

Tract 115
Land Description of a 495.185 Acre Tract
Property of Scioto Land Company, LLC,
A Delaware Limited Liability Company
Registered as a Foreign Limited Liability Company
In the State of Ohio as Bowmore, LLC

Located in Sections 26, 27, 32 and 33 Township 12N, Range 15W, Ohio Company Purchase, Township of York, County of Athens and State of Ohio, being a 495.185 acre tract of land, a portion of the land conveyed to Scioto Land Company, LLC, a Delaware Limited Liability Company Registered as a Foreign Limited Liability Company in the State of Ohio as Bowmore, LLC in Official Record Book 392, Page 388 of the Athens County, Ohio Recorder's Office (Being all of Athens County PID numbers P01-00100243-00, P01-00100241-04, P01-00100241-00, P01-00100242-00, P01-00100187-03, P01-00100187-01, P01-00100186-00, P01-00100269-00, P01-00100268-00 and P01-00100185-00).

Beginning at an old 6 inch wood post (6 inches above grade) found at the northwest corner of said Section 32 and at the northeast corner of Section 2, Township 12N, Range 16W, Ohio Company Purchase, Township of Starr, Hocking County, said old 6 inch wood post being the northwest corner of Tract VII, a 12 acre tract conveyed to said Scioto Land Company, LLC and being the southwest corner of Taylor Subdivision as recorded in Envelope 501B. Said old 6 inch wood post also being the **True Point of Beginning** of the parcel herein described;

Thence along the north line of said Section 32, the north line of said Tract VII, the south line of said Taylor Subdivision, the south line of an 80.025 acre tract conveyed to Jeffrey A. Johnston and Cheri Geron-Johnston as recorded in Official Record Book 347, Page 513 and the north line of said Scioto Land Company, LLC Tracts IV and V, S 85°09'52" E, a distance of 3786.10 feet to the southeast corner of said Jeffrey A. Johnston and Cheri Geron-Johnston tract and the southwest corner of said Scioto Land Company, LLC, Tract III;

Thence along the west line of said Scioto Land Company, LLC Tract III, the east line of said Jeffrey A. Johnston and Cheri Geron-Johnston 80.025 acre tract, the east line of a 47.034 acre tract conveyed to Jefferey A. Johnston AKA Jeffrey A. Johnston and Cheri L. Johnston FKA Cheri Geron-Johnston as recorded in Official Record Book 456, Page 2145 and the east line of an 8.955 acre tract conveyed to Jeff S. Warren and Connie R. Warren as recorded in Official Record Book 303, Page 1569, leaving Section 32 and into Section 33, N03°46'44" E, passing over a 5/8 inch rebar with illegible cap at 1.24 feet, a 5/8 inch rebar with "LPG 6344" cap at 1044.04 feet and an iron pin set for reference at 2239.49 feet, a total distance of 2244.49 feet to a 42 inch white oak found at the northwest corner of said Scioto Land Company, LLC, Tract III;

Thence along the north line of said Scioto Land Company, LLC Tract III and continuing along said east line of Jeff S. Warren and Connie R. Warren 8.955 acre tract, S 87°42'37" E, a distance of 519.26 feet to a 1 inch rebar found at the southwest corner of said Scioto Land Company, LLC Tract VIII;

Thence along the west line of said Scioto Land Company, LLC Tract VIII and continuing along said east line of Jeff S. Warren and Connie R. Warren 8.955 acre tract, N 04°16'09" E, passing over a 5/8 inch rebar with LPG 6344 cap found at a distance of 204.80 feet, a total distance of 221.78 feet to the centerline of T.R.-276 (Wollett Road, 30 feet wide) and to the southwest corner of a 3.348 acre tract conveyed to Carl B. Johnson and Gina Johnson as recorded in Official Record Book 272, Page 597, witness a 1/2 inch bar with bolt head found N 04°16'09" E, a distance of 37.86 feet therefrom;

Thence along the centerline of said T.R.-276, the southwesterly line of said Carl B. Johnson and Gina Johnson 3.348 acre tract, the southerly line of a 25.941 acre tract conveyed to the United States of America, Washington, D.C. as recorded in Official Record Book 290, Page 207 and along the northerly line of Tracts VIII, III and II of said Scioto Land Company, LLC lands southeasterly, the following twelve (12) courses:

- 1) Along the arc of a curve to the right a distance of 102.33 feet, said curve having a radius of 344.99 feet, a central angle of 16°59'42" and a chord bearing of S 47°52'46" E with a chord distance of 101.96 feet to a mag nail set;
- 2) S 39°23'24" E, a distance of 164.09 feet to a mag nail set at a point of curvature;
- 3) Along the arc of a curve to the left a distance of 350.40 feet, said curve having a radius of 1,432.39 feet, a central angle of 14°00'58" and a chord bearing of S 46°23'53" E with a chord distance of 349.53 feet to a cotton spindle set;
- 4) S 53°24'22" E, a distance of 385.57 feet to an iron pin set at a point of curvature;
- 5) Along the arc of a curve to the left a distance of 516.15 feet, said curve having a radius of 4,583.66 feet, a central angle of 06°27'07" and a chord bearing of S 56°37'55" E with a chord distance of 515.88 feet to a cotton spindle set;
- 6) S 60°03'40" E, a distance of 409.25 feet to an iron pin set at a point of curvature;
- 7) Along the arc of a curve to the left a distance of 171.67 feet, said curve having a radius of 1,254.60 feet, a central angle of 07°50'24" and a chord bearing of S 63°58'52" E with a chord distance of 171.54 feet to a cotton spindle set;
- 8) S 67°54'04" E, a distance of 325.59 feet to a cotton spindle set at a point of curvature;
- 9) Along the arc of a curve to the right a distance of 135.12 feet, said curve having a radius of 1,221.55 feet, a central angle of 06°20'16" and a chord bearing of S 64°43'56" E with a chord distance of 135.05 feet to a cotton spindle set;
- 10) S 61°33'48" E, a distance of 151.56 feet to a cotton spindle set at a point of curvature;
- 11) Along the arc of a curve to the left a distance of 389.01 feet, said curve having a radius of 1,968.23 feet, a central angle of 11°19'27" and a chord bearing of S 67°13'31" E with a chord distance of 388.38 feet to a mag nail set;

12) S 72°53'15" E, a distance of 235.73 feet to a mag nail set at a southeasterly corner of said United States of America, Washington, D.C. 25.941 acre tract;

Thence leaving the centerline of said T.R.-276, along the east line of said United States of America, Washington, D.C. 25.941 acre tract and continuing along the northerly line of Tract II of said Scioto Land Company, LLC lands, N 53°43'29" E, a distance of 67.37 feet to a 5/8 inch rebar found at a northwesterly corner of a 10.00 acre tract of land conveyed to Jeff Adams and Vicki Adams as recorded in Deed Book 379, Page 659;

Thence along the west line of said Jeff Adams and Vicki Adams 10.00 acre tract and along a easterly line of said Tract II Scioto Land Company, LLC lands, S 22°25'45" E, a distance of 265.06 feet to a bent 5/8 inch rebar found at the northwest corner of a 2.000 acre tract of land conveyed to Rebecca L. Arnold as recorded in Official Record Book 534, Page 333;

Thence along the west line of said Rebecca L. Arnold 2.000 acre tract and continuing along the easterly line of said Tract II Scioto Land Company, LLC lands, S 05°56'20" E, a distance of 123.49 feet to a mag nail set on the centerline of said T.R.-276;

