.00 feet, and containing **8.405 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/14/23

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract1-Rev1

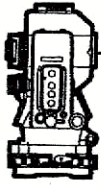
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 DEC 05 2023  
 HOCKING COUNTY  
 ENGINEERS OFFICE

**RECEIVED**  
 December 7, 2023  
 Hocking County  
 Auditor's Office

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By: MB Date: 12.05.2023







## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 2: 5.558 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 352

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.558 Acre parcel herein to be described: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 86°09'08" E 925.37 feet with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and said parcel conveyed to Leist, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), and passing over an iron pin set at 692.77 feet;

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following four (4) courses and distances:

- 1) S 18°12'18" W 72.46 feet to a mag spike set;
- 2) S 26°02'21" W 120.85 feet to a mag spike set;
- 3) S 23°16'02" W 49.29 feet to a mag spike set;
- 4) S 19°14'48" W 29.98 feet to a mag spike set marking the Northeast corner of Schooley Cemetery, as recorded in Deed Book 28, Page 273;

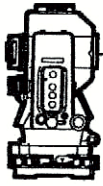
Thence leaving Blue Creek Road with the boundary of said Schooley Cemetery, with the following five (5) courses and distances:

- 1) N 70°45'12" W 60.30 feet to an iron pin set;
- 2) S 89°42'34" W 86.73 feet to an iron pin set;
- 3) S 00°52'08" E 96.27 feet to an iron pin set;
- 4) S 12°59'56" E 30.81 feet to an iron pin set;
- 5) S 41°26'51" E 71.24 feet to a mag spike set in the centerline of Blue Creek Road;

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following two (2) courses and distances:

- 1) S 48°33'09" W 50.97 feet to a mag spike set;
- 2) S 44°50'57" W 90.09 feet to a mag spike set;

Thence, N 47°44'32" W 849.03 feet leaving said Road with a line across said 39.25 Acre parcel, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 5.558 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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 Buckeye Lake, Ohio 43008



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Subject to the 60 foot wide Right of Way of Blue Creek Road (Twp. Road 183).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".


The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

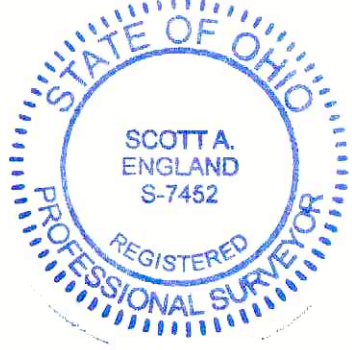
Dated 12/4/23

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract2-Rev1

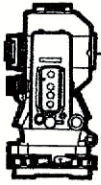
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 DEC 05 2023  
 HOCKING COUNTY  
 ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By:  Date: M. 12 D 05 Y. 2023



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 December 7, 2023  
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 Auditor's Office





## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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### Legal Description

#### Tract 3: 6.358 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 352

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 86°09'08" E 925.37 feet with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and said parcel conveyed to Leist, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), being the **PRINCIPLE PLACE OF BEGINNING** of the 6.358 Acre parcel herein to be described, and passing over an iron pin set at 692.77 feet;

Thence, S 86°09'08" E 371.47 feet leaving Blue Creek Road continuing with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and the South line of a parcel with no ownership found, and extending along the South line of an 11.16 Acre parcel conveyed to Michael & Vivian Smith, as recorded in O.R. 278, Page 363, to an iron pin set marking the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 35, and being the Northwest corner of a 40.05 Acre parcel conveyed to Kenneth & Lorene Wells, as recorded in O.R. 300, Page 476: said iron set bears N 86°09'08" W 1299.84 feet from a 1" o.d. iron pipe found marking the a common corner to Section 25, Section 26, Section 35, and Section 36;

Thence, S 03°04'52" W 921.82 feet with the Quarter-Quarter Section Line of Section 35, the same being the West line of said parcel conveyed to Wells, also being the East line of said 39.25 Acre parcel of which this description is a part, to a mag spike set in the centerline of Vandergriff Road (Twp. Road 185)(60' Wide R/W), and passing over an iron pin set at 881.82 feet;

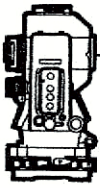
Thence with the centerline of Vandergriff Road across said 39.25 Acre parcel, of which this description is a part, with the following ten (10 courses and distances:

- 1) N 27°27'58" W 27.90 feet to a mag spike set;
- 2) N 36°34'51" W 139.57 feet to a mag spike;
- 3) N 43°39'14" W 38.23 feet to a mag spike set;
- 4) N 50°41'03" W 71.47 feet to a mag spike set;
- 5) N 51°55'52" W 59.90 feet to a mag spike set;
- 6) N 39°33'57" W 50.47 feet to a mag spike set;
- 7) N 28°49'31" W 31.07 feet to a mag spike set;
- 8) N 21°48'14" W 88.15 feet to a mag spike set;
- 9) N 32°17'37" W 57.13 feet to a mag spike set;
- 10) N 48°27'44" W 16.82 feet to a mag spike set;

Thence, N 08°08'14" E 20.24 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set marking the Southeast corner of a 0.5 Acre parcel conveyed to Rachele Rockhold, as recorded in O.R. 64, Page 318;

Thence with the boundary of said parcel conveyed to Rockhold, with the following two (2) courses and distances:

- 1) N 26°08'52" E 132.00 feet to an iron pin set;
- 2) N 55°57'56" W 170.72 feet to a mag spike set in the centerline of Blue Creek Road (Twp. Road 185)940' Wide R/W);



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E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following four (4) courses and distances:

- 1) N 19°14'48" E 36.56 feet to a mag spike set and passing over a mag spike set at 6.58 feet;
- 2) N 23°16'02" E 49.29 feet to a mag spike set;
- 3) N 26°02'21" E 120.85 feet to a mag spike set;
- 4) N 18°12'18" E 72.46 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **6.358 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


Subject to the 60 foot wide Right of Way of Blue Creek Road (Twp. Road 183) and the 60 foot wide Right of Way of Vandergriff Road (Twp. Road 183).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/4/23

  
 \_\_\_\_\_  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract3-Rev1

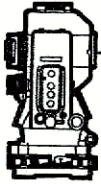
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 Hocking County Engineer's Office  
 By: CDS Date: M. 12 D 05 Y. 2023



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 December 7, 2023  
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**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
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**Legal Description**  
**Tract 4: 5.172 Acres**  
**Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 352**

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692 : said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27,

Thence, **S 03°53'19" W 1077.39 feet** with the "Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to a 5/8" o.d. iron pin found in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), being the **PRINCIPLE PLACE OF BEGINNING**, of the **5.172 Acre** parcel herein to be described, and passing over an iron pin set at 1037.39 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following four (4) courses and distances:

- 1) N 52°57'30" E 193.47 feet to a mag spike set;
- 2) N 57°33'10" E 62.40 feet to a mag spike set;
- 3) N 63°07'02" E 120.95 feet to a mag spike set;
- 4) N 54°02'17" E 260.03 feet to a mag spike set;

Thence, **S 03°53'19" W 646.50 feet** leaving Blue Creek Road with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set on the South line thereof on the Quarter-Quarter Section Line of Section 35, also being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779, and passing over an iron pin set at 40.00 feet;

Thence, **N 85°58'03" W 500.00 feet** with the South line of said 39.25 Acre parcel, of which this description is a part, also being said Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to an iron pin set on the West line of said Quarter Section Line of Section 35, being on the West line of said 39.25 Acre parcel, and being on the East line of a 1.9181 Acre parcel conveyed to Jerry Jinks, as recorded in O.R. 368, Page 273: said iron pin bears N 03°53'19" E 280.35 feet from a 5/8" o.d. iron pin found w/yellow 1.25" dia. cap labeled "Seymour & Assoc".

Thence, **N 03°53'19" E 253.01feet** with said Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 1.9181 Acre parcel conveyed to Jinks, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 213.01 feet, and containing **5.172 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/14/23

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

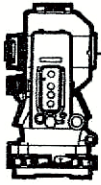
Job No. 3876-22HO-Tract4-Rev1  
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**DEC 05 2023**  
 HOCKING COUNTY  
 ENGINEERS OFFICE

**APPROVED MATHEMATICALLY** December 7, 2023  
 Hocking County Engineer's Office  
 By: Date: M.12.D. 05.Y. 2023 Hocking County Auditor's Office







## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description Tract 5: 7.581 Acres Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 352

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692 : said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed "X" at the common corner of Section 26, Section 27,

Thence, S 03°53'19" W 1077.39 feet with the Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to a 5/8" o.d. iron pin found in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W) at the Northeast corner of a 1.9181 Acre parcel conveyed to Jerry Jinks, as recorded in O.R. 368, Page 273:

Thence, S 03°53'19" W 253.01 feet leaving Blue Creek Road continuing with said Quarter Section Line of Section 5, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 1.9181 Acre parcel conveyed to Jinks, to an iron pin set at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 35, and being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779: said iron pin bears N 03°53'19" E 280.35 feet from a 5/8" o.d. iron pin found w/yellow 1.25" dia. cap labeled "Seymour & Assoc".

