

**DESCRIPTION**  
**Boundary Survey On the Property of**  
**Heartwood Forest Land Fund VII Limited Partnership**  
**107.2797 Acres**

The following described real estate situated in the Township of Bern, County of Athens, State of Ohio and being more particularly described as follows:

Being a part of the northeast quarter of Section 8, Township 7 North, Range 12 West of the Ohio Company Purchase and being all of Heartwood Forest Land Fund VII Limited Partnership as recorded in official record 546 at page 1161, First Tract, (Auditor Parcel Number D02-00200006-00)

Beginning at a (N: **507,809.24** ~ E: **2,152,602.65**)  $\frac{5}{8}$ " rebar with identification cap (PS 8376 William B. Showalter) found marking a corner common to Section 2, 3, 8 & 9 of the said Township 7 North, Range 12 West and in the line common to Bern Township, Athens County with Wesley Township, Washington County; thence with the west line of said Section 2, **SOUTH 02°24'39" WEST, 2735.99 feet** to a  $\frac{5}{8}$ " rebar (no identification cap) found marking the northeast corner of Robert J. Johnson parcel as recorded in official record 541 at page 1536;

Thence with the north line of said Robert J. Johnson parcel, **NORTH 87°36'23" WEST**, passing a  $\frac{5}{8}$ " rebar (no identification cap) found marking the northeast corner of Lois A. Kerns parcel as recorded in official record 511 at page 308 at **268.55 feet**, continuing with the north line of said Lois A. Kerns parcel **387.88 feet** to a point marking the northeast corner of David L. Hasley parcel as recorded in official record 384 at page 491, continuing with the north line of said David L. Hasley parcel a total distance of **1760.25 feet** to a  $\frac{5}{8}$ " rebar with identification cap (PS 8376 William B. Showalter) found marking the southeast corner of Darrow G. Tolliver parcel as recorded in official record 504 at page 2232;

Thence with the east line of said Darrow G. Tolliver parcel, **NORTH 00°01'24" EAST, 1335.82 feet** to a  $\frac{5}{8}$ " rebar with identification cap (PS 8376 William B. Showalter) found marking the northeast corner of Darrow G. Tolliver parcel and in the south line of Heartwood Forest Land Fund VII Limited Partnership parcel as recorded in official record 546 at page 1161, Second Tract;

Thence with the south line of said, **SOUTH 86°40'01" EAST, 189.12 feet** to a  $\frac{5}{8}$ " rebar with identification cap (PS 7999 Robert H. Roush) found marking the southeast corner of said Heartwood Forest Land Fund VII Limited Partnership parcel;

Thence with the east line of said Heartwood Forest Land Fund VII Limited Partnership parcel, **NORTH 00°27'19" EAST, 1384.24 feet** to a  $\frac{5}{8}$ " rebar with identification cap (PS 7999 Robert H. Roush) found marking the northeast corner of said Heartwood Forest Land Fund VII Limited Partnership parcel and in the line common to said Section 8 and Section 9;

Thence with the south line of said Section 9, **SOUTH 88°19'11" EAST, 1669.77 feet** to the point of beginning.

Containing **107.2797 acres**

Subject to all legal easements.

Bearings and coordinate oriented to the Ohio State Plane-South Zone (NAD83) 2011 Adjustment

All of Tax Parcel Number D02-00200006-00

Being more particularly described and delineated on a plat attached hereto and made a part hereof and on file in the county engineer's office.

Aforesaid references recorded among the land records of Athens County, Ohio.



Loren R. Purdom  
Professional Surveyor #6067  
State of Ohio  
Date of Survey: March 16<sup>th</sup>, 2020

0' 300' 600' 900'

GRAPHIC SCALE (FEET): 1" = 300'



N/F  
**Robert W. Petrone**  
**Susan M. Petrone**  
Official Record 292 Page 2654  
Tract I  
Parcel NO: D0-1001000-00

N/F  
**Robert W. Petrone**  
**Susan M. Petrone**  
Official Record 292 Page 2654  
Tract II  
Parcel NO: D0-1001000-02

N/F  
**Heartwood Forest Land Fund VII Limited Partnership**  
Official Record 532 Page 2594  
Parcel One, Second Tract  
Parcel No: 40-0085976.000

N/F  
**Heartwood Forest Land Fund VII Limited Partnership**  
Official Record 546 Page 1161  
Second Tract  
Parcel NO: D02-00200006-01

P.O.B.  
N: 507,809.24  
E: 2,152,602.65

Bern Township  
Athens County  
Wesley Township  
Washington Count

N/F  
**Heartwood Forest Land Fund VII Limited Partnership**  
Official Record 546 Page 1161  
First Tract  
Parcel NO: D02-00200006-00  
107.2797 Acres

N/F  
**Heartwood Forest Land Fund VII Limited Partnership**  
Official Record 532 Page 2594  
Parcel One, First Tract  
Parcel No: 40-0085972.000

N/F  
**Darrow G. Tolliver**  
Official Record 504 Page 2232  
Parcel No: D0-200200005-00

S 86°40'01" E  
189.12'

N/F  
**George Jerry Reynolds**  
Deed Book 526, Page 86  
Parcel No: 40-0086164.000

N 00°12'43" E 1335.82'

S 02°24'39" W 2735.99'

N/F  
**George Jerry Reynolds**  
Deed Book 526, Page 86  
Parcel No: 4 40-0086168.000

N 87°36'23" W 1760.25'  
1103.82'

N/F  
**David L. Hasley**  
Official Record 384 Page 494  
Parcel No: D0-200200005-00

N/F  
**Lois A. Kerns**  
Official Record 511 Page 308  
Parcel No: D0-200200001-01

N/F  
**Robert J. Johnson**  
Official Record 541 Page 1536  
Parcel No: D0-200200001-05

### LEGEND

- o Point
- ⊗ 5/8" Rebar Found
- 7999 Identification Cap Ohio Surveyor Robert H. Roush
- 8376 Identification Cap Ohio Surveyor William B. Showalter
- N/F Now or Formerly
- P.O.B. Point of Beginning



*Loren R. Purdom*  
Loren R. Purdom  
Professional Surveyor #6067  
State Of Ohio  
Date Of Survey: 03-16-2020

### GENERAL NOTES:

1. The Plat hereon represents a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.
2. No Title Report furnished.
3. No zoning requirements were examined or verified for this survey.
4. This plat of survey may not reflect all easements and/or encumbrances affecting the title to the subject property.
5. Monuments found are in good condition unless noted.
6. North & Coordinates - Ohio State Plane South Zone 1983.
7. This survey may not depict all observable physical improvements.
8. Unless otherwise stated there is no observable evidence of boundary line occupation.
9. FEMA (SHFHA) Special Flood Hazard Area was not reviewed or checked for encroachment.

| Date       | Description                      | Date                 |
|------------|----------------------------------|----------------------|
| 03-16-2019 | Date of Survey                   |                      |
|            | Drawn By: L. R. Purdom           |                      |
|            | Field: Tom Royal & Rodney Cooper |                      |
|            | Scale: As Noted                  | Sheet Number: 1 of 1 |

**BOUNDARY SURVEY ON THE PROPERTY OF Heartwood Forest Land Fund VII Limited Partnership**  
Ohio Company Purchase  
NE 1/4 Section 8  
Township 7 North, Range 12 West  
Bern Township, Athens County, Ohio

1606 Dogwood Ridge Road  
Wheelersburg, Ohio 45694  
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Email: loren.purdom@lrpurdom.com

*Municipal, Industrial Commercial, Residential & Transportation*

**LRP**  
**Purdom & Associates, Inc.**  
Consultants & Surveyors