Thence along the centerline of T.R.-276 and continuing along the west line of said Rebecca L. Arnold 2.000 acre tract and continuing along the easterly line of said Tract II Scioto Land Company, LLC lands, S 06°13'41" E, a distance of 215.08 feet to a mag nail set at a northwesterly corner of a 4.888 acre tract of land conveyed to Kenneth Wollett and Sara Wollett as recorded in Official Record Book 537, Page 151;

Thence along the west line of said Kenneth Wollett and Sara Wollett 4.888 acre tract, continuing along the easterly line of said Tract II Scioto Land Company, LLC lands and continuing along the centerline of T.R.-276, the following two (2) courses:

- 1) S 13°20'36"E, a distance of 69.63 feet to a mag nail found at an angle therein;
- 2) S 26°32'16" E, a distance of 81.36 feet to a mag nail found at the intersection of the centerlines of T.R.-276 and T.R.-276A (30 feet wide);

Thence leaving the centerline of T.R.-276, along the centerline of T.R.-276A, along the southerly line of said Kenneth Wollett and Sara Wollett 4.888 acre tract and along the northerly line of said Tract II Scioto Land Company, LLC lands, the following two (2) courses:

- 1) N 89°25'01" E, a distance of 166.41 feet to a mag nail found;
- 2) S 86°50'50" E, a distance of 219.94 feet to the intersection of the centerlines of C.R.-2 (Connett Road, 60 feet wide) and T.R.-276A and at the southwest corner of a 6.561 acre tract of land conveyed to Phillip A. Adams and Cindy L. Adams as recorded in Official Record Book 355, Page 2375, witness a railroad spike found N 09°58'50" E, a distance of 0.44 feet therefrom;

Thence along the centerline of C.R.-2, along the south line of said Phillip A. Adams and Cindy L. Adams 6.561 acre tract and along the south line of a 0.27 acre tract of land conveyed to Connett Church as recorded in Deed Book 27, Page 30, the following three (3) courses:

- 1) S 78°50'13" E, a distance of 153.69 feet to an iron pin set;
- 2) S 62°49'13" E, a distance of 411.80 feet to an iron pin set;
- 3) S 37°31'53" E, a distance of 141.15 feet to a mag nail set on the east line of Fractional Lot 11 in Section 27 and at a northeasterly corner of a 5.000 acre tract of land conveyed to Michael Elliott and Jodie Elliott (Parcel Two) as recorded in Official Record Book 463, Page 8;

Thence leaving the centerline of C.R.-2, along a northerly line of said Michael Elliott and Jodie Elliott 5.000 acre tract (Parcel Two) and along the north line of said Michael Elliott and Jodie Elliott 5.000 acre tract (Parcel One), the following two (2) courses:

- 1) S 04°21'15" W, a distance of 120.00 feet to an iron pin set on the south line of Section 27;
- 2) Along the south line of Section 27, N 84°52'23" W, passing over 5/8 inch rebars with "Seymour & Assoc." caps found at distances of 477.84 feet and 544.19 feet, for a total distance of 1087.76 feet to a 5/8 inch rebar with "Seymour & Assoc." cap found at the northwest corner of said Michael Elliott and Jodie Elliott 5.000 acre tract (Parcel One);

Thence along the west line of Michael Elliott and Jodie Elliott 5.000 acre tract (Parcel One), the following two (2) courses:

- 1) S 65°48'56" W, a distance of 42.49 feet to a 5/8 inch rebar found;
- 2) S 39°07'37" W, a distance of 152.83 feet to a 5/8 inch rebar with "Seymour & Assoc." cap found at the northwest corner of a 4.20 acre tract of land (Parcel Two) conveyed to Douglas James Raymond and Eileen Elizabeth Raymond as recorded in Official Record Book 509, Page 1862;

Thence along the west line of said 4.20 acre tract the following six (6) courses:

- 1) S 47°07'42" W, a distance of 178.55 feet to an iron pin set;
- 2) S 41°07'35" W, a distance of 231.00 feet to a T-post found;
- 3) S 21°07'35" W, a distance of 234.30 feet to an iron pin set;
- 4) S 05°52'25" E, a distance of 473.22 feet to an iron pin set;
- 5) S 02°22'35" W, a distance of 225.06 feet to an iron pin set;
- 6) S 12°34'43" W, a distance of 12.78 feet to the northwest corner of a 49.997 acre tract of land (Parcel One) conveyed to said Douglas James Raymond and Eileen Elizabeth Raymond, witness a 5/8 inch rebar found S 17°15'48" W, a distance of 0.66 feet therefrom;

Thence along the west line of said 49.997 acre tract and along the north line of a 28.000 acre tract of land conveyed to Robert S. McClain as recorded in Official Record Book 504, Page 897, the following three courses:

- 1) S 17°15'48" W, a distance of 265.47 feet to a 5/8 inch rebar found;
- 2) S 01°54'13" W, a distance of 77.18 feet to a stone with a chiseled "x" found;
- 3) N 86°26'29" W, passing over a 5/8 inch rebar at a distance of 621.92 feet, for a total distance of 1,626.04 feet to a stone with a chiseled "x" found on the east line of Section 32 and on the east line of a 9.686 acre tract of land conveyed to Robert Stacy McClain as recorded in Official Record Book 315, Page 2563;

Thence along the east line of said 9.686 acre tract, the east line of Section 32 and along the east line of a 0.814 acre tract of land conveyed to Curt McClain and Ericka Danielson-McClain as recorded in Official Record Book 288, Page 532, N 05°02'53" E, a distance of 416.27 feet to an iron pin set at the southwest corner of a 0.227 acre tract of land conveyed to Curtis W. McClain and Erika L. Danielson-McClain as recorded in Official Record Book 391, Page 1254;

Thence leaving the east line of Section 32 and along the south, east and north lines of said 0.227 acre tract, the following three (3) courses:

- 1) N 82°33'00" E, a distance of 40.38 feet, witness a 5/8 inch rebar with "Dennis P. Hagan #6917" cap found, N 63°22'24" W, a distance of 0.81 feet therefrom;
- 2) N 15°56'54" E, a distance of 170.85 feet, witness a 5/8 inch found S 81°22'20" W, a distance of 1.90 feet therefrom;
- 3) N 76°45'52" W, a distance of 72.47 feet to an iron pin set on the east line of Section 32 and on the east line of said 0.814 acre tract;

Thence along the east line of Section 32 and the east line of said 0.814 acre tract, N 05°02'53" E, passing over a 5/8 inch rebar with illegible cap found at a distance of 178.78 feet therefrom, for a total distance of 234.09 feet to a railroad spike found 0.2 feet below grade on the centerline of C.R.-2 and on the easterly line of a 2.30 acre (Parcel 2) conveyed to Conor Morrison as recorded in Official Record Book 545, Page 1192;

Thence along the centerline of C.R.-2 and along the easterly line of said 2.30 acre tract, the following six (6) courses:

- 1) N 55°11'59" E, a distance of 45.33 feet to a mag nail set;
- 2) N 60°49'17" E, a distance of 110.57 feet to a mag nail set;
- 3) N 64°19'52" E, a distance of 132.84 feet to a mag nail set;
- 4) N 66°54'56" E, a distance of 96.23 feet to a mag nail set;
- 5) N 71°28'17" E, a distance of 89.15 feet to a mag nail set;

- 6) N 74°25'02" E, a distance of 57.80 feet to a mag nail set at the intersection of the centerlines of C.R.-2 and T.R.-273 (Levering Road, 30 feet wide);

Thence along the centerline of T.R.-273 and along the north line of said 2.30 acre tract, the following eight (8) courses:

- 1) N 65°10'41" W, a distance of 74.25 feet to an iron pin set;
- 2) S 88°54'02" W, a distance of 37.22 feet to an iron pin set;
- 3) S 70°35'37" W, a distance of 78.70 feet to an iron pin set;
- 4) S 63°55'20" W, a distance of 65.08 feet to an iron pin set;
- 5) S 69°41'34" W, a distance of 112.27 feet to an iron pin set;
- 6) N 84°36'59" W, a distance of 96.81 feet to an iron pin set;
- 7) N 81°43'13" W, a distance of 301.73 feet to an iron pin set;
- 8) N 82°27'21" W, a distance of 18.03 feet to an iron pin set at the northeast corner of a 1.296 acre tract (Tract Two) conveyed to James J. Levering aka James Jeffrey Levering recorded in Official Record Book 445, Page 2406, witness a 5/8 inch rebar with "Joseph Roman RS-6461" cap found, S 02°32'31" W, a distance of 17.23 feet therefrom;

Thence continuing along the centerline of T.R.-273 and along the north line of said 1.296 acre tract, the following two (2) courses:

- 1) N 82°27'25" W, a distance of 41.35 feet to an iron pin set at the northeast corner ;
- 2) S 89°53'42" W, a distance of 72.58 feet to an iron pin set at the northeast corner of a 1.294 acre tract of land conveyed to Eric J. Levering & Brittany R. Levering recorded in Official Record Book 431, Page 2514;

Thence continuing along the centerline of T.R.-273 and along the north line of said 1.294 acre tract, the following three (3) courses:

- 1) S 87°12'35" W, a distance of 122.03 feet to an iron pin set;
- 2) S 78°55'52" W, a distance of 111.20 feet to an iron pin set;
- 3) N 89°37'36" W, a distance of 17.23 feet to an iron pin set;

thence leaving the centerline of T.R.-273 and along the west line of said 1.294 acre tract, S 61°25'16" W, a distance of 361.36 feet to a 5/8 inch rebar found on the north line of a 3.265 acre tract of land (Tract One) conveyed to James J. Levering aka James Jeffrey Levering recorded in Official Record Book 445, Page 2406;

Thence along the north line of said 3.265 acre tract (Tract One) and along the north line of a 3.6 acre tract of land (First Tract) conveyed to Roger L. Lyons and Rosalie Lyons recorded in Deed Book 373, Page 789, N 85°21'40" W, a distance of 400.48 feet to a found stone with a chiseled "X";

Thence along the west line of said 3.6 acre tract (First Tract) and along the west line of an 8.36 acre tract of land (Second Tract) of said Lyons' land, S 04°30'22" W, a distance of 1,015.53 feet to an iron pin set at a point of curvature in the centerline of said C.R.-2 and on the north line of a 5 acre tract of land conveyed to Duane Andrews and Lynn M. Andrews recorded in Deed Book 85, Page 628;

Thence along the centerline of C.R.-2 and along the north line of said 5 acre tract, southwesterly, along the arc of a curve to the left a distance of 15.11 feet, said curve having a radius of 369.65 feet, a central angle of 02°20'30" and a chord bearing of S 46°28'09" W with a chord distance of 15.11 feet to an iron pin set at the northeast corner of a 4.717 acre tract of land conveyed to Duane Andrews and Lynn M. Andrews recorded in Official Record Book 485, Page 1677;

Thence continuing along the centerline of C.R.-2, the westerly line of said 4.717 acre tract, the westerly line of a 0.999 acre tract of land conveyed to Angela Carter and William B. Carter III recorded in Official Record Book 539, Page 916 and along the westerly line of a 2.717 acre tract conveyed to The Anderson Family Trust, Phyllis J. Anderson, Trustee recorded in Official Record Book 550, Page 1383, the following two (2) courses:

- 1) S 39°58'04" W, a distance of 837.70 feet to an iron pin set at a point of curvature;
- 2) Southwesterly, along the arc of a curve to the left a distance of 83.37 feet, said curve having a radius of 302.94 feet, a central angle of 15°46'08" and a chord bearing of S 32°05'07" W with a chord distance of 83.11 feet to an iron pin set on the south line of the north 1/2 of Section 32 and at the northeast corner of a 6.13 acre tract of land conveyed to Eric Landrum recorded in Official Record Book 369, Page 1289;

Thence leaving the centerline of C.R.-2 and along the north line of said 6.13 acre tract, N 84°51'06" W, a distance of 811.07 feet to a 1/2 inch by 2 inch bar with a punch mark found at the center of Section 32 and at the northeast corner of a 24.552 acre tract of land conveyed to Donald B. Smith recorded in Official Record Book 549, Page 442;

Thence continuing along the south line of the north 1/2 of Section 32 and along the north line of said 24.552 acre tract, N 85°44'43" W, a distance of 684.00 feet to a 6 inch steel pipe filled with concrete with a disk stamped "State of Ohio Boundary Marker Div. of Forestry" found at the northeast corner of a 97.00 acre tract of land (Parcel IV) conveyed to The State of Ohio recorded in Deed Book 293, Page 448;

Thence continuing along the south line of the north 1/2 of Section 32 and along the north line of said 97.00 acre tract, N 85°48'26" W, a distance of 2,017.11 feet to a 6 inch steel pipe filled with concrete with a disk stamped "State of Ohio Boundary Marker Div. of Forestry" found on the west line of Section 32 and on the west line of Athens County;

Thence along the west line of Section 32 and along the west line of Athens County, N 04°10'15" E, a distance of 2,802.77 feet to the **Point of Beginning**, containing 495.185 acres, more or less, as surveyed by Joseph F. Charlson, Registered Professional Surveyor No. 8003 of Surveying And Mapping, LLC (SAM) in March of 2019;

Bearings originated from a field traverse which was tied (referenced) to the Ohio State Plane Coordinate System, South Zone NAD83 (2011) by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The west line of Section 32, having a bearing of N 04° 10' 15" E, is designated as the "Basis of Bearings" for this survey.