Thence, S 85°58'03" E 500.00 feet with the South line of said 39.25 Acre parcel, of which this description is a part, also being the Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 7.581 Acre parcel herein to be described;

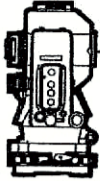
Thence, N 03°53'19" E 646.50 feet with a line across said 39.25 Acre parcel, of which this description is a part, to a point in the centerline of said Blue Creek Road, and passing over an iron pin set at 606.50 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following six (6) courses and distances:

- 1) N 54°02'17" E 84.40 feet to a mag spike set;
- 2) N 51°21'16" E 62.35 feet to a mag spike set;
- 3) N 45°28'22" E 82.75 feet to a mag spike set;
- 4) N 44°50'57" E 90.09 feet to a mag spike set;
- 5) N 48°33'09" E 50.97 feet to a mag spike set;
- 6) N 44°47'22" E 47.43 feet to a mag spike set at the centerline intersection of Blue Creek Road and Vandergriff Road (Twp. Road 185)(60' Wide R/W), and being the Southwest corner of a 0.5 Acre parcel conveyed to Rachelle Rockhold, as recorded in O.R. 64, Page 318;

Thence, S 55°24'36" E 165.00 feet leaving Blue Creek Road with the South line of said parcel conveyed to Rockhold, to an iron pin set on the North side of Vandergriff Road marking the Southeast corner thereof;

Thence, S 08°08'14" W 863.83 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set on the South line thereof on the Quarter-Quarter Section Line of Section 35, also being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779, passing over a mag spike set in the centerline of Vandergriff Road at 20.24 feet, and passing over an iron pin set at 60.24 feet;



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, **N 85°58'03" W 369.49 feet** with the South line of said 39.25 Acre parcel, of which this description is a part, also being said Quarter-Quarter Section Line and the North line of said parcel conveyed to Simon, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **7.581 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

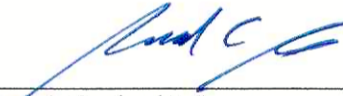
Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183) and the 60 foot Right of Way of Vandergriff Road (T.R.-185).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/7/23

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract5

**RECEIVED**

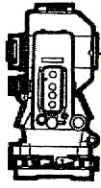
**DEC 05 2023**  
 HOCKING COUNTY  
 ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By: [Signature] Date: M. 12 DEC 5 Y. 2023



**RECEIVED**  
 December 7, 2023  
 Hocking County  
 Auditor's Office





## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 6: 5.980 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 352

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 352, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692 : said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27,

Thence, S 03°53'19" W 1077.39 feet with the Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to a 5/8" o.d. iron pin found in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W) at the Northeast corner of a 1.9181 Acre parcel conveyed to Jerry Jinks, as recorded in O.R. 368, Page 273:

Thence, S 03°53'19" W 253.01 feet leaving Blue Creek Road continuing with said Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 1.9181 Acre parcel conveyed to Jinks, to an iron pin set at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 35, and being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779: said iron pin bears N 03°53'19" E 280.35 feet from a 5/8" o.d. iron pin found w/yellow 1.25" dia. cap labeled "Seymour & Assoc".

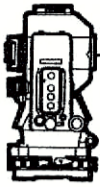
Thence, S 85°58'03" E 869.49 feet with the South line of said 39.25 Acre parcel, of which this description is a part, also being the Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING**, of the 5.980 Acre parcel herein to be described, and passing over an iron pin set at 500.00 feet;

Thence, N 08°08'14" E 843.59 feet with a line across said 39.25 Acre parcel, of which this description is a part, to a point in the centerline of said Vandergriff Road (Twp. Road 185)(60' Wide R/W), and passing over an iron pin set at 803.59 feet;

Thence with the centerline of Vandergriff Road across said 39.25 Acre parcel, of which this description is a part, with the following ten (10) courses and distances:

- 1) S 48°27'44" E 16.82 feet to a mag sike set;
- 2) S 32°17'37" E 57.13 feet to a mag spike set;
- 3) S 21°48'14" E 88.15 feet to a mag spike set;
- 4) S 28°49'31" E 31.07 feet to a mag spike set;
- 5) S 39°33'57" E 50.47 feet to a mag spike set;
- 6) S 51°55'52" E 59.90 feet to a mag spike set;
- 7) S 50°41'03" E 71.47 feet to a mag spike set;
- 8) S 43°39'14" E 38.23 feet to a mag spike set;
- 9) S 36°34'51" E 139.57 feet to a mag spike set
- 10) S 27°27'58" E 27.90 feet mag spike set on the East line thereof on the Quarter-Quarter Section Line of Section 35, also being on the West line of a 40.05 Acre parcel conveyed to Kenneth & Lorrene Wells, as recorded in O.R. 300, Page 476;

Thence, S 03°04'52" W 412.94 feet leaving Vandergriff Road with said Quarter-Quarter Section Line, the same being the East line of said 39.25 Acre parcel, of which this description is a part, to an iron pin set on the South line thereof on the "East-West" Quarter Section Line of Section 35, also being on the North line of said parcel conveyed to Simon, and being the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 35: said iron pin set bears N 85°58'03" W 1315.66 feet from a 5/8" o.d. iron pin found w/1.25" o.d. yellow cap stamped "Michael P. Berry";



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 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



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**Fax: 740-323-0272**

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Thence, **N 85°58'03" W 446.17 feet** with the South line of said 39.25 Acre parcel, of which this description is a part, also being said Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **5.980 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183) and the 60 foot Right of Way of Vandergriff Road (T.R.-185).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/4/23

  
 \_\_\_\_\_

Job No. 3876-22HO-Tract6-Rev1

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

**RECEIVED**  
  
**DEC 05 2023**  
 HOCKING COUNTY  
 ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By: DES Date: 12 Dec 5, 2023



**RECEIVED**  
**December 7, 2023**  
**Hocking County**  
**Auditor's Office**



# Plat of Survey

Township of Salt Creek, County of Hocking, State of Ohio, part Northeast Quarter Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and being the Northwest Quarter of the Northeast Quarter Section 35, as shown on Levi Davis's 1870 Plat recorded in Plat Book A, Page 425.

## PROPERTY LOCATION:

Being a Survey of a parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, and being all of Auditor's P.P.N. 1500052200000.

## BASIS OF BEARING:

The bearings of this plat are based on the North line of Section 35, as being S 86°09'08" E, and is an assumed Meridian used to denote angles only.

## GENERAL NOTES:

- 1) All monuments found are in good condition unless otherwise noted.
- 2) Occupation lines generally agree with the survey lines.

## PREPARED FOR:

Countrytyme Land Specialists, Ltd.  
Lancaster, Ohio

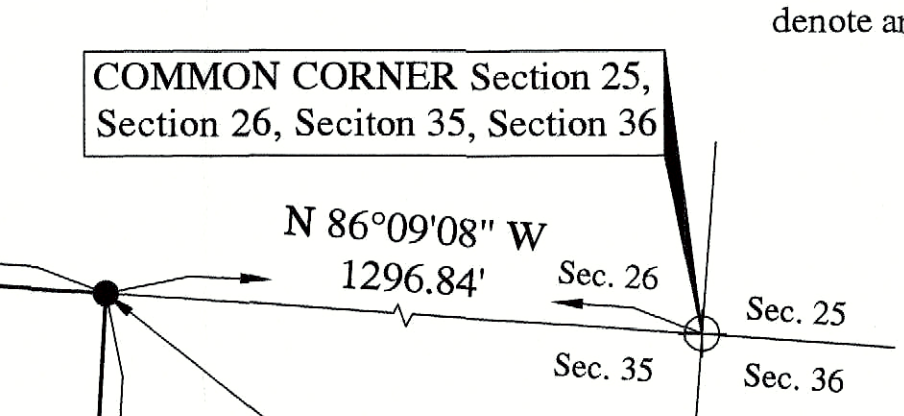
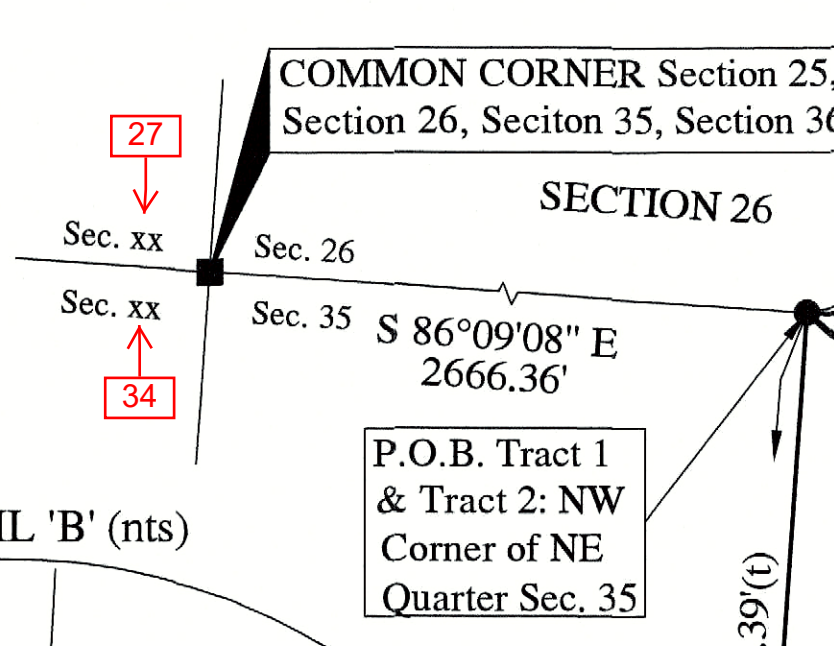
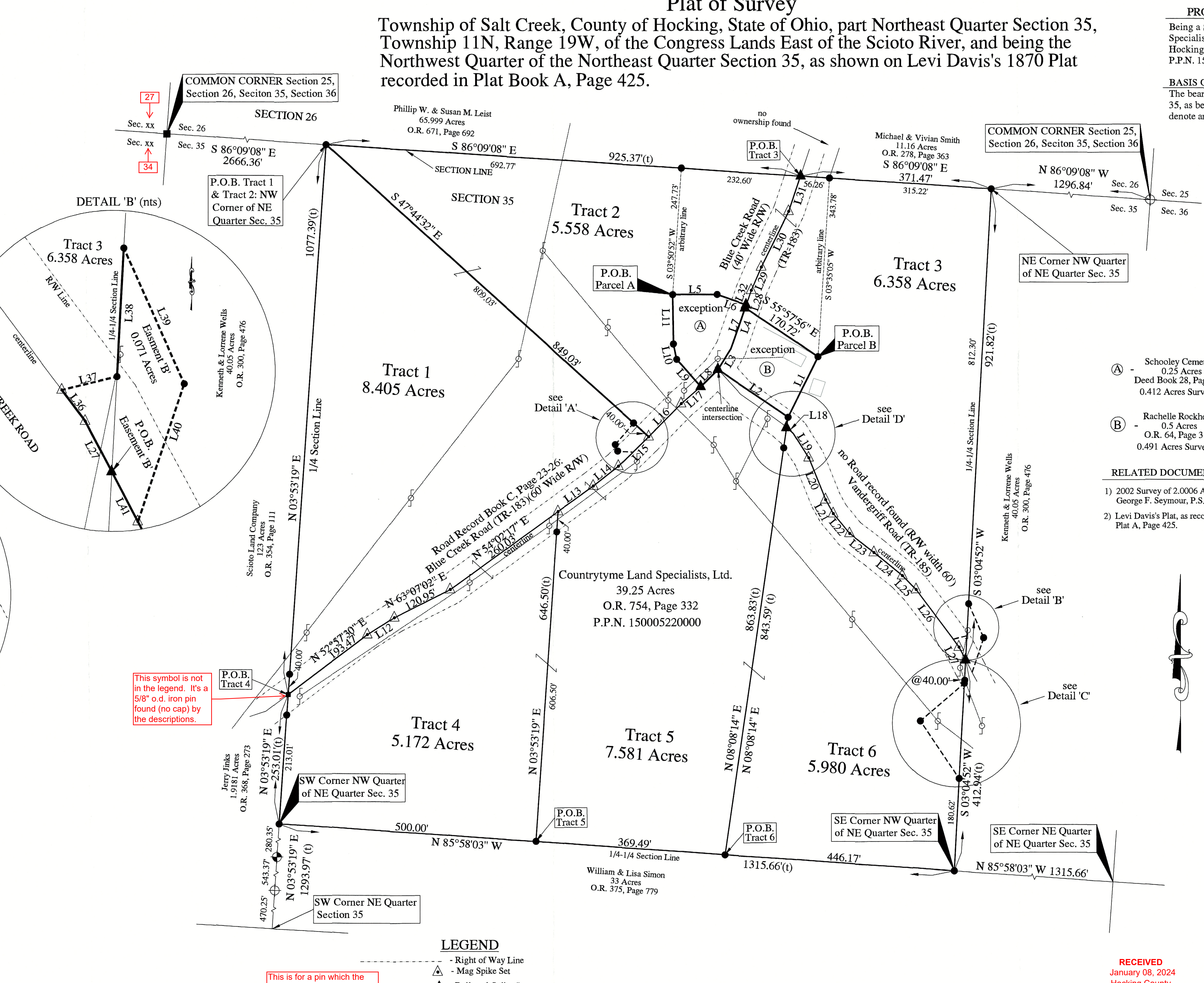
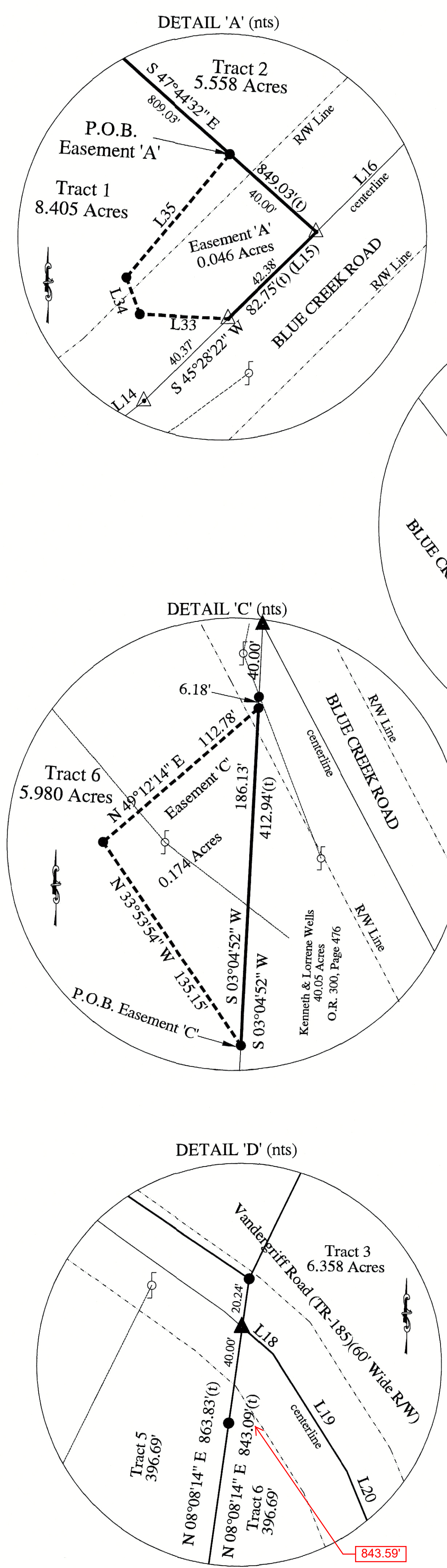
## LINE TABLE

