

**MULRYAN LAND SURVEYING INC.**

**100 Margaret Street  
Marietta, Ohio 45750  
1-740-373-5590  
mulryansurveying@att.net**

*Page 1 of 2*

**November 13, 2025**

**Description of Part of the Lands of TIMYCHA HOCKINGPORT HOLDINGS, LLC**

**New Tract One**

**Situated** in the State of Ohio, County of Athens, Township of Troy, Section 7, Town 5, Range 11, Village of Hockingport, Deed Volume 12, Page 34, Being Part of Lots Number 1112, 1113 and 1118 and Being Lot Number 1119, being more particularly described as follows:

**Beginning** at the intersection of the north line Ohio State Route Number 124 (Orange Street) and the east line of Township Road Number 1052 (Grand Street) said point being the southwest corner of Lot Number 1119 of said Village of Hockingport said corner being marked by a ½ inch iron pin with cap stamped "MULRYAN"; thence leaving said Ohio State Route Number 124 (Orange Street) and being along the east line of said Township Road Number 1052 (Grand Street) and being along the west line of said Lot Number 1119 and being along the west line of Lot Number 1118 North 07 degrees 08 minutes 00 seconds East a distance of 204.00 feet to a ½ inch iron pin with cap stamped "MULRYAN"; thence leaving said Township Road Number 1052 (Grand Street) being through said Lot Number 1118 and being through Lot Number 1112 South 82 degrees 52 minutes 00 seconds East a distance of 260.00 feet to a ½ inch iron pin with cap stamped "MULRYAN" in the west line of the lands of Roger A. Ketchum and Tamara S. Farmer as described in Official Record 594, Page 2081 recorded in the Office of the Recorder of Athens County, Ohio; thence along the west line of the lands of said Roger A. Ketchum and Tamara S. Farmer and being through said Lot Number 1112 and Lot Number 1113 South 07 degrees 08 minutes 00 seconds West a distance of 204.00 feet to the north line of said Ohio State Route Number 124 (Orange Street) and being in the south line of said Lot Number 1113 and being the southwest corner of the lands of said Roger A. Ketchum and Tamara S. Farmer said corner being marked by a 5/8 inch iron pin; thence leaving the lands of said Roger A. Ketchum and Tamara S. Farmer and being along the north line of said Ohio State Route Number 124 (Orange Street) and being along the south line of said Lot Number 1113 and Lot Number 1119 North 82 degrees 52 minutes 00 seconds West a distance of 260.00 feet to the **Point of Beginning**. Containing 1.218 acres.

**Part of Lot Number 1112**

Part of Tax Parcel Number L010070103600, 0.157 Acres Per Survey

**Part of Lot Number 1113**

Tax Parcel Number L010070103300, 0.238 Acres Per Survey

**Part of Lot Number 1113**

Tax Parcel Number L010070103200, 0.050 Acres Per Survey

**Part of Lot Number 1118**

Part of Tax Parcel Number L010070102900, 0.075 Acres Per Survey

**Part of Lot Number 1118**

Tax Parcel Number L010070102800, 0.118 Acres Per Survey

**Part of Lot Number 1118**

Part of Tax Parcel Number L010070102700, 0.080 Acres Per Survey

**Part of Lot Number 1119**

Tax Parcel Number L010070103000, 0.136 Acres Per Survey

**Part of Lot Number 1119**

Tax Parcel Number L010070103100, 0.364 Acres Per Survey

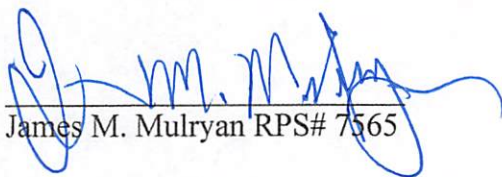
Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

Prior deed reference: Official Record 629, Page 1070

Official Record 629, Page 1077

Description based on a survey by James M. Mulryan RPS#7565 completed April, 2025.