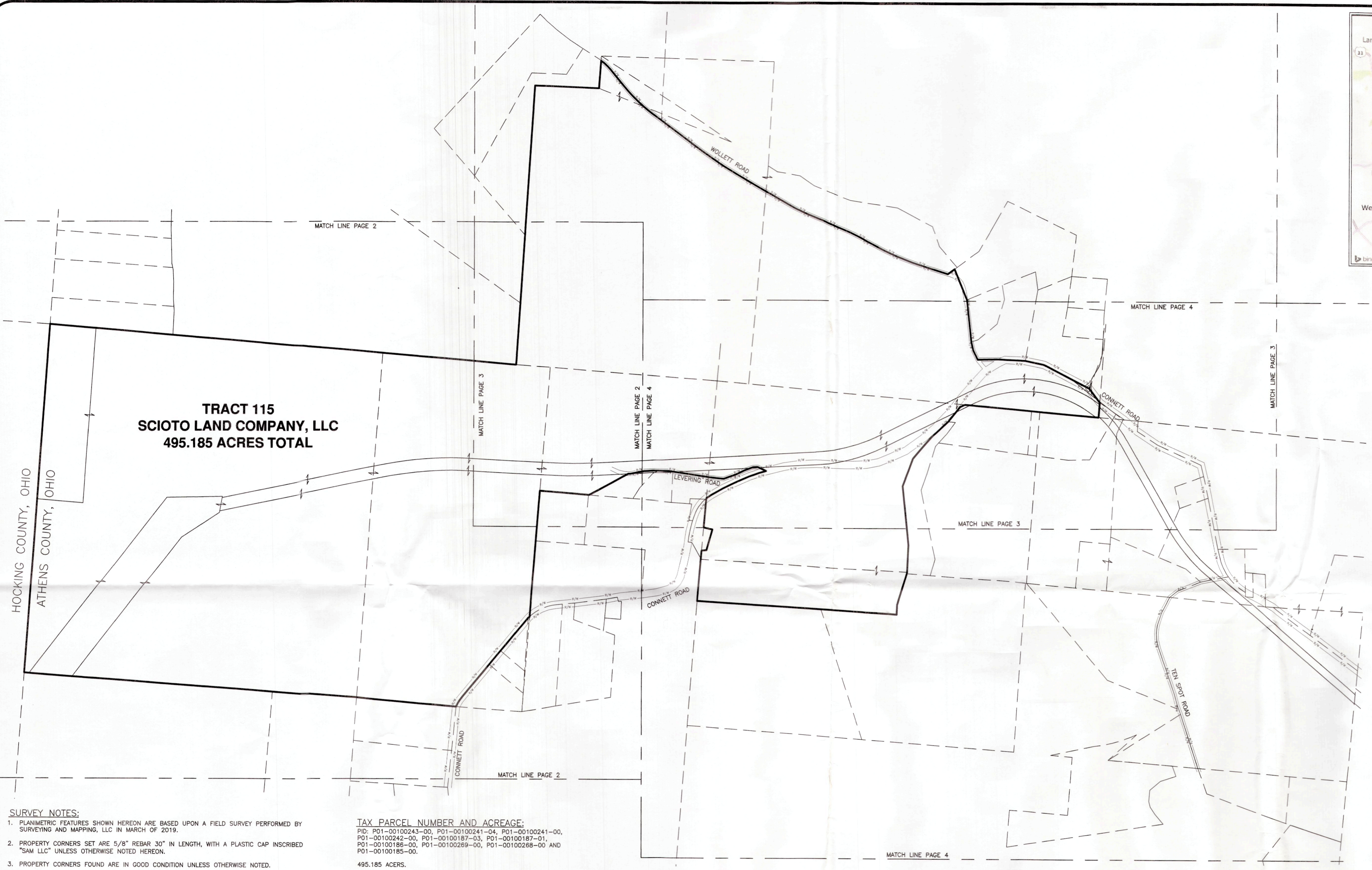
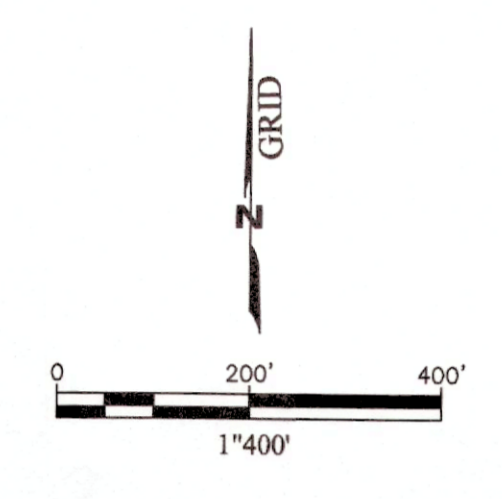
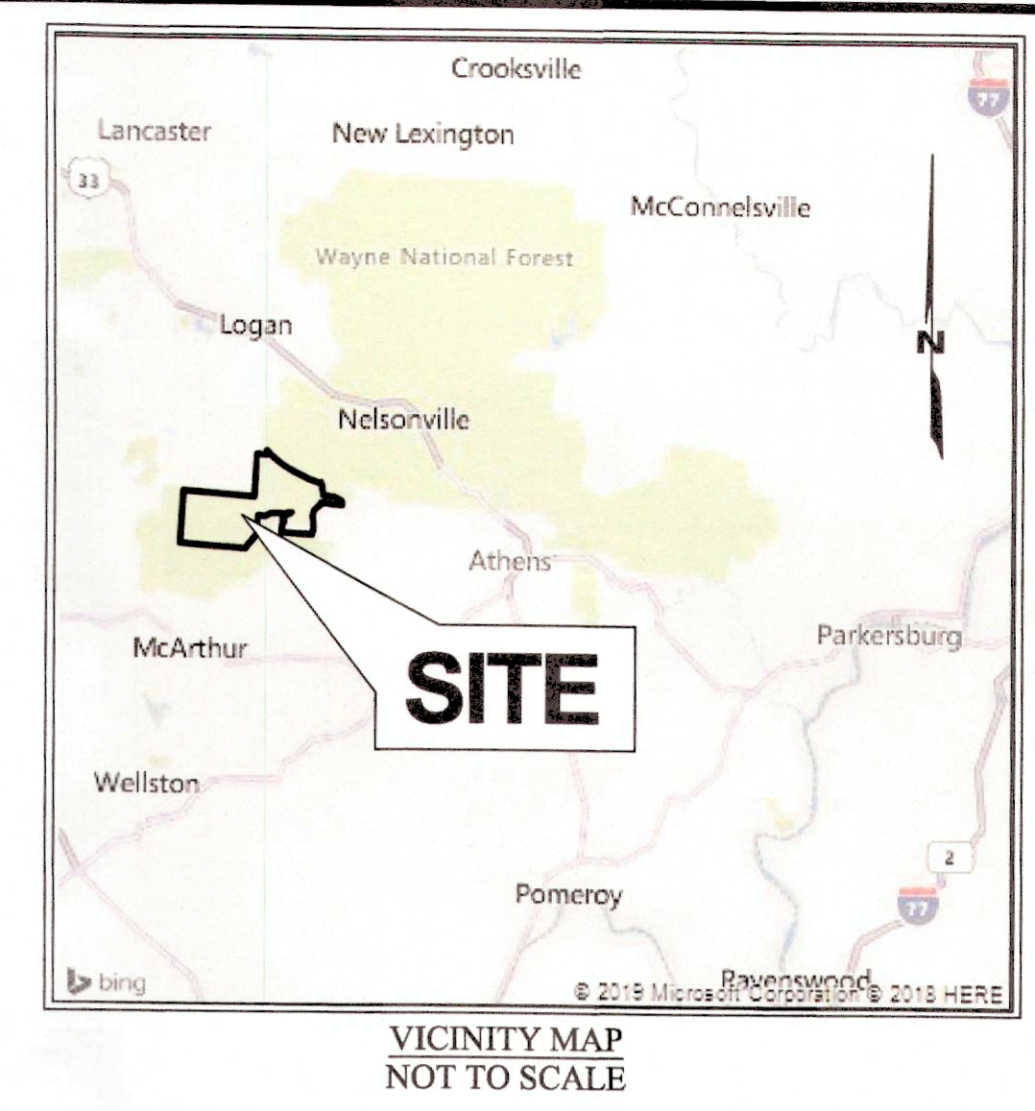
Iron pins set are 5/8 inch by 30 inch long rebar with plastic identification cap stamped "SAM, LLC".