No.	Bearing	Distance
L1	S 26°08'52" W	132.00'
L2	N 55°24'36" W	165.00'
L3	N 31°16'17" E	47.58'
L4	N 19°14'48" E	84.42'
L5	N 89°42'34" E	86.73'
L6	S 70°45'12" E	60.30'
L7	S 19°14'48" W	91.00'
L8	S 44°47'22" W	47.43'
L9	N 41°26'51" W	71.24'
L10	N 12°59'56" W	30.81'
L11	N 00°52'08" W	96.27'
L12	N 57°33'10" E	62.40'
L13	N 54°02'17" E	84.40'
L14	N 51°21'16" E	62.35'
L15	N 45°28'22" E	82.75'
L16	N 44°50'57" E	90.09'
L17	N 48°33'09" E	50.97'
L18	S 48°27'44" E	16.82'
L19	S 32°17'37" E	57.13'
L20	S 21°48'14" E	88.15'
L21	S 28°49'31" E	31.07'
L22	S 39°33'57" E	50.47'
L23	S 51°55'52" E	59.90'
L24	S 50°41'03" E	71.47'
L25	S 43°39'14" E	38.23'
L26	S 36°34'51" E	139.57'
L27	S 27°27'58" E	27.90'
L28	N 19°14'48" E	36.56'
L29	N 23°16'02" E	49.29'
L30	N 26°02'21" E	120.85'
L31	N 18°12'18" E	72.46'
L32	N 19°14'48" E	29.98'
L33	N 86°57'36" W	30.32'
L34	N 19°59'36" W	13.43'
L35	N 39°55'37" E	55.28'
L36	N 36°34'51" W	19.07'
L37	N 76°24'21" E	27.51'
L38	N 03°04'52" E	62.92'
L39	S 23°50'17" E	72.54'
L40	S 18°28'27" W	71.07'
L41	N 27°27'58" W	27.50'

- (A) - Schooley Cemetery  
0.25 Acres  
Deed Book 28, Page 273  
0.412 Acres Surveyed
- (B) - Rachelle Rockhold  
0.5 Acres  
O.R. 64, Page 318  
0.491 Acres Surveyed

## RELATED DOCUMENTS

- 1) 2002 Survey of 2.0006 Acres by George F. Seymour, P.S. 6044
- 2) Levi Davis's Plat, as recorded in Plat A, Page 425.

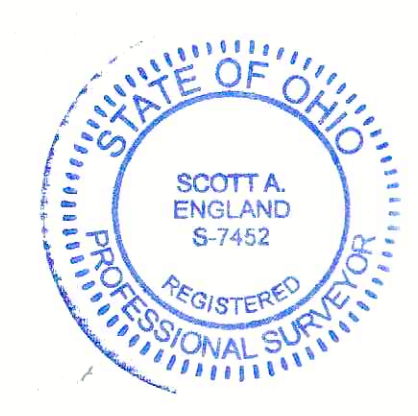
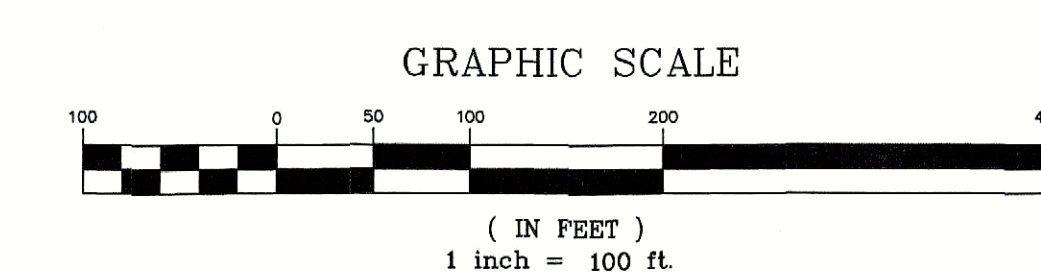


This symbol is not in the legend. It's a 5/8" o.d. iron pin found (no cap) by the descriptions.

This is for a pin which the symbol is not shown in this legend; it's shown as a small square on the drawing.

- ### LEGEND
- Right of Way Line
  - Mag Spike Set
  - Railroad Spike Set
  - Stone Found: 4" x 4" w/scribed 'X' (NO CAP) (unless noted)
  - 5/8" x 30" long rebar w/red 1.25" dia. plastic cap labeled "S.A. England #7452"
  - centerline overhead electric lines
  - Utility Pole Found
  - 5/8" o.d. rebar w/yellow 1.25" dia. plastic cap labeled "Seymour & Assoc."
  - 1" o.d. Iron Pipe Found

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com



RECEIVED  
January 08, 2024  
Hocking County  
Auditor's Office

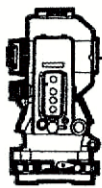
RECEIVED  
JAN 08 2024  
HOCKING COUNTY  
ENGINEERS OFFICE

APPROVED MATHEMATICALLY  
Hocking County Engineer's Office  
Date: 1/8/24

I hereby certify that an actual survey of the premises was made, the field work was performed on January 8, 2023, and that this plat is correct to the best of my knowledge.

Dated: 1/8/24  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452





## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 1: 8.405 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692, and being the **PRINCIPLE PLACE OF BEGINNING** of the 8.405 Acre parcel herein to be described: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed "X" at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 47°44'32" E 849.03 feet with a line across said 39.25 Acre parcel, of which this description is a part, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), and passing over an iron pin set at 809.03 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following six (6) courses and distances:

- 1) S 45°28'22" W 82.75 feet to a mag spike set;
- 2) S 51°21'16" W 62.35 feet to a mag spike set;
- 3) S 54°02'17" W 344.43 feet to a mag spike set;
- 4) S 63°07'02" W 120.95 feet to a mag spike set;
- 5) S 57°33'10" W 62.40 feet to a mag spike set;
- 6) S 52°57'30" W 193.47 feet to a 5/8" o.d. iron pin found (no cap) on the West line thereof, also being the Quarter Section Line of Section 35, and being on the East line of said 123 Acre parcel conveyed to Scioto Land Company;

Thence, N 03°53'19" E 1077.39 feet with said "North-South" Half Section Line, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 40.00 feet, and containing 8.405 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183).