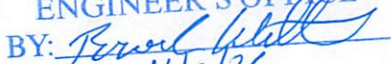
  
James M. Mulryan RPS# 7565



Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

APR 02 2026

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/2/26

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**November 13, 2025**

**Description of Part of the Lands of TIMYCHA HOCKINGPORT HOLDINGS, LLC**

**New Tract Two**

**Situated** in the State of Ohio, County of Athens, Township of Troy, Section 7, Town 5, Range 11, Village of Hockingport, Deed Volume 12, Page 34, Being Lots Number 1111 and 1117 and Being Part of Lots 1112 and 1118, being more particularly described as follows:

**Commencing** at the intersection of the north line Ohio State Route Number 124 (Orange Street) and the east line of Township Road Number 1052 (Grand Street) said point being the southwest corner of Lot Number 1119 of said Village of Hockingport said corner being marked by a ½ inch iron pin with cap stamped "MULRYAN"; thence leaving said Ohio State Route Number 124 (Orange Street) and being along the east line of said Township Road Number 1052 (Grand Street) and being along the west line of said Lot Number 1119 and being along the west line of Lot Number 1118 North 07 degrees 08 minutes 00 seconds East a distance of 204.00 feet to a ½ inch iron pin with cap stamped "MULRYAN" said iron pin being the **Point of Beginning**; thence continuing along the east line of said Township Road Number 1052 (Grand Street) and along the west line of said Lot Number 1118 and being along the west line of Lot Number 1117 North 07 degrees 08 minutes 00 seconds East a distance of 192.00 feet to the northwest corner of said Lot Number 1117 said corner being marked by a ½ inch iron pin with cap stamped "MULRYAN"; thence leaving said Township Road Number 1052 (Grand Street) and being along the north line of said Lot Number 1117 and being along the north line of Lot Number 1111 South 82 degrees 52 minutes 00 seconds East a distance of 330.00 feet to the northeast corner of said Lot Number 1111 and being in the west line of Township Road Number 1053 (Broadway Street) said corner being marked by a ½ inch iron pin with cap stamped "MULRYAN"; thence along the west line of said Township Road Number 1053 (Broadway Street) and being along the east line of said Lot Number 1111 South 07 degrees 08 minutes 00 seconds West a distance of 132.00 feet to the southeast corner of said Lot Number 1111 and being the northeast corner of Lot Number 1112 also being the northeast corner of the lands of Roger A. Ketchum and Tamara S. Farmer as described in Official Record 594, Page 2081 recorded in the Office of the Recorder of Athens County, Ohio said corner being marked by a ½ inch iron pin with cap stamped "MULRYAN"; thence leaving said Township Road Number 1053 (Broadway Street) and being along the south line of said Lot Number 1111 and being

along the north line of said Lot Number 1112 and being along the north line of the lands of said Roger A. Ketchum and Tamara S. Farmer North 82 degrees 52 minutes 00 seconds West a distance of 70.00 feet to a 5/8 inch iron pin at the northwest corner of the lands of said Roger A. Ketchum and Tamara S. Farmer; thence leaving said Lot Number 1111 and being through said Lot Number 1112 and being along the west line of the lands of said Roger A. Ketchum and Tamara S. Farmer South 07 degrees 08 minutes 00 seconds West a distance of 60.00 feet to a 1/2 inch iron pin with cap stamped "MULRYAN"; thence leaving the lands of said Roger A. Ketchum and Tamara S. Farmer and being through said Lot Number 1112 and Lot Number 1118 North 82 degrees 52 minutes 00 seconds West a distance of 260.00 feet to the **Point of Beginning**. Containing 1.358 acres.

**Lot Number 1111**

Tax Parcel Number L010070103700, 0.500 Acres Per Survey

**Part of Lot Number 1112**

Part of Tax Parcel Number L010070103600, 0.131 Acres Per Survey

**Lot Number 1117**

Tax Parcel Number L010070102600, 0.500 Acres Per Survey

**Part of Lot Number 1118**

Part of Tax Parcel Number L010070102900, 0.062 Acres Per Survey

**Part of Lot Number 1118**

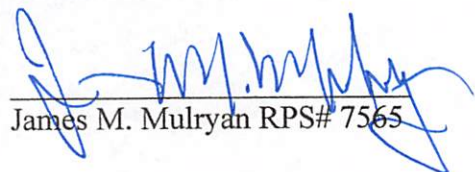
Part of Tax Parcel Number L010070102700, 0.165 Acres Per Survey

Subject to all rights of way, easements and restrictions of record.

Basis of bearings: Assumed

Prior deed reference: Official Record 629, Page 1070  
Official Record 629, Page 1077

Description based on a survey by James M. Mulryan RPS#7565 completed April, 2025.