The purpose of this description is to consolidate Athens County Auditor's PID numbers P01-00100243-00, P01-00100241-04, P01-00100241-00, P01-00100242-00, P01-00100187-03, P01-00100187-01, P01-00100186-00, P01-00100269-00, P01-00100268-00 and P01-00100185-00.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert Williams
DATE: 5/2/19

SCIOTO LAND COMPANY, LLC
PART OF SECTIONS 26, 27, 32 AND 33 TOWNSHIP 12N,
RANGE 15W, OHIO COMPANY PURCHASE, TOWNSHIP
OF YORK, COUNTY OF ATHENS AND STATE OF OHIO



TRACT 115
SCIOTO LAND COMPANY, LLC
495.185 ACRES TOTAL

SURVEY NOTES:

1. PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY SURVEYING AND MAPPING, LLC IN MARCH OF 2019.
2. PROPERTY CORNERS SET ARE 5/8" REBAR 30" IN LENGTH, WITH A PLASTIC CAP INSCRIBED "SAM LLC" UNLESS OTHERWISE NOTED HEREON.
3. PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES.
5. ANY USE OF THIS DRAWING BY PARTIES NOT CONTRACTED DIRECTLY WITH SAM, LLC OR CERTIFIED TO ON THIS DRAWING IS PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.
6. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL, GROUND SURFACE MEASUREMENTS AND EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.
7. THE SUBJECT PROPERTY (SCIOTO LAND COMPANY, LLC) HAS BEEN ASSIGNED THE PARCEL ID NUMBERS P01-00100243-00, P01-00100241-04, P01-00100241-00, P01-00100242-00, P01-00100187-03, P01-00100187-01, P01-00100186-00, P01-00100269-00, P01-00100268-00 AND P01-00100185-00.
8. ADJOINERS' INFORMATION OBTAINED FROM ATHENS COUNTY GIS WEBSITE: <http://www.athenscountyauditor.org/Searches/maps/mapadv.aspx> NO CERTIFICATION IS MADE TO THE ACCURACY OF CORRECTNESS.

TAX PARCEL NUMBER AND ACREAGE:
 PID: P01-00100243-00, P01-00100241-04, P01-00100241-00,
 P01-00100242-00, P01-00100187-03, P01-00100187-01,
 P01-00100186-00, P01-00100269-00, P01-00100268-00 AND
 P01-00100185-00.
 495.185 ACERS.

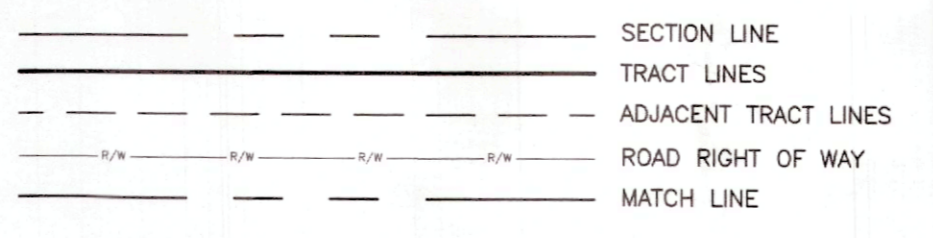
REFERENCES:
 DEEDS AS SHOWN
 COUNTY TAX MAPS
 SURVEYS OF RECORD

LEGEND:

- ⊗ REBAR SET
- ⊙ REBAR FOUND
- ⊗ POST FOUND
- ⊙ STONE
- ⊗ MAG NAIL SET
- ⊙ IRON PIPE FOUND
- ⊙ SPIKE FOUND
- ⊙ AXLE FOUND
- ⊙ COTTON SPINDLE SET
- ⊙ FALLEN TREE

ABBREVIATIONS

- PG. PAGE
- # } NUMBER
- NO. }
- P.O.B. POINT OF BEGINNING
- DD DEED
- MSD MEASURED DISTANCE



SURVEY DATA:
 HORIZONTAL DATUM -- BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). GRID COORDINATES WERE CONVERTED TO GROUND COORDINATES BY MULTIPLYING THE GRID COORDINATE BY A SCALE FACTOR OF 1.000093891.

BASIS OF BEARINGS
 BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED CORS BASE STATIONS IN THE NATIONAL SPATIAL REFERENCE SYSTEM. THE WEST LINE OF SAID SECTION 32, AND WEST LINE OF ATHENS COUNTY, HAVING A BEARING OF N04°10'15"E, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS SURVEY.

PROPERTY LOCATIONS:
 BEING PART OF SECTIONS 26, 27, 32 AND 33 TOWNSHIP 12N, RANGE 15W, OHIO COMPANY PURCHASE, TOWNSHIP OF YORK, COUNTY OF ATHENS AND STATE OF OHIO, BEING A 495.185 ACRE TRACT OF LAND, A PORTION OF THE LAND CONVEYED TO SCIOTO LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY IN THE STATE OF OHIO AS BOWMORE, LLC IN OFFICIAL RECORD BOOK 392, PAGE 388 OF THE ATHENS COUNTY, OHIO RECORDER'S OFFICE.

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS COMPLIANT WITH AND MEETS THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO", AS DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. A FIELD SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY SURVEYING AND MAPPING, LLC. IN MARCH OF 2019.

SURVEYING AND MAPPING, LLC

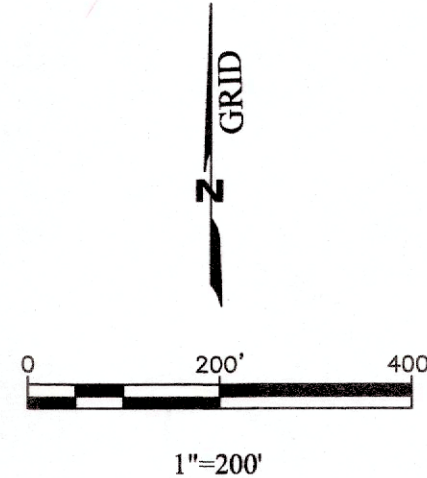
Joseph F. Charlson 4/9/19
 JOSEPH F. CHARLSON, DATE OF PLAT OR MAP
 OHIO PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 8003



PROJECT: SCIOTO LAND COMPANY, LLC
 ATHENS SCIOTO LAND TRACTS
 JOB NUMBER: 48248
 DATE: 04/05/2019
 SCALE: 1"=200'
 SURVEYOR: JFC
 TECHNICIAN: JFH
 DRAWING: Athens_Mosaic_Temp.dwg
 TRACT ID:
 PARTY CHIEF:
 FIELDBOOKS:

929 Eastwind Drive, Suite 201
 Westerville, Ohio 43081
 Ofc: 614.899.0079
 Fax: 614.899.3175
 email: info@sam.biz





STEVEN L. SWART AND SUZANNE M. SWART
DEED BOOK 0381, PG. 975
81 ACRES
PID P01-000019.0000

TAYLOR SUBDIVISION
ENVELOPE 501B

JEFFREY A. JOHNSTON AND CHERI GERON-JOHNSTON
OFFICIAL RECORD BOOK 347, PAGE 513
80.025 ACRES (DEED)
P01-00100245-07 (63.415 ACRES PER AUDITOR)
P01-00100265-02 (16.615 ACRES PER AUDITOR)

JEFFREY A. JOHNSTON AKA JEFFREY A. JOHNSTON AND
CHERI L. JOHNSTON FKA CHERI GERON-JOHNSTON
OFFICIAL RECORD BOOK 456, PAGE 2145
47.034 ACRES
PID P01-00100245-21

RYAN S. HAVLICEK
OFFICIAL RECORD BOOK 513, PAGE 2198
TAYLOR SUBDIVISION
ENVELOPE 501B
LOT 6
5.007 ACRES
PID P01-00100244-06

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT III
88.566 ACRES (DEED)
82.254 ACRES (AUDITOR)
PID P0100100269-00

TRACT 115
SCIOTO LAND COMPANY, LLC
495.185 ACRES TOTAL

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT VII
12 ACRES
PID P01-00100243-00

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT V
79.033 ACRES

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT VI
24.32 ACRES
PID P01-00100241-04

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT VI
24.32 ACRES
PID P01-00100241-04

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT IV
230.85 ACRES (AUDITOR)
PID P01-00100241-04

ERIC J. LEVERING &
BRITANNY R. LEVERING
OFFICIAL RECORD BOOK
431, PG. 2514
1.294 ACRES
PID P01-00100241-07

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT XI
7.68 ACRES
PID P01-00100242-00