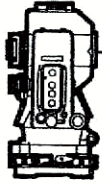
Subject to an **EASEMENT FOR INGRESS/EGRESS** across the above described 8.405 Acre parcel, also being part of the 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, and being more particularly described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692;

Thence, S 47°44'32" E 809.03 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **INGRESS/EGRESS EASEMENT** herein to be described;

Thence, S 47°44'32" E 40.00 feet continuing across said 39.25 Acre parcel, of which this description is a part, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W);

Thence, S 45°28'22" W 42.38 feet with the centerline of Blue Creek Road, to a mag spike set;



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence leaving Blue Creek Road, with a line across said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., with the following three (3) courses and distances:

- 1) N 86°57'36" W 30.32 feet to an iron pin set;
- 2) N 19°59'36" W 13.43 feet to an iron pin set;
- 3) N 39°55'37" E 55.28 feet to the **PRINCIPLE PLACE OF BEGINNING.**

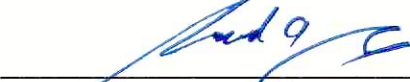
Said **INGRESS/EGRESS EASEMENT** contains **0.046 Acres**, more or less.

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/27/23

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

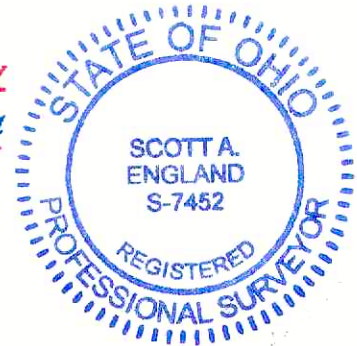
Job No. 3876-22HO-Tract1-Rev2

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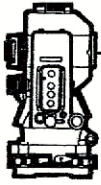
HOCKING COUNTY  
ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By:  Date: 01/08/2024



**RECEIVED**  
 January 08, 2024  
 Hocking County  
 Auditor's Office





## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 2: 5.558 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.558 Acre parcel herein to be described: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 86°09'08" E 925.37 feet with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and said parcel conveyed to Leist, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), and passing over an iron pin set at 692.77 feet;

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following four (4) courses and distances:

- 1) S 18°12'18" W 72.46 feet to a mag spike set;
- 2) S 26°02'21" W 120.85 feet to a mag spike set;
- 3) S 23°16'02" W 49.29 feet to a mag spike set;
- 4) S 19°14'48" W 29.98 feet to a mag spike set marking the Northeast corner of Schooley Cemetery, as recorded in Deed Book 28, Page 273;

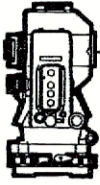
Thence leaving Blue Creek Road with the boundary of said Schooley Cemetery, with the following five (5) courses and distances:

- 1) N 70°45'12" W 60.30 feet to an iron pin set;
- 2) S 89°42'34" W 86.73 feet to an iron pin set;
- 3) S 00°52'08" E 96.27 feet to an iron pin set;
- 4) S 12°59'56" E 30.81 feet to an iron pin set;
- 5) S 41°26'51" E 71.24 feet to a mag spike set in the centerline of Blue Creek Road;

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following two (2) courses and distances:

- 1) S 48°33'09" W 50.97 feet to a mag spike set;
- 2) S 44°50'57" W 90.09 feet to a mag spike set;

Thence, N 47°44'32" W 849.03 feet leaving said Road with a line across said 39.25 Acre parcel, of which this description is a part, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 5.558 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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Fax: 740-323-0272

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Subject to the 60 foot wide Right of Way of Blue Creek Road (Twp. Road 183),

Together with **EASEMENT FOR INGRESS/EGRESS** across the 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, and being more particularly described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692;

Thence, S 47°44'32" E 809.03 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **INGRESS/EGRESS EASEMENT** herein to be described;

Thence, S 47°44'32" E 40.00 feet continuing across said 39.25 Acre parcel, of which this description is a part, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W);

Thence, S 45°28'22" W 42.38 feet with the centerline of Blue Creek Road, to a mag spike set;

Thence leaving Blue Creek Road, with a line across said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., with the following three (3) courses and distances:

- 1) N 86°57'36" W 30.32 feet to an iron pin set;
- 2) N 19°59'36" W 13.43 feet to an iron pin set;
- 3) N 39°55'37" E 55.28 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said **INGRESS/EGRESS EASEMENT** contains **0.046 Acres**, more or less.

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/2/13

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract2-Rev2

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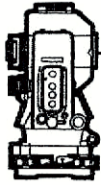
HOCKING COUNTY  
 ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By: Date: **MOI DECEMBER 2024**



**RECEIVED**  
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 Hocking County  
 Auditor's Office





## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description Tract 3: 6.358 Acres Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 86°09'08" E 925.37 feet with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and said parcel conveyed to Leist, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), being the **PRINCIPLE PLACE OF BEGINNING** of the 6.358 Acre parcel herein to be described, and passing over an iron pin set at 692.77 feet;

Thence, S 86°09'08" E 371.47 feet leaving Blue Creek Road continuing with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and the South line of a parcel with no ownership found, and extending along the South line of an 11.16 Acre parcel conveyed to Michael & Vivian Smith, as recorded in O.R. 278, Page 363, to an iron pin set marking the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 35, and being the Northwest corner of a 40.05 Acre parcel conveyed to Kenneth & Lorene Wells, as recorded in O.R. 300, Page 476: said iron set bears N 86°09'08" W 1299.84 feet from a 1" o.d. iron pipe found marking the common corner to Section 25, Section 26, Section 35, and Section 36;

Thence, S 03°04'52" W 921.82 feet with the Quarter-Quarter Section Line of Section 35, the same being the West line of said parcel conveyed to Wells, also being the East line of said 39.25 Acre parcel of which this description is a part, to a mag spike set in the centerline of Vandergriff Road (Twp. Road 185)(60' Wide R/W), and passing over an iron pin set at 812.30 feet and 875.22 feet;

Thence with the centerline of Vandergriff Road across said 39.25 Acre parcel, of which this description is a part, with the following ten (10) courses and distances:

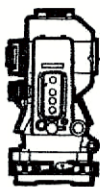
- 1) N 27°27'58" W 27.90 feet to a mag spike set;
- 2) N 36°34'51" W 139.57 feet to a mag spike set;
- 3) N 43°39'14" W 38.23 feet to a mag spike set;
- 4) N 50°41'03" W 71.47 feet to a mag spike set;
- 5) N 51°55'52" W 59.90 feet to a mag spike set;
- 6) N 39°33'57" W 50.47 feet to a mag spike set;
- 7) N 28°49'31" W 31.07 feet to a mag spike set;
- 8) N 21°48'14" W 88.15 feet to a mag spike set;
- 9) N 32°17'37" W 57.13 feet to a mag spike set;
- 10) N 48°27'44" W 16.82 feet to a mag spike set;

Thence, N 08°08'14" E 20.24 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set marking the Southeast corner of a 0.5 Acre parcel conveyed to Rachele Rockhold, as recorded in O.R. 64, Page 318;

Thence with the boundary of said parcel conveyed to Rockhold, with the following two (2) courses and distances:

- 1) N 26°08'52" E 132.00 feet to an iron pin set;
- 2) N 55°57'56" W 170.72 feet to a mag spike set in the centerline of Blue Creek Road (Twp. Road 185)940' Wide R/W);





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 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

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Ohio Phone: 1-800-551-5844

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following four (4) courses and distances:

- 1) N 19°14'48" E 36.56 feet to a mag spike set and passing over a mag spike set at 6.58 feet;
- 2) N 23°16'02" E 49.29 feet to a mag spike set;
- 3) N 26°02'21" E 120.85 feet to a mag spike set;
- 4) N 18°12'18" E 72.46 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **6.358 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the 60 foot wide Right of Way of Blue Creek Road (Twp. Road 183) and the 60 foot wide Right of Way of Vandergriff Road (Twp. Road 185).

Together with a shared **INGRESS/EGRESS EASEMENT** across part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332 and part of a 40.05 Acre parcel conveyed to Kenneth & Lorrene Wells, as recorded in O.R. 300, Page 476, and being more particularly described as follows:

Commencing at a railroad spike set in the centerline of Vandergriff Road (TR-185)(60' Wide R/W) at the intersection of the Quarter-Quarter Section Line of the Northeast Quarter of Section 35 and said centerline, being on the East line of said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., also being the West line of said parcel conveyed to Wells, and being the PRINCIPLE PLACE OF BEGINNING of the **INGRESS/EGRESS EASEMENT** herein to be described: said mag spike bears N 03°04'52" E 412.94 feet from an iron pin set marking the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 35;

Thence with the centerline of Vandergriff Road, with the following two (2) courses and distances:

- 1) N 27°27'58" W 27.90 feet to a mag spike set;
- 2) N 36°34'51" W 19.07 feet to a mag spike set;

Thence, N 76°24'21" E 27.51 feet leaving Vandergriff Road with a line across said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., to an iron pin set on the East line thereof, also being on the West line of said parcel conveyed to Wells, and being on the Quarter-Quarter Section Line of the Northeast Quarter of Section 35;

Thence, N 03°04'52" E 62.92 feet with said Quarter-Quarter Section line of the Northeast Quarter of Section 35, also being the East line of said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., and being the West line of said parcel conveyed to Wells, to an iron pin set;

Thence with a line across said parcel conveyed to Wells, with the following two (2) courses and distances:

- 1) S 23°50'17" E 72.54 feet to an iron pin set;
- 2) S 18°28'27" W 71.07 feet to a mag spike set in the centerline of Vandergriff Road;

Thence, N 27°27'58" W 27.50 feet with the centerline of Vandergriff Road, to the PRINCIPLE PLACE OF BEGINNING.

Said INGRESS/EGRESS EASEMENT as surveyed contains **0.071 Acres**, more or less.