  
James M. Mulryan RPS# 7565



Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

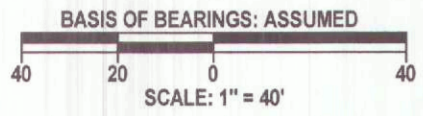
APR 02 2026

Jill Davidson  
Athens County Auditor

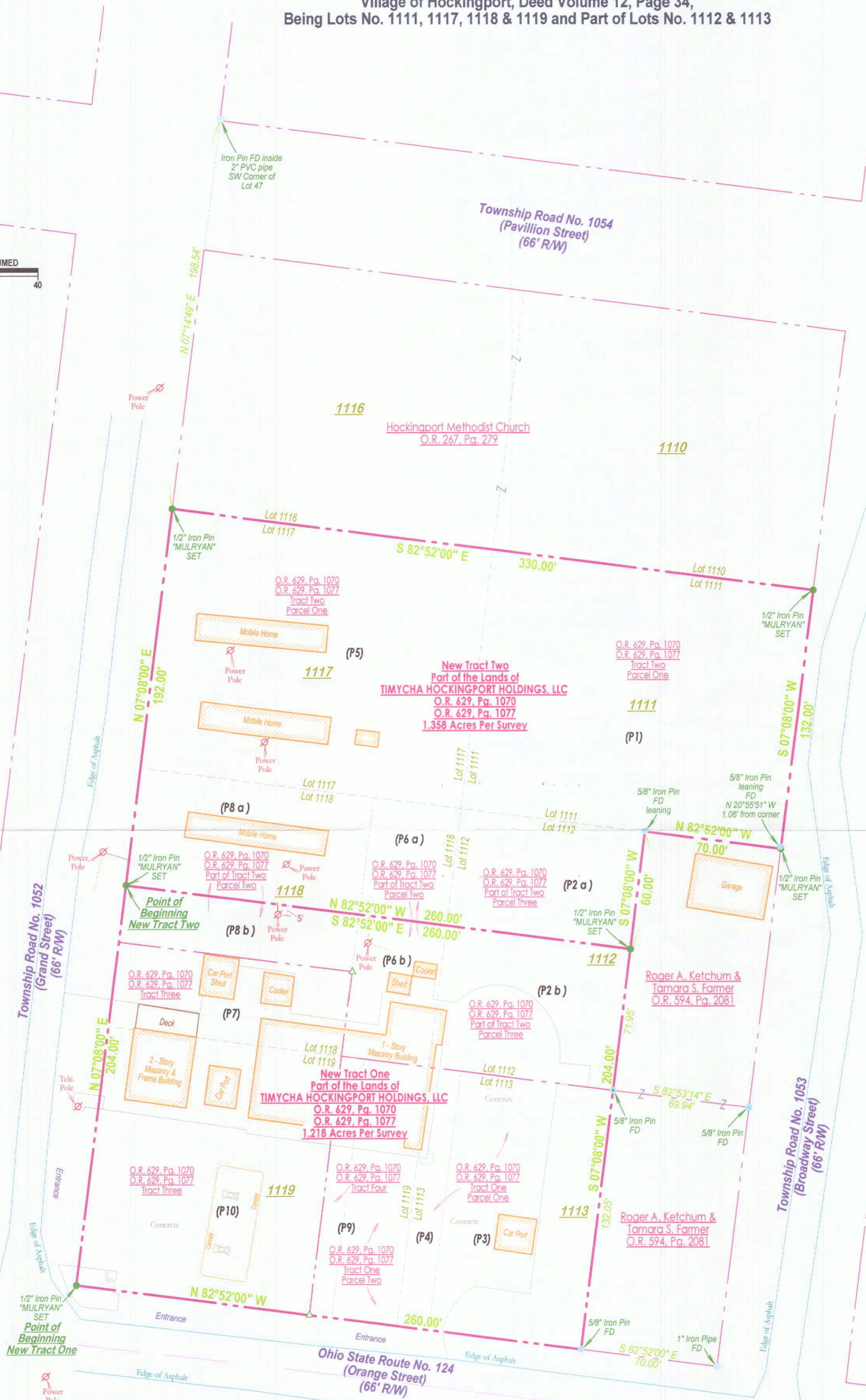
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/2/26