JAMES J. LEVERING AKA
JAMES JEFFREY LEVERING
OFFICIAL RECORD BOOK 416
PAGE 2406 L 5/8" RE
TRACT ONE
3.265 ACRES
PID P01-00100189-02

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED LIABILITY COMPANY
IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT XII
13.30 ACRES
PID P01-00100241-00

ROGER L. LYONS AND ROSALIE LYONS
DEED BOOK 373 PG 789
SECOND TRACT
3 ACRES AND 98 SQUARE
RODS (3.6 ACRES)
PID P01-00100195-00

- LEGEND:**
- REBAR SET
 - REBAR FOUND
 - POST FOUND
 - STONE
 - MAG NAIL SET
 - IRON PIPE FOUND
 - AXLE FOUND
 - COTTON SPINDLE SET
 - FALLEN TREE
- ABBREVIATIONS**
- | | |
|--------|--------------------|
| PG. | PAGE |
| # | NUMBER |
| NO. | NUMBER |
| P.O.B. | POINT OF BEGINNING |
| DD | DEED |
| MSD | MEASURED DISTANCE |
- SECTION LINE**
- TRACT LINES**
- ADJACENT TRACT LINES**
- ROAD RIGHT OF WAY**
- MATCH LINE**

6" STEEL PIPE
FILLED WITH CONCRETE
WITH DISK STAMPED
STATE OF OHIO
BOUNDARY MARKER
DIV. OF FORESTRY
FOUND

6" STEEL PIPE
FILLED WITH CONCRETE
WITH DISK STAMPED
STATE OF OHIO
BOUNDARY MARKER
DIV. OF FORESTRY
FOUND

THE STATE OF OHIO
DEED BOOK 293, PAGE 448
PARCEL IV
97.00 ACRES
PID P01-00100240-00

DONALD B. SMITH
OFFICIAL RECORD BOOK 549, PAGE 442
24.552 ACRES
PID P01-00100220-00

DIXIE STUMP AND CHARLES A. STUMP
DEED BOOK 228, PAGE 383
FIRST TRACT
4.992 ACRES
PID P01-00100198-00

ERIC LANDRUM
OFFICIAL RECORD BOOK 369, PAGE 1289
5.13 ACRES
PID P01-00100199-00

THE ANDERSON FAMILY TRUST,
PHYLIS J. ANDERSON, TRUSTEE
OFFICIAL RECORD BOOK 550, PAGE 1383
2.717 ACRES
PID P01-00100241-02

ANGELA CARTER AND
WILLIAM B. CARTER III
OFFICIAL RECORD BOOK 539, PAGE 916
0.999 ACRES
PID P01-00100241-03

DUANE ANDREWS AND LYNN M.
ANDREWS
OFFICIAL RECORD BOOK 485, PAGE 1677
4.717 ACRES
PID P01-00100241-01

DUANE ANDREWS AND LYNN M.
ANDREWS
OFFICIAL RECORD BOOK 485, PAGE 1677
4.717 ACRES
PID P01-00100196-01

DUANE ANDREWS AND LYNN M.
ANDREWS
OFFICIAL RECORD BOOK 485, PAGE 1677
4.717 ACRES
PID P01-00100196-02

KATELYN LOUISE
ANDREWS
OFFICIAL RECORD BOOK
456, PAGE 2011
1.123 ACRES
PID P01-00100196-03

LARRY G. HYSSELL AND
WENDY L. HYSSELL
OFFICIAL RECORD BOOK
522, PAGE 2352
6.43 ACRES
PID P01-00100196-02

LARRY G. HYSSELL AND
WENDY L. HYSSELL
OFFICIAL RECORD BOOK
522, PAGE 2352
6.43 ACRES
PID P01-00100196-01

ROGER L. LYONS AND ROSALIE LYONS
DEED BOOK 373 PG 789
SECOND TRACT
3 ACRES AND 98 SQUARE
RODS (3.6 ACRES)
PID P01-00100195-00

ROGER L. LYONS AND ROSALIE LYONS
DEED BOOK 373 PG 789
FIRST TRACT
3 ACRES AND 98 SQUARE
RODS (3.6 ACRES)
PID P01-00100195-00

ERIC J. LEVERING &
BRITANNY R. LEVERING
OFFICIAL RECORD BOOK
431, PG. 2514
1.294 ACRES
PID P01-00100241-07

ERIC J. LEVERING &
BRITANNY R. LEVERING
OFFICIAL RECORD BOOK
431, PG. 2514
1.294 ACRES
PID P01-00100241-07

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PID P01-00100241-07

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431, PG. 2514
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431, PG. 2514
1.294 ACRES
PID P01-00100241-07

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431, PG. 2514
1.294 ACRES
PID P01-00100241-07

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431, PG. 2514
1.294 ACRES
PID P01-00100241-07

ERIC J. LEVERING &
BRITANNY R. LEVERING
OFFICIAL RECORD BOOK
431, PG. 2514
1.294 ACRES
PID P01-00100241-07

SCIOTO LAND COMPANY, LLC
PART OF SECTIONS 26, 27, 32 AND 33 TOWNSHIP 12N,
RANGE 15W, OHIO COMPANY PURCHASE, TOWNSHIP
OF YORK, COUNTY OF ATHENS AND STATE OF OHIO

PROJECT: SCIOTO LAND COMPANY, LLC
ATHENS SCIOTO LAND TRACTS
JOB NUMBER: 46248
DATE: 04/05/2019
SCALE: 1"=200'
SUB: SURVEY
TECHNIGIAN: JAC
DRAWING: ATHENS MOSAIC TEMP.DWG
TRACT ID:
PARTY/CLIENT:
FIELDBOOKS:

929 Eastwind Drive, Suite 201
Waverille, Ohio 43081
Tel: 614.899.0079
Fax: 614.899.3175
email: info@sam.biz



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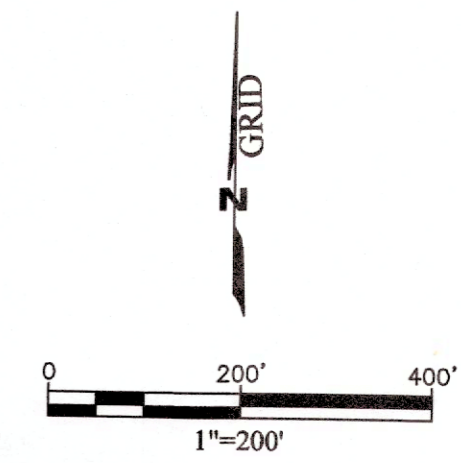
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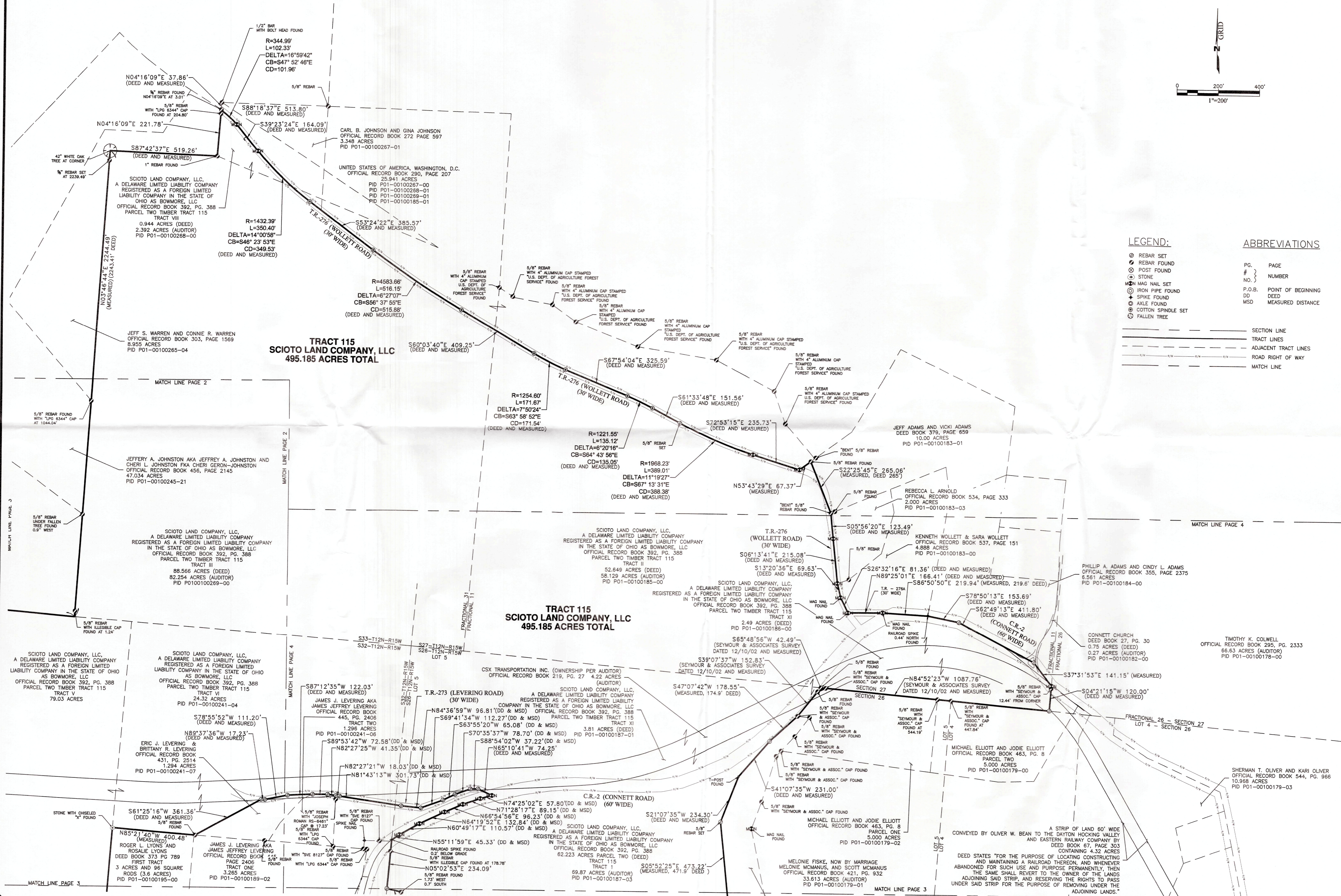
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SCIOTO LAND COMPANY, LLC
PART OF SECTIONS 26, 27, 32 AND 33 TOWNSHIP 12N,
RANGE 15W, OHIO COMPANY PURCHASE, TOWNSHIP
OF YORK, COUNTY OF ATHENS AND STATE OF OHIO

PROJECT: SCIOTO LAND COMPANY, LLC
ATHENS SCIOTO LAND TRACTS
JOB NUMBER: 46248
DATE: 04/05/2019
SCALE: 1"=200'
SURVEYOR: JFC
DRAWING: PARTIAL Mosaic Temp.dwg
TRACT ID:
FIELDBOOKS:

929 Eastwind Drive, Suite 201
Westerville, Ohio 43081
Tel: 614.899.0079
Fax: 614.899.3175
email: info@sam.biz



LEGEND:

- ⊙ REBAR SET
- ⊙ REBAR FOUND
- ⊙ POST FOUND
- ⊙ STONE
- ⊙ MAG NAIL SET
- ⊙ IRON PIPE FOUND
- ⊙ SPIKE FOUND
- ⊙ AXLE FOUND
- ⊙ COTTON SPINDLE SET
- ⊙ FALLEN TREE

ABBREVIATIONS

PG.	PAGE
#	NUMBER
P.O.B.	POINT OF BEGINNING
DD	DEED
MSD	MEASURED DISTANCE

--- SECTION LINE
--- TRACT LINES
--- ADJACENT TRACT LINES
--- ROAD RIGHT OF WAY
--- MATCH LINE

**TRACT 115
SCIOTO LAND COMPANY, LLC
495.185 ACRES TOTAL**

**TRACT 115
SCIOTO LAND COMPANY, LLC
495.185 ACRES TOTAL**

**TRACT 115
SCIOTO LAND COMPANY, LLC
495.185 ACRES TOTAL**

DEED STATES "FOR THE PURPOSE OF LOCATING CONSTRUCTING AND MAINTAINING A RAILROAD THEREON, AND WHENEVER ABANDONED FOR SUCH USE AND PURPOSE PERMANENTLY, THEN THE SAME SHALL REVERT TO THE OWNER OF THE LANDS ADJOINING SAID STRIP, AND RESERVING THE RIGHTS TO PASS UNDER SAID STRIP FOR THE PURPOSE OF REMOVING UNDER THE ADJOINING LANDS."

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED
LIABILITY COMPANY IN THE STATE OF
OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT VIII
0.944 ACRES (DEED)
2.392 ACRES (AUDITOR)
PID P01-00100268-00

JEFF S. WARREN AND CONNIE R. WARREN
OFFICIAL RECORD BOOK 303, PAGE 1569
8.955 ACRES
PID P01-00100265-04

JEFFERY A. JOHNSTON AKA JEFFREY A. JOHNSTON AND
CHERI L. JOHNSTON FKA CHERI GERON-JOHNSTON
OFFICIAL RECORD BOOK 456, PAGE 2145
47.034 ACRES
PID P01-00100245-21

SCIOTO LAND COMPANY, LLC,
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AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT III
88.566 ACRES (DEED)
82.254 ACRES (AUDITOR)
PID P0100100269-00

SCIOTO LAND COMPANY, LLC,
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OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT V
79.03 ACRES

SCIOTO LAND COMPANY, LLC,
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OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT VI
24.32 ACRES
PID P01-00100241-04

ERIC J. LEVERING &
BRITANNY R. LEVERING
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431, PG. 2514
1.294 ACRES
PID P01-00100241-07

ROGER L. LYONS AND
ROSALIE LYONS
DEED BOOK 373 PG 789
FIRST TRACT
3 ACRES AND 96 SQUARE
RODS (3.6 ACRES)
PID P01-00100195-00

JAMES J. LEVERING AKA
JAMES JEFFREY LEVERING
OFFICIAL RECORD BOOK 445,
PAGE 2406
TRACT ONE
3.265 ACRES
PID P01-00100189-02

SCIOTO LAND COMPANY, LLC,
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AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT II
52.649 ACRES (DEED)
58.129 ACRES (AUDITOR)
PID P01-00100185-00

JAMES J. LEVERING AKA
JAMES JEFFREY LEVERING
OFFICIAL RECORD BOOK
445, PG. 2406
TRACT TWO
1.296 ACRES
PID P01-00100241-06

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
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LIABILITY COMPANY IN THE STATE OF OHIO
AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
TRACT XI
3.81 ACRES (DEED)
PID P01-00100187-01

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
REGISTERED AS A FOREIGN LIMITED
LIABILITY COMPANY IN THE STATE OF OHIO
AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO ACRES (DEED)
TRACT 115
69.87 ACRES (AUDITOR)
PID P01-00100187-03