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/22/23

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

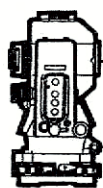


Job No. 3876-22HO-Tract3-Rev2

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 By: Joe Date: MAI Dec 2024





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Buckeye Lake, Ohio 43008



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**Legal Description**  
**Tract 4: 5.172 Acres**  
**Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332**

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692 : said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed "X" at the common corner of Section 26, Section 27,

Thence, **S 03°53'19" W 1077.39 feet** with the "Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to a 5/8" o.d. iron pin found in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), being the **PRINCIPLE PLACE OF BEGINNING**, of the **5.172 Acre** parcel herein to be described, and passing over an iron pin set at 1037.39 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following four (4) courses and distances:

- 1) **N 52°57'30" E 193.47 feet** to a mag spike set;
- 2) **N 57°33'10" E 62.40 feet** to a mag spike set;
- 3) **N 63°07'02" E 120.95 feet** to a mag spike set;
- 4) **N 54°02'17" E 260.03 feet** to a mag spike set;

Thence, **S 03°53'19" W 646.50 feet** leaving Blue Creek Road with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set on the South line thereof on the Quarter-Quarter Section Line of Section 35, also being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779, and passing over an iron pin set at 40.00 feet;

Thence, **N 85°58'03" W 500.00 feet** with the South line of said 39.25 Acre parcel, of which this description is a part, also being said Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to an iron pin set on the West line of said Quarter Section Line of Section 35, being on the West line of said 39.25 Acre parcel, and being on the East line of a 1.9181 Acre parcel conveyed to Jerry Jinks, as recorded in O.R. 368, Page 273: said iron pin bears N 03°53'19" E 280.35 feet from a 5/8" o.d. iron pin found w/yellow 1.25" dia. cap labeled "Seymour & Assoc".

Thence, **N 03°53'19" E 253.01 feet** with said Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 1.9181 Acre parcel conveyed to Jinks, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 213.01 feet, and containing **5.172 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

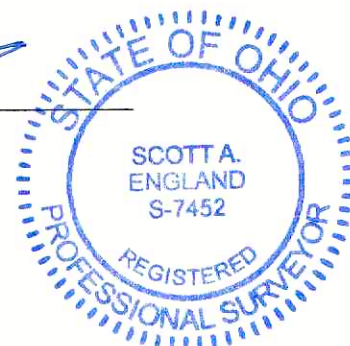
Dated 12/27/23

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

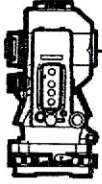
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## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

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### Legal Description Tract 5: 7.581 Acres Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692 : said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27,

Thence, S 03°53'19" W 1077.39 feet with the Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to a 5/8" o.d. iron pin found in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W) at the Northeast corner of a 1.9181 Acre parcel conveyed to Jerry Jinks, as recorded in O.R. 368, Page 273:

Thence, S 03°53'19" W 253.01 feet leaving Blue Creek Road continuing with said Quarter Section Line of Section 5, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 1.9181 Acre parcel conveyed to Jinks, to an iron pin set at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 35, and being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779: said iron pin bears N 03°53'19" E 280.35 feet from a 5/8" o.d. iron pin found w/yellow 1.25" dia. cap labeled "Seymour & Assoc".

Thence, S 85°58'03" E 500.00 feet with the South line of said 39.25 Acre parcel, of which this description is a part, also being the Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the **7.581 Acre** parcel herein to be described;

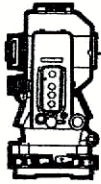
Thence, N 03°53'19" E 646.50 feet with a line across said 39.25 Acre parcel, of which this description is a part, to a point in the centerline of said Blue Creek Road, and passing over an iron pin set at 606.50 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following six (6) courses and distances:

- 1) N 54°02'17" E 84.40 feet to a mag spike set;
- 2) N 51°21'16" E 62.35 feet to a mag spike set;
- 3) N 45°28'22" E 82.75 feet to a mag spike set;
- 4) N 44°50'57" E 90.09 feet to a mag spike set;
- 5) N 48°33'09" E 50.97 feet to a mag spike set;
- 6) N 44°47'22" E 47.43 feet to a mag spike set at the centerline intersection of Blue Creek Road and Vandergriff Road (Twp. Road 185)(60' Wide R/W), and being the Southwest corner of a 0.5 Acre parcel conveyed to Rachele Rockhold, as recorded in O.R. 64, Page 318;

Thence, S 55°24'36" E 165.00 feet leaving Blue Creek Road with the South line of said parcel conveyed to Rockhold, to an iron pin set on the North side of Vandergriff Road marking the Southeast corner thereof;

Thence, S 08°08'14" W 863.83 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set on the South line thereof on the Quarter-Quarter Section Line of Section 35, also being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779, passing over a mag spike set in the centerline of Vandergriff Road at 20.24 feet, and passing over an iron pin set at 60.24 feet;



**S.A. ENGLAND SURVEYING**  
 Professional Land Surveying  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, **N 85°58'03" W 369.49 feet** with the South line of said 39.25 Acre parcel, of which this description is a part, also being said Quarter-Quarter Section Line and the North line of said parcel conveyed to Simon, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **7.581 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183) and the 60 foot Right of Way of Vandergriff Road (T.R.-185).

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/22/23

  
 \_\_\_\_\_  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract5

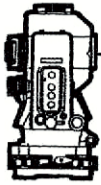
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 By:  Date: MO. 01 DEC 2024



**RECEIVED**  
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## S.A. ENGLAND SURVEYING

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E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description

#### Tract 6: 5.980 Acres

#### Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692 : said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed "X" at the common corner of Section 26, Section 27,

Thence, S 03°53'19" W 1077.39 feet with the Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to a 5/8" o.d. iron pin found in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W) at the Northeast corner of a 1.9181 Acre parcel conveyed to Jerry Jinks, as recorded in O.R. 368, Page 273:

Thence, S 03°53'19" W 253.01 feet leaving Blue Creek Road continuing with said Quarter Section Line of Section 35, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 1.9181 Acre parcel conveyed to Jinks, to an iron pin set at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 35, and being on the North line of a 33 Acre parcel conveyed to William & Lisa Simon, as recorded in O.R. 375, Page 779: said iron pin bears N 03°53'19" E 280.35 feet from a 5/8" o.d. iron pin found w/yellow 1.25" dia. cap labeled "Seymour & Assoc".

Thence, S 85°58'03" E 869.49 feet with the South line of said 39.25 Acre parcel, of which this description is a part, also being the Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to an iron pin set, being the **PRINCIPLE PLACE OF BEGINNING**, of the 5.980 Acre parcel herein to be described, and passing over an iron pin set at 500.00 feet;

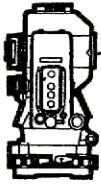
Thence, N 08°08'14" E 843.59 feet with a line across said 39.25 Acre parcel, of which this description is a part, to a point in the centerline of said Vandergriff Road (Twp. Road 185)(60' Wide R/W), and passing over an iron pin set at 803.59 feet;

Thence with the centerline of Vandergriff Road across said 39.25 Acre parcel, of which this description is a part, with the following ten (10) courses and distances:

- 1) S 48°27'44" E 16.82 feet to a mag sike set;
- 2) S 32°17'37" E 57.13 feet to a mag spike set;
- 3) S 21°48'14" E 88.15 feet to a mag spike set;
- 4) S 28°49'31" E 31.07 feet to a mag spike set;
- 5) S 39°33'57" E 50.47 feet to a mag spike set;
- 6) S 51°55'52" E 59.90 feet to a mag spike set;
- 7) S 50°41'03" E 71.47 feet to a mag spike set;
- 8) S 43°39'14" E 38.23 feet to a mag spike set;
- 9) S 36°34'51" E 139.57 feet to a mag spike set
- 10) S 27°27'58" E 27.90 feet mag spike set on the East line thereof on the Quarter-Quarter Section Line of Section 35, also being on the West line of a 40.05 Acre parcel conveyed to Kenneth & Lorrene Wells, as recorded in O.R. 300, Page 476;

Thence, S 03°04'52" W 412.94 feet (passing over iron pins set at 40.00 feet, 40.18 feet, and 226.80 feet) leaving Vandergriff Road with said Quarter-Quarter Section Line, the same being the East line of said 39.25 Acre parcel, of which this description is a part, to an iron pin set on the South line thereof on the "East-West" Quarter Section Line of Section 35, also being on the North line of said parcel conveyed to Simon, and being the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 35: said iron pin set bears N 85°58'03" W 1315.66 feet from a 5/8" o.d. iron pin found w/1.25" o.d. yellow cap stamped "Michael P. Berry";





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Thence, **N 85°58'03" W 446.17 feet** with the South line of said 39.25 Acre parcel, of which this description is a part, also being said Quarter-Quarter Section Line of Section 35 and the North line of said parcel conveyed to Simon, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **5.980 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183) and the 60 foot Right of Way of Vandergriff Road (T.R.-185).

Subject to an **EASEMENT** across the above described 5.980 Acre parcel as part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332;

Commencing at an iron pin set marking the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 35, being the Southeast corner of said 5.980 Acre parcel and said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., and being the Southwest corner of a 40.05 Acre parcel conveyed to Kenneth & Lorrene Wells, as recorded in O.R. 300, Page 476;

Thence, **N 03°04'52" E 180.62 feet** with the Quarter-Quarter Line of the Northeast Quarter of Section 35 the same being the East line of said 5.980 Acre parcel and said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., also being the West line of said parcel conveyed to Wells, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT** herein to be described;

Thence with a line across said 5.980 Acre parcel and 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., with the following two (2) courses and distances:

- 1) **N 33°53'54" W 135.15 feet** to an iron pin set;
- 2) **N 49°12'14" E 112.78 feet** to an iron pin set on the East line thereof, also being the Quarter-Quarter Section Line of the Northeast Quarter of Section 35, and being on the West line of said parcel conveyed to Wells;

Thence, **S 03°04'52" W 186.13 feet** with the Quarter-Quarter Line of the Northeast Quarter of Section 35 the same being the East line of said 5.980 Acre parcel and said 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., also being the West line of said parcel conveyed to Wells, to the **PRINCIPLE PLACE OF BEGINNING** of the **EASEMENT** herein to be described, and containing **0.174 Acres**, more or less.

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 12/27/23

Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 3876-22HO-Tract6-Rev2

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 By: [Signature] Date: MOI DEC 8 Y 2024



**RECEIVED**  
 January 08, 2024  
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# Plat of Survey

Township of Salt Creek, County of Hocking, State of Ohio, part Northeast Quarter Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and being the Northwest Quarter of the Northeast Quarter Section 35, as shown on Levi Davis's 1870 Plat recorded in Plat Book A, Page 425.

