

## SURVEY OF 91.497 ACRE TRACT FOR JOHN HOUSEHOLDER

Situated in the State of Ohio, County of Athens, Township of Dover and being part of the Northwest Quarter of Section 30, Township 10, Range 14, being all of a 90.000-acre (deed) tract of land as conveyed to Hexs Holdem, LLC by deed of record in Official Record 603, Page 324 (all references are to the records of the Athens County Recorder's Office) and being more particularly described as follows:

Beginning at a 5/8" rebar found at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 30, said rebar is the **TRUE POINT OF BEGINNING** of the parcel herein described,

Thence, South 86°17'26" East, 797.89 feet, along the south line of Section 25 of Trimble Township and the North line of Section 30 of Dover Township, along south line of Darrell J. Gladish (Deed Book 235, Page 956) and Karen S. Scherbarth (Official Record 345, Page 35), to a mag nail set in Oregon Ridge Road,

Thence, South 04°01'18" West, 447.63 feet, along the west line of a 5.000 acre tract conveyed to Jerry and Tracy Crum (Official Record 299, Page 830), passing a 5/8" rebar at 28.64 feet in said line, to a 5/8" rebar encased in concrete, said rebar is the Southwest corner of said 5.000 acre tract,

Thence, South 84°43'41" East, 466.78 feet, along the south line of said 5.000 acre tract, to a 5/8" rebar found in the west line of a 7.786 acre tract conveyed to Jason A. Ashcraft (Official Record 584, Page 2231), said rebar being the Southeast corner of said 5.000 acre tract,

Thence, South 04°22'54" West, 2226.60 feet, along west line of said 7.786 acre tract and a 60.243 acre tract conveyed to Douglas Allen Degenhart (Deed Book 515, Page 2327), passing a 5/8" rebar found at 149.29 feet, said rebar being a boundary corner between said 7.786 acre tract and said 60.243 acre tract, to a 5/8" rebar with cap found, said rebar being the southwest corner of said 60.243 acre tract and being in a northerly line of a 123.000 acre tract conveyed to The United States of America (Deed Book 242, Page 632),

Thence, North 85°39'01" West, 1650.00 feet, along the Southern line of the Northeast Quarter of Section 30, also along a northerly line of said 123.000 acre tract, a 9.000 acre tract conveyed to Longbottom Family Properties, LLC (Deed Book 504, Page 1089), and a 57.590 acre tract of land conveyed to The United States of America (Official Record 201, Page 22), to a 5/8" rebar set with an orange I.D. cap (SLONE S-8751), said rebar being the Southeast Corner of a 58.700 acre tract conveyed to The United States of America (Deed Book 200, Page 693),

Thence, North 04°23'26" East, 2091.43 feet, along the eastern line of said 58.700 acre tract, to a 5/8" rebar with cap found, said rebar is the Southwest corner of a 5.000 acre tract conveyed to Jean Walunis (Official Record 190, Page 266),

Thence, South 85°33'33" East, 375.61 feet, along the south line of said 5.000 acre tract, to a 5/8" rebar found, said rebar is the Southeast corner of said 5.000 acre tract,

Thence, North 05°02'25" East, 582.04 feet, along the East line of said 5.000 acre tract, passing a 5/8" rebar found at 254.30 feet in said line, to a 5/8" rebar found at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 30, returning to the **TRUE POINT OF BEGINNING**, containing 91.497 acres of land, more or less;

The Bearing was derived from GPS observations using ODOT VRS network stations converted to the Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83(2011).

Subject to all legal easements, restrictions, and right-of-ways of record.

This description is based on a field survey performed in January 2026 under the supervision of John C. Slone, Ohio Professional Surveyor #8751.



John C. Slone 01/23/2026

John C. Slone

Ohio Professional Surveyor No. 8751

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brent Walker  
DATE: 1/21/26

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

JAN 27 2026

Jill Davidson  
Athens County Auditor

- 5/8" REBAR FOUND
- MAG NAIL SET
- 5/8" REBAR SET W/ ORANGE I.D. CAP (SLONE S-8751)

**BASIS OF BEARINGS:**  
Based on True North Derived From GPS Observations  
Using ODOT VRS Network Stations Converted to The  
Ohio State Plane, South Zone, Horizontal Datum NAD83 (2011)

UNITED STATES OF AMERICA  
422.610 AC.  
OR 95 PG 852  
PARCEL #M01-00100691-00

DARRELL J GLADISH  
4.860 AC.  
DB 235 PG 956  
PARCEL #M01-00100711-00

KAREN S SCHERBARTH  
6.000 AC.  
OR 345 PG 35  
PARCEL #M01-00100712-00

T11 SECTION 25 TRIMBLE TWP.  
T10 SECTION 30 DOVER TWP.

UNITED STATES OF AMERICA  
58.700 AC.  
DB 200 PG 693  
PARCEL #G01-00100800-00

JEAN WALUNIS  
5.000 AC.  
OR 190 PG 266  
PARCEL #G01-00100796-00

REFERENCE POINT OF BEGINNING  
NW CORNER OF THE NE QUARTER  
OF THE NW QUARTER OF SECTION 30  
EXISTING 5/8" REBAR FOUND

JERRY & TRACY CRUM  
5.000 AC.  
DB 299 PG 830  
PARCEL #G01-00100797-00

5/8" REBAR WITH CAP

- REFERENCES:**  
NEWMAN, 60.243 AC SURVEY, JULY 2015  
BOESHART, 4.453 AC. SURVEY, 09/20/2019  
OR 603, PG 324  
DB 242, PG 632  
DB 504, PG 1089  
OR 201, PG 22  
DB 200, PG 693  
OR 95, PG 852  
OR 190, PG 266  
DB 235, PG 235  
OR 345, PG 35  
DB 299, PG 830  
OR 584, PG 2231  
DB 515, PG 2327

JASON A ASHCRAFT  
7.786 AC.  
OR 584 PG 2231  
PARCEL #G01-00100795-01

91.497 ACRES  
(MEASURED)



**DEED INFO:**  
HEXS HOLDEM LLC  
90.000 AC. (DEED)  
OR 603 PG 324  
PARCEL #G01-00100796-01  
Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY *Perennial*  
DATE: 1/27/26

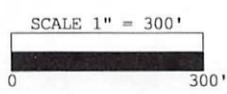
LOBGOTTOM FAMILY PROPERTIES LLC  
9.000 AC.  
DB 504 PG 1089  
PARCEL #G01-00100806-00

DOUGLAS ALLEN DEGENHART  
60.243 AC.  
DB 515 PG 2327  
PARCEL #G01-0100795.00

N-531051.16  
E-2068420.91  
OHIO SOUTH ZONE  
SPCS NAD83 (2011)

UNITED STATES OF AMERICA  
57.590 AC.  
OR 201 PG 22  
PARCEL #G01-010080100

UNITED STATES OF AMERICA  
123.000 AC.  
DB 242 PG 632  
PARCEL #G01-00100809-00



I hereby certify that the foregoing boundary survey was prepared from an actual field survey performed in January 2026, under my direct supervision, in accordance with Chapter 4733-37 Ohio Administrative Code.

*John C. Slone* 01/23/2026  
John C. Slone  
Ohio Surveyor No. 8751