Plat of Survey of the Lands of TIMYCHA HOCKINGPORT HOLDINGS, LLC  
 Situated in the State of Ohio, County of Athens,  
 Township of Troy, Section 7, Town 5, Range 11,  
 Village of Hockingport, Deed Volume 12, Page 34,  
 Being Lots No. 1111, 1117, 1118 & 1119 and Part of Lots No. 1112 & 1113

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *James M. Mulryan*  
 DATE: 4/2/26



CERTIFICATE OF SURVEY  
 I hereby certify that this Survey and Plat were prepared in accordance with the requirements as set forth in Ohio Administrative Code, Chapter 4733-37, The Minimum Standards for Boundary Surveying in the State of Ohio. The information shown hereon was obtained from an actual field survey completed April, 2025.  
 The within Plat and Survey were prepared without benefit of current evidence of source of title for the subject tract or the adjoining and are therefore subject to any statement of facts revealed by examination of such documents.



- Lot No. 1111  
(P1) Tax Parcel No. L010070103200  
0.500 Acres Per Survey
- Part of Lot No. 1112  
(P2) Tax Parcel No. L010070103600  
(P2 a) Part of Tax Parcel No. L010070103600  
0.131 Acres Per Survey  
(P2 b) Part of Tax Parcel No. L010070103600  
0.157 Acres Per Survey
- Part of Lot No. 1113  
(P3) Tax Parcel No. L010070103300  
0.238 Acres Per Survey
- Part of Lot No. 1113  
(P4) Tax Parcel No. L010070103200  
0.050 Acres Per Survey
- Lot No. 1117  
(P5) Tax Parcel No. L010070102600  
0.500 Acres Per Survey
- Part of Lot No. 1118  
(P6) Tax Parcel No. L010070102900  
(P6 a) Part of Tax Parcel No. L010070102900  
0.062 Acres Per Survey  
(P6 b) Part of Tax Parcel No. L010070102900  
0.075 Acres Per Survey
- Part of Lot No. 1118  
(P7) Tax Parcel No. L010070102800  
0.118 Acres Per Survey
- Part of Lot No. 1118  
(P8) Tax Parcel No. L010070102700  
(P8 a) Part of Tax Parcel No. L010070102700  
0.165 Acres Per Survey  
(P8 b) Part of Tax Parcel No. L010070102700  
0.080 Acres Per Survey
- Part of Lot No. 1119  
(P9) Tax Parcel No. L010070103000  
0.136 Acres Per Survey
- Part of Lot No. 1119  
(P10) Tax Parcel No. L010070103100  
0.364 Acres Per Survey

Survey Plats  
 Athens County  
 Tax Maps

Historic Tax Maps

Aerial Photos

Village of Hockingport  
 Deed Vol. 12, Pg. 34

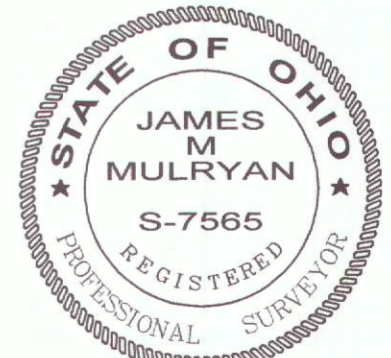
William M. Watkins RPS#5216  
 Prepared For: Pl. of Lots 1112&1113  
 Dated: 10/31/1978

Pertinent Documents

- Vol. 137, Pg. 26
- Vol. 137, Pg. 28
- Vol. 137, Pg. 30
- Vol. 239, Pg. 449
- Vol. 375, Pg. 287
- O.R. 501, Pg. 1804
- O.R. 571, Pg. 91

Plat Prepared for:  
 Robert Monahan

PLAT PREPARED BY:  
 JAMES M. MULRYAN  
 REGISTERED PROFESSIONAL SURVEYOR, NO. 7565  
 APRIL 04, 2025  
 Revised: 11/12/2025 (11.5' Strip)



MULRYAN LAND SURVEYING INC.

100 MARGARET STREET  
 MARIETTA, OHIO 45750  
 1-740-373-5590

DRAWN BY: BLD DRAWING NUMBER: S-1469  
 CHECKED BY: JMM FIELD BOOK: 361 GPS  
 DRAWING NAME: TIMYCHA040425 FILE NUMBER: 3150

POINT LEGEND

- PROPERTY LINE
- CENTERLINE
- FENCE LINE
- IRON PIN (FOUND)
- IRON PIN (SET)
- IRON PIPE (FOUND)
- FD
- SET
- FD