**PROPERTY LOCATION:**  
Being a Survey of a parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, and being all of Auditor's P.P.N. 150005220000.

**BASIS OF BEARING:**  
The bearings of this plat are based on the North line of Section 35, as being S 86°09'08" E, and is an assumed Meridian used to denote angles only.

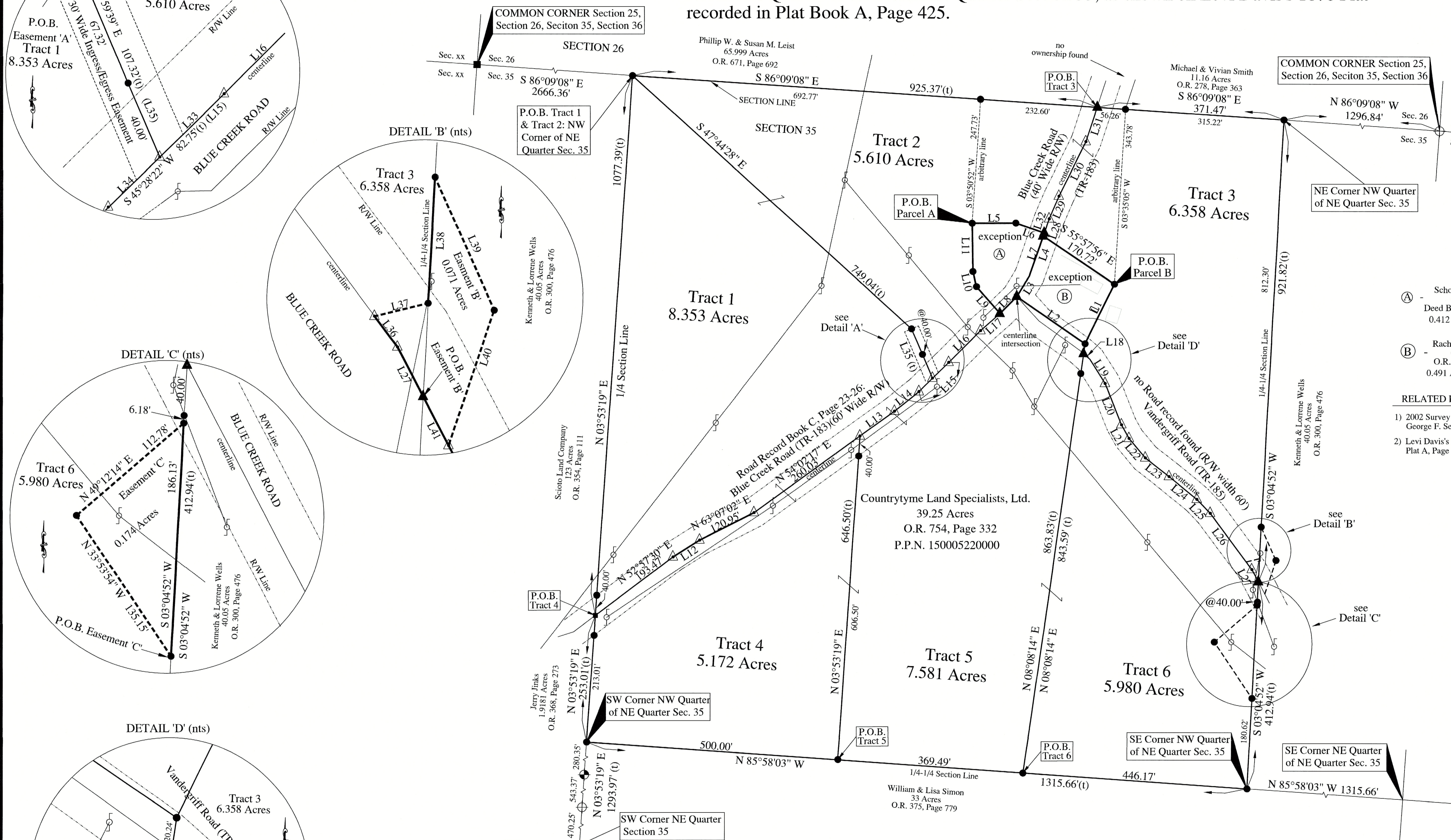
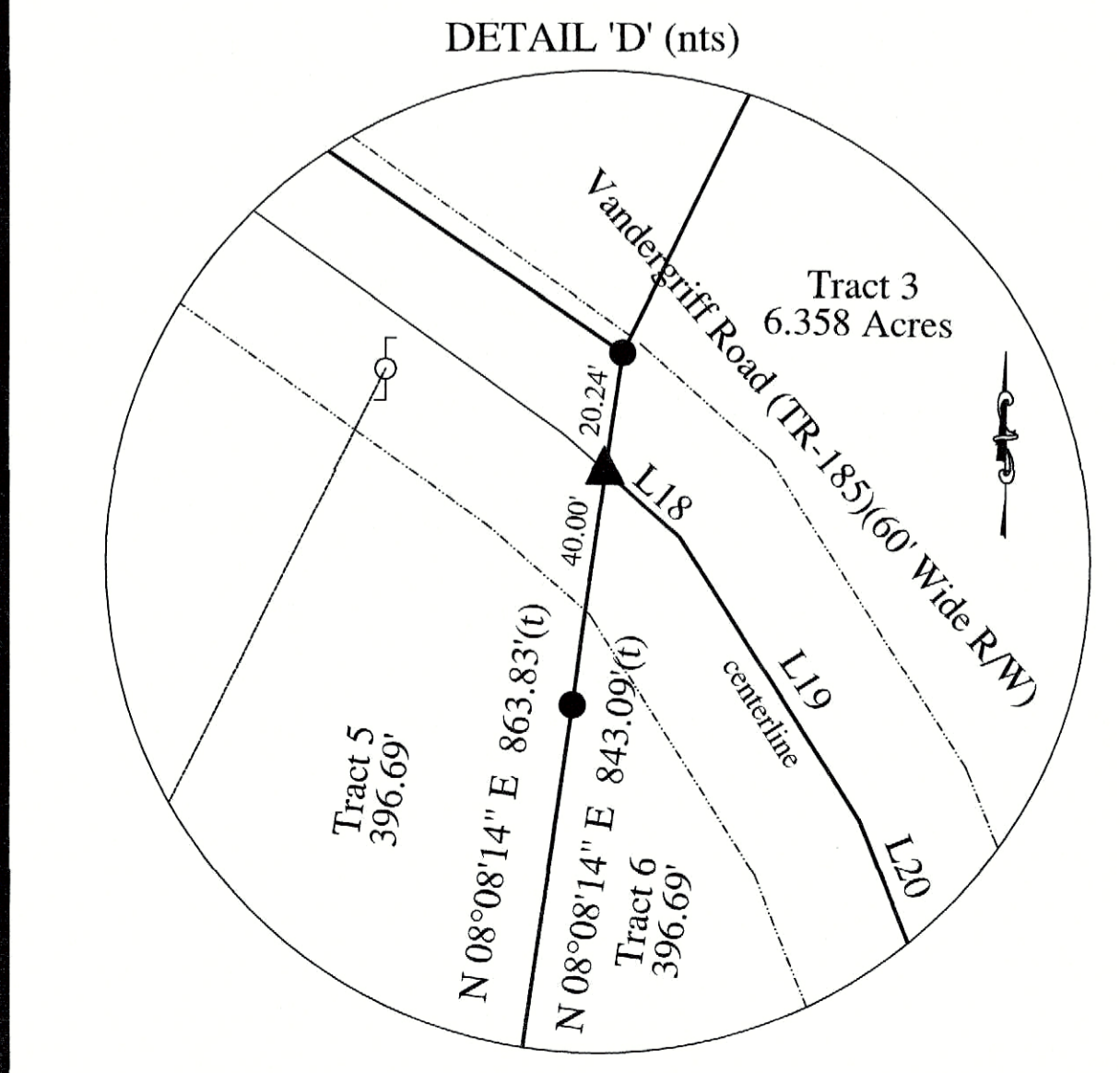
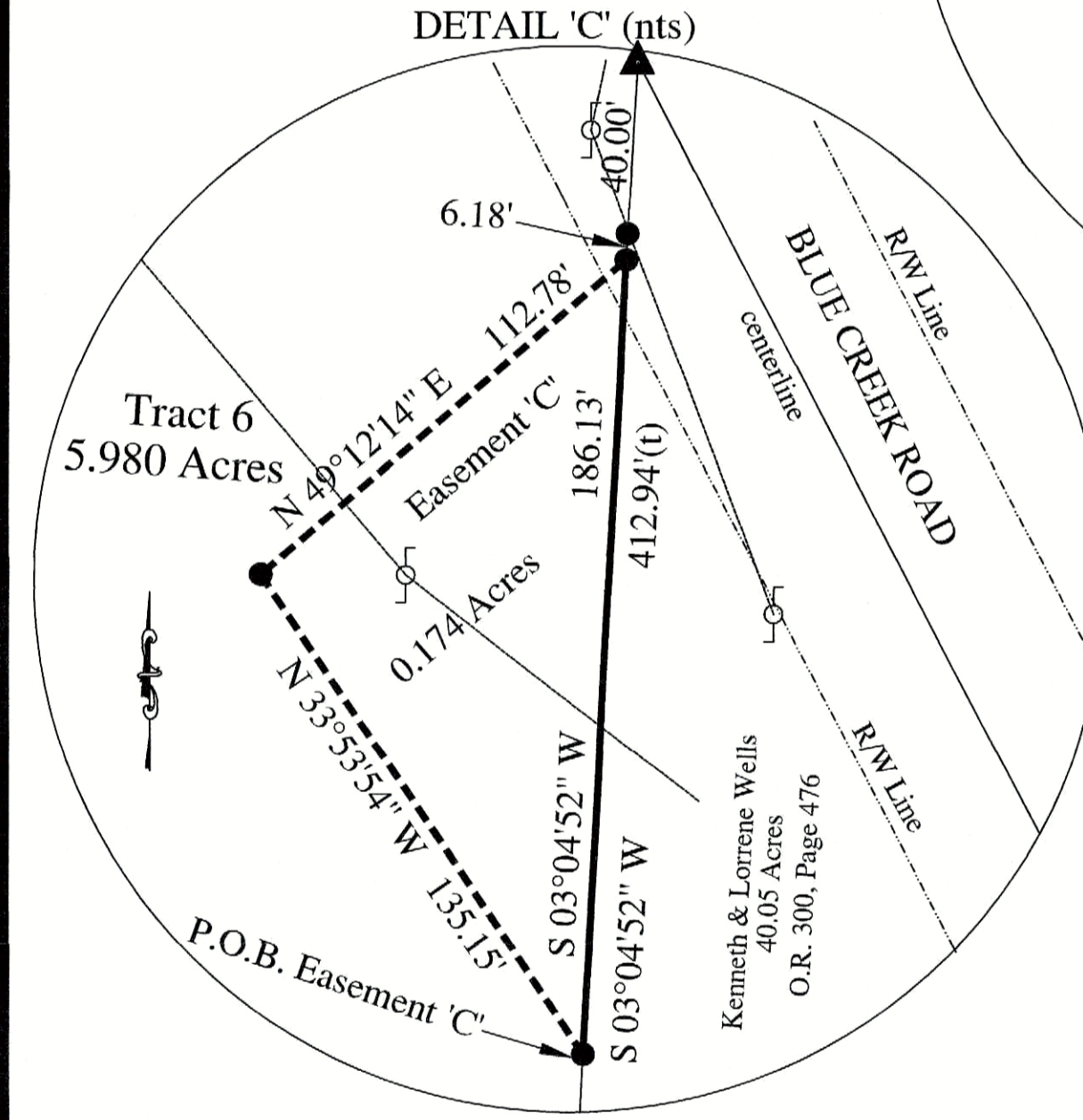
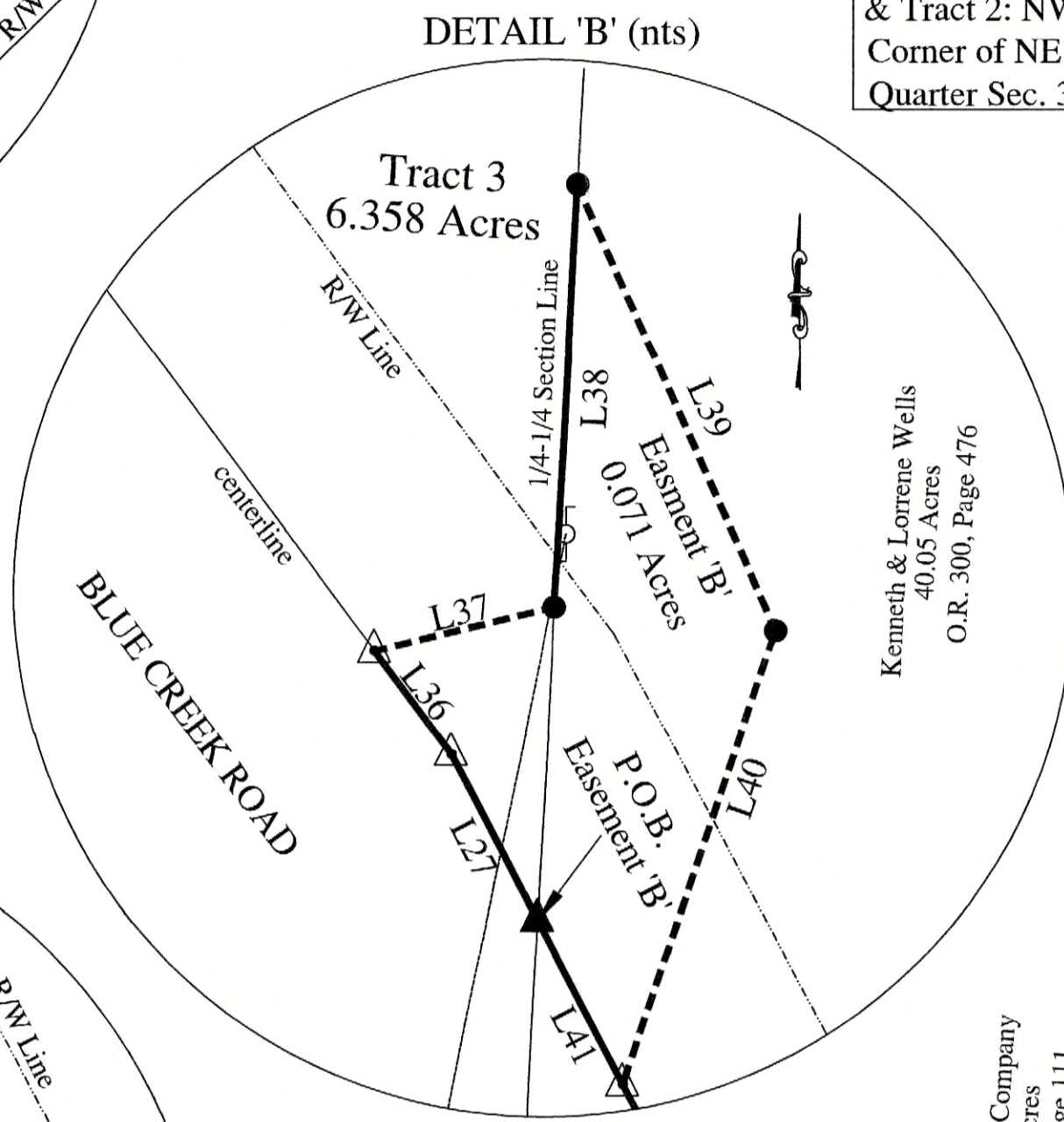
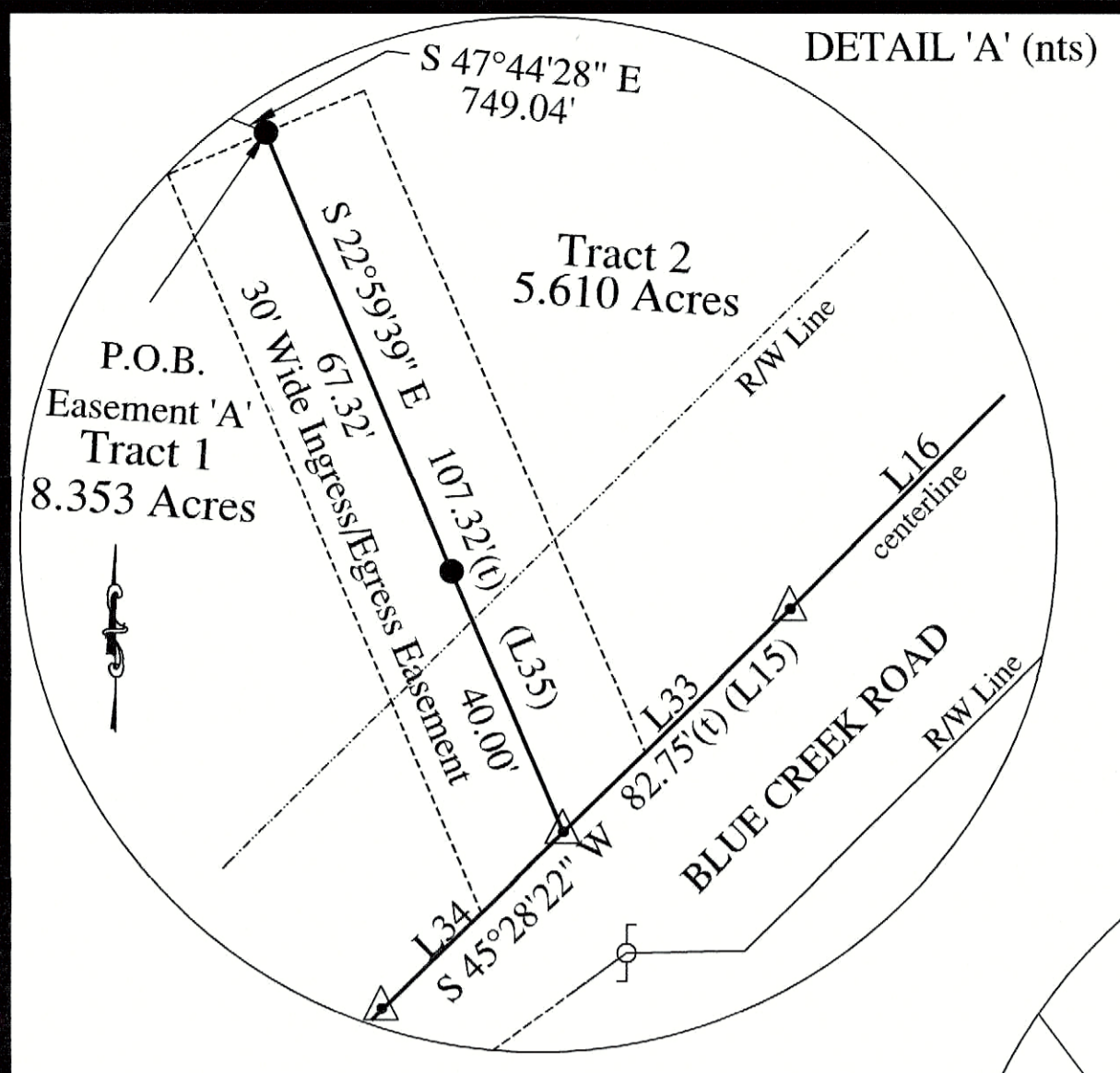
**GENERAL NOTES:**  
1) All monuments found are in good condition unless otherwise noted.  
2) Occupation lines generally agree with the survey lines.