SCIOTO LAND COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
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LIABILITY COMPANY IN THE STATE OF OHIO AS BOWMORE, LLC
OFFICIAL RECORD BOOK 392, PG. 388
PARCEL TWO TIMBER TRACT 115
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58.129 ACRES (AUDITOR)
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SCIOTO LAND COMPANY, LLC,
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SCIOTO LAND COMPANY, LLC,
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TRACT 115
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SCIOTO LAND COMPANY, LLC,
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58.129 ACRES (AUDITOR)
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SCIOTO LAND COMPANY, LLC,
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69.87 ACRES (AUDITOR)
PID P01-00100187-03

SCIOTO LAND COMPANY, LLC,
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TRACT 115
69.87 ACRES (AUDITOR)
PID P01-00100187-03

SCIOTO LAND COMPANY, LLC,
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58.129 ACRES (AUDITOR)
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TRACT XI
3.81 ACRES (DEED)
PID P01-00100187-01

SCIOTO LAND COMPANY, LLC,
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TRACT 115
69.87 ACRES (AUDITOR)
PID P01-00100187-03

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SCIOTO LAND COMPANY, LLC,
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OFFICIAL RECORD BOOK 392, PG. 388
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TRACT II
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TRACT XI
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SCIOTO LAND COMPANY, LLC,
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OFFICIAL RECORD BOOK 392, PG. 388
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TRACT 115
69.87 ACRES (AUDITOR)
PID P01-00100187-03

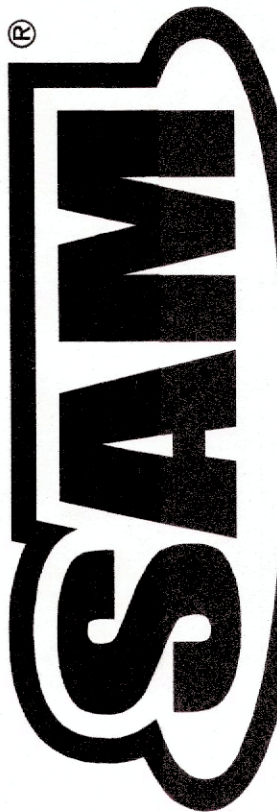
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PARCEL TWO ACRES (DEED)
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PID P01-00100185-00

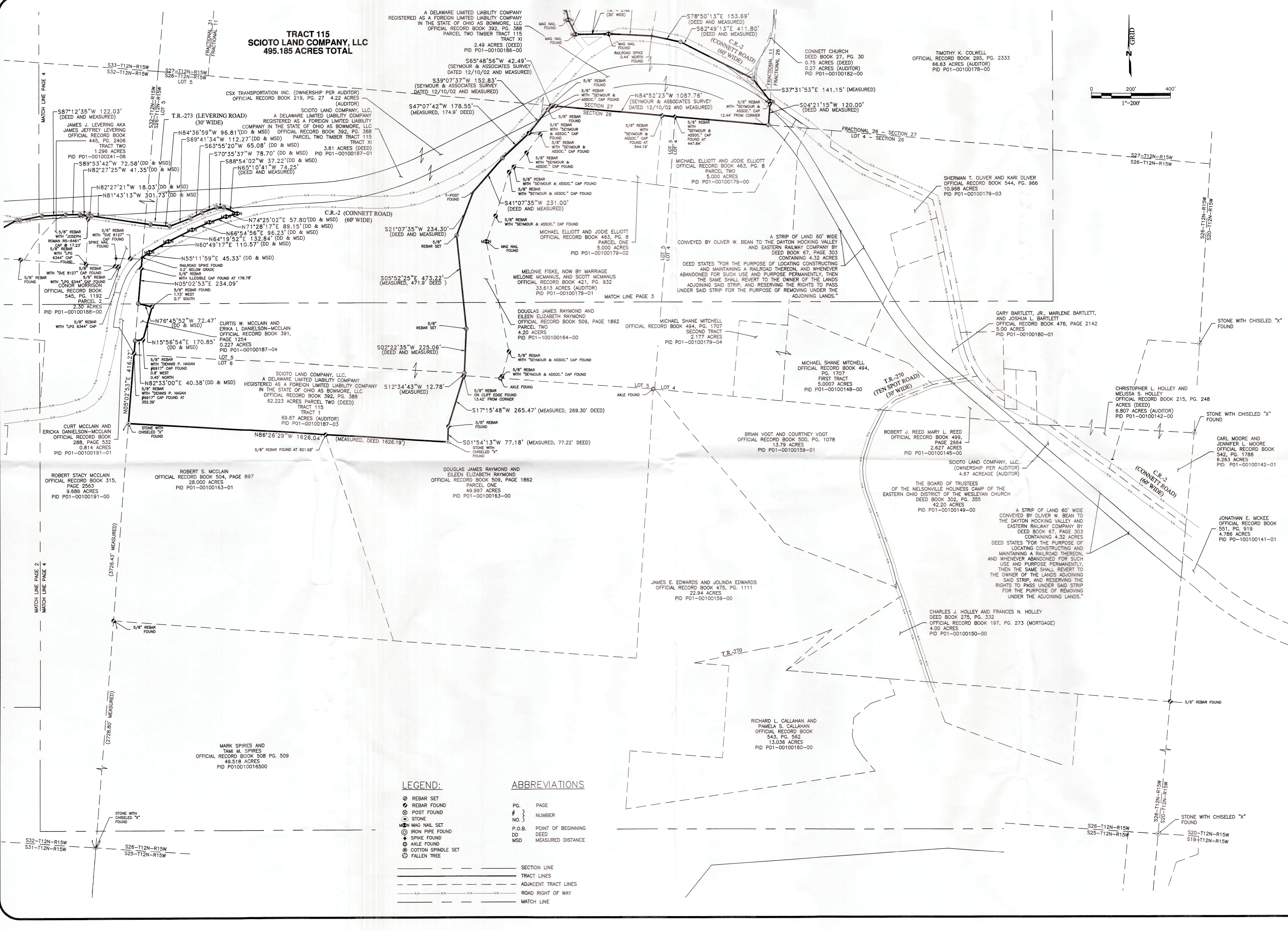
SCIOTO LAND COMPANY, LLC,
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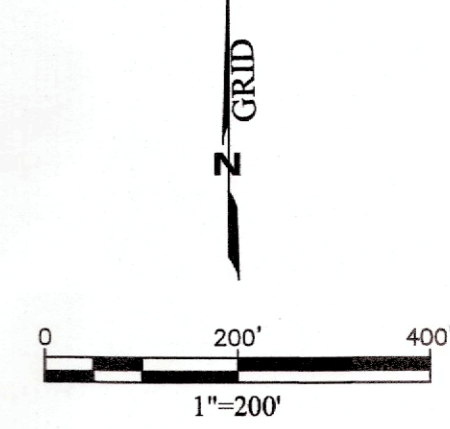
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TRACT 115
69.87 ACRES (AUDITOR)
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TRACT 115
SCIOTO LAND COMPANY, LLC
495.185 ACRES TOTAL



LEGEND:	ABBREVIATIONS
⊙ REBAR SET	PG. PAGE
⊙ REBAR FOUND	# } NUMBER
⊙ POST FOUND	NO. }
⊙ STONE	P.O.B. POINT OF BEGINNING
⊙ MAG NAIL SET	DD DEED
⊙ IRON PIPE FOUND	MSD MEASURED DISTANCE
⊙ SPIKE FOUND	
⊙ AXLE FOUND	
⊙ COTTON SPINDLE SET	
⊙ FALLEN TREE	
— SECTION LINE	
— TRACT LINES	
— ADJACENT TRACT LINES	
— ROAD RIGHT OF WAY	
— MATCH LINE	



PATH: \\1018046248\1001\SURVEY\02BASE\46248 - ATHENS MOSAIC TEMP.DWG