**PREPARED FOR:**  
Countrytyme Land Specialists, Ltd.  
Lancaster, Ohio

**LINE TABLE**

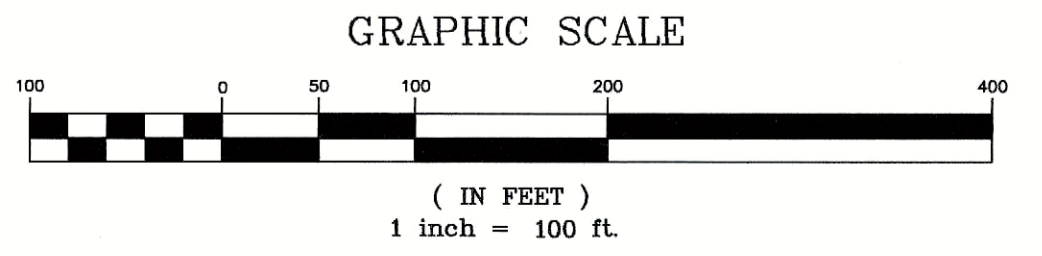
No.	Bearing	Distance
L1	S 26°08'52" W	132.00'
L2	N 55°24'36" W	165.00'
L3	N 31°16'17" E	47.58'
L4	N 19°14'48" E	84.42'
L5	N 89°42'34" E	86.73'
L6	S 70°45'12" E	60.30'
L7	S 19°14'48" W	91.00'
L8	S 44°47'22" W	47.43'
L9	N 41°26'51" W	71.24'
L10	N 12°59'56" W	30.81'
L11	N 00°52'08" W	96.27'
L12	N 57°33'10" E	62.40'
L13	N 54°02'17" E	84.40'
L14	N 51°21'16" E	62.35'
L15	N 45°28'22" E	82.75'
L16	N 44°50'57" E	90.09'
L17	N 48°33'09" E	50.97'
L18	S 48°27'44" E	16.82'
L19	S 32°17'37" E	57.13'
L20	S 21°48'14" E	88.15'
L21	S 28°49'31" E	31.07'
L22	S 39°33'57" E	50.47'
L23	S 51°55'52" E	59.90'
L24	S 50°41'03" E	71.47'
L25	S 43°39'14" E	38.23'
L26	S 36°34'51" E	139.57'
L27	S 27°27'58" E	27.90'
L28	N 19°14'48" E	36.56'
L29	N 23°16'02" E	49.29'
L30	N 26°02'21" E	120.85'
L31	N 18°12'18" E	72.46'
L32	N 19°14'48" E	29.98'
L33	S 45°28'22" W	45.00'
L34	S 45°28'22" W	37.75'
L35	S 22°59'39" E	107.32'
L36	N 36°34'51" W	19.07'
L37	N 76°24'21" E	27.51'
L38	N 03°04'52" E	62.92'
L39	S 23°50'17" E	72.54'
L40	S 18°28'27" W	71.07'
L41	N 27°27'58" W	27.50'

- RELATED DOCUMENTS**
- 2002 Survey of 2,0006 Acres by George F. Seymour, P.S. 6044
  - Levi Davis's Plat, as recorded in Plat A, Page 425.



- LEGEND**
- Right of Way Line
  - ▲ - Mag Spike Set
  - ▲ - Railroad Spike Set
  - - Stone Found: 4" x 4" w/scribed 'X' (NO CAP) (unless noted)
  - - 5/8" x 30" long rebar w/red 1.25" dia. plastic cap labeled "S.A. England #7452"
  - centerline overhead electric lines
  - - Utility Pole Found
  - ⊕ - 5/8" o.d. rebar w/yellow 1.25" dia. plastic cap labeled "Seymour & Assoc."
  - ⊕ - 1" o.d. Iron Pipe Found

**PREPARED BY:**  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com



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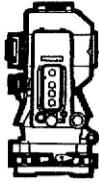


APPROVED MATHEMATICALLY  
Date: April 12, 2024

I hereby certify that an actual survey of the premises was made, the field work was performed on January 8, 2023, and that this plat is correct to the best of my knowledge.  
Date: 4/12/24  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

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## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description Tract 1: 8.353 Acres Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692, and being the **PRINCIPLE PLACE OF BEGINNING** of the 8.353 Acre parcel herein to be described: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed "X" at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence with a line across said 39.25 Acre parcel, of which this description is a part, with the following two (2) courses and distances:

- 1) S 47°44'28" E 749.04 feet to an iron pin set;
- 2) S 22°59'39" E 107.32 feet to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), and passing over an iron pin set at 67.32 feet;

Thence with the centerline of Blue Creek Road across said 39.25 Acre parcel, of which this description is a part, with the following six (6) courses and distances:

- 1) S 45°28'22" W 37.75 feet to a mag spike set;
- 2) S 51°21'16" W 62.35 feet to a mag spike set;
- 3) S 54°02'17" W 344.43 feet to a mag spike set;
- 4) S 63°07'02" W 120.95 feet to a mag spike set;
- 5) S 57°33'10" W 62.40 feet to a mag spike set;
- 6) S 52°57'30" W 193.47 feet to a 5/8" o.d. iron pin found (no cap) on the West line thereof, also being the Quarter Section Line of Section 35, and being on the East line of said 123 Acre parcel conveyed to Scioto Land Company;

Thence, N 03°53'19" E 1077.39 feet with said "North-South" Half Section Line, the same being the West line of said 39.25 Acre parcel, of which this description is a part, and being the East line of said 123 Acre parcel conveyed to Scioto Land Company, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 40.00 feet, and containing 8.353 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

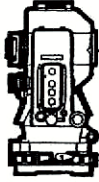
Subject to the 60 foot Wide Right of Way of Blue Creek Road (T.R.-183).

Subject to and together with a 30' WIDE INGRESS/EGRESS EASEMENT across the 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, and being more particularly described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692;

Thence, S 47°44'28" E 749.04 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the INGRESS/EGRESS EASEMENT CENTERLINE herein to be described;





**S.A. ENGLAND SURVEYING**

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, **S 22°59'39" E 107.32 feet** continuing across said 39.25 Acre parcel, to a mag spike set in the centerline of Blue Creek Road (T.R. -183), being the **TERMINUS POINT** for this easement, and passing over an iron pin set at 67.32 feet;

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".


The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 4/5/24

  
\_\_\_\_\_  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

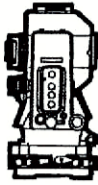
Job No. 3876-22HO-Tract1-Rev5

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Fax: 740-323-0272

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### Legal Description Tract 2: 5.561 Acres Part Countrytyme Land Specialists, Ltd. Parcel: O.R. 754, Page 332

Situated in the Township of Salt Creek, County of Hocking, State of Ohio, and being a part of the Northeast Quarter of Section 35, Township 11N, Range 19W, of the Congress Lands East of the Scioto River, and the Northwest Quarter of the Northeast Quarter of Section 35 as shown on Levi Davis's 1870 recorded in Plat A, Page 425, and being more particularly described as follows;

Being a Survey of a part of a 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, in the Hocking County Deed Records, also being part of Auditor's P.P.N. 150005220000, and further described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692, and being the **PRINCIPLE PLACE OF BEGINNING** of the 5.561 Acre parcel herein to be described: said iron pin bears S 86°09'08" E 2666.36 feet from a 4" x 4" square stone w/scribed 'X' at the common corner of Section 26, Section 27, Section 34, and Section 35;

Thence, S 86°09'08" E 925.37 feet with the North line of Section 35 and said 39.25 Acre parcel, of which this description is a part, the same being the South line of Section 26 and said parcel conveyed to Leist, to a mag spike set in the centerline of Blue Creek Road (Twp. Road 183)(60' Wide R/W), and passing over an iron pin set at 692.77 feet;

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following four (4) courses and distances:

- 1) S 18°12'18" W 72.46 feet to a mag spike set;
- 2) S 26°02'21" W 120.85 feet to a mag spike set;
- 3) S 23°16'02" W 49.29 feet to a mag spike set;
- 4) S 19°14'48" W 29.98 feet to a mag spike set marking the Northeast corner of Schooley Cemetery, as recorded in Deed Book 28, Page 273;

Thence leaving Blue Creek Road with the boundary of said Schooley Cemetery, with the following five (5) courses and distances:

- 1) N 70°45'12" W 60.30 feet to an iron pin set;
- 2) S 89°42'34" W 86.73 feet to an iron pin set;
- 3) S 00°52'08" E 96.27 feet to an iron pin set;
- 4) S 12°59'56" E 30.81 feet to an iron pin set;
- 5) S 41°26'51" E 71.24 feet to a mag spike set in the centerline of Blue Creek Road;

Thence with the centerline of Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, the following three (3) courses and distances:

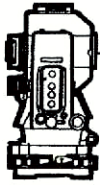
- 1) S 48°33'09" W 50.97 feet to a mag spike set;
- 2) S 44°50'57" W 90.09 feet to a mag spike set;
- 3) S 45°28'22" W 45.00 feet to a mag spike set;

Thence leaving Blue Creek Road with a line across said 39.25 Acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) N 22°59'39" W 107.32 feet to an iron pin set, and passing over an iron pin set at 40.00 feet;
- 2) N 47°44'28" W 749.04 feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains 5.561 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.





**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Subject to and together with a **30' WIDE INGRESS/EGRESS EASEMENT** across the 39.25 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in O.R. 754, Page 332, and being more particularly described as follows;

Commencing at an iron pin set marking the Northwest corner of the Northeast Quarter of Section 35, being the Northwest corner of said 39.25 Acre parcel, of which this description is a part, being the Northeast corner of a 123 Acre parcel conveyed to Scioto Land Company, as recorded in O.R. 354, Page 111, also being on the South line of Section 26 and a 65.999 Acre parcel Phillip W. & Sarah M. Leist, as recorded in O.R. 671, Page 692;

Thence, S 47°44'28" E 749.04 feet with a line across said 39.25 Acre parcel, of which this description is a part, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the **INGRESS/EGRESS EASEMENT CENTERLINE** herein to be described;


Thence, S 22°59'39" E 107.32 feet continuing across said 39.25 Acre parcel, to a mag spike set in the centerline of Blue Creek Road (T.R. -183), being the **TERMINUS POINT** for this easement, and passing over an iron pin set at 67.32 feet;

The bearings of the above description are based on the North line of Section 35, as being S 86°09'08" E, and based on the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" reinforcing bars 30" long with red 1.25" dia. plastic caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 from June of 2022 through October of 2023.

Dated 4/9/24  
 Job No. 3876-22HO-Tract2-Rev5

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

**RECEIVED**  
 APR 09 2024  
 HOCKING COUNTY  
 ENGINEERS OFFICE

**APPROVED MATHEMATICALLY**  
 Hocking County Engineer's Office  
 By: [Signature] Date: Mar 11 2024



**RECEIVED**  
 April 12, 2024  
 Hocking County  
 Auditor's Office