

## GENERAL LOCATION

### PARCEL ONE 37.286 ACRE TRACT

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF EVAN D. WHEATON AS RECORDED IN OFFICIAL RECORD 321, PAGE 2381 OF THE ROSS COUNTY RECORDER'S OFFICE.

BEING A PART OF ENGINEER PARCEL 8-6-7.

### PARCEL TWO TRACT ONE 2.181 ACRE TRACT

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF EVAN D. WHEATON AS RECORDED IN OFFICIAL RECORD 321, PAGE 2381 OF THE ROSS COUNTY RECORDER'S OFFICE.

BEING A PART OF ENGINEER PARCEL 8-6-7.

### TRACT TWO 7.676 ACRE TRACT

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF EVAN D. WHEATON AS RECORDED IN OFFICIAL RECORD 321, PAGE 2381 OF THE ROSS COUNTY RECORDER'S OFFICE.

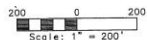
BEING A PART OF ENGINEER PARCEL 8-6-7.

#### LEGEND:

- FOUND 3/4" IRON PIPE
- ▲ FOUND 5/8" IRON PIN & I.D. CAP STAMPED "SLAGLE-6699"
- POINT
- SET MAGNETIC NAIL
- ▲ SET 5/8" IRON PIN & I.D. CAP STAMPED "SHARRETT-8019"

#### REFERENCES:

- DEEDS AS NOTED.
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS



### PARCEL ONE (37.286 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Evan D. Wheaton as recorded in Official Record 321, Page 2381 of the Ross County Recorder's Office, said tract being situated in Virginia Military Survey 589, Concord Township, Ross County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set magnetic nail located at the intersection of the centerline of North Muselman Station Road (Township Road 100) and Overlake Drive (Township Road 1228);

Thence with a line, South 25° 55' 43" East a distance of 2335.97 feet to a magnetic nail set on the westerly line of Virginia Military Survey 589 (V.M.S.) and in the center of North Muselman Station Road, said magnetic nail bears, South 11° 49' 13" East a distance of 2023.29 feet from a magnetic nail set at the intersection of the centerline of Overlake Drive and County Road 550, said magnetic nail being the principal place of beginning of the tract herein described;

Thence leaving the center of North Muselman Station Road and along the westerly line of V.M.S. 589, North 42° 12' 07" West a distance of 508.25 feet to a 5/8" iron pin with a plastic identification cap set on the southerly corner of V.M.S. 589 and the southwest corner of a 10.00 acre tract (Parcel Three of Official Record 150, Page 1579);

Thence continuing along V.M.S. 589 and the southerly line of the 10.00 acre tract and a 14.00 acre tract (Parcel One, Tract Four of Official Record 150, Page 1579), South 09° 30' 48" East a distance of 1419.27 feet to a 5/8" iron pin with a plastic identification cap set on the southerly corner of a 26.00 acre tract (Parcel One, Tract Three of Official Record 150, Page 1579);

Thence leaving the northerly line of V.M.S. 589 and along the property line of the 26.00 acre tract the following two (2) courses:

1. South 42° 26' 05" West a distance of 445.50 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. South 20° 32' 52" East a distance of 115.50 feet to a 5/8" iron pin with a plastic identification cap found stamped "SLAGLE 6699" on the northerly corner of a 16.00 acre tract (Official Record 311, Page 3202);

Thence along the property line of the 16.00 acre tract, South 20° 32' 52" West, passing a 5/8" iron pin with a plastic identification cap found stamped "SLAGLE-6699" at 649.50 feet, passing a 5/8" iron pin with a plastic identification cap set at 823.27 feet, going a total distance of 179.27 feet to a magnetic nail set in the center of North Muselman Station Road;

Thence along the center of North Muselman Station Road the following six (6) courses:

1. North 33° 23' 21" West a distance of 179.25 feet to a point;
2. North 33° 23' 21" West a distance of 297.25 feet to a point;
3. North 33° 23' 21" West a distance of 297.25 feet to a point;
4. North 33° 23' 21" West a distance of 142.45 feet to a point;
5. North 33° 23' 21" West a distance of 142.45 feet to a point;
6. North 33° 23' 21" West a distance of 297.25 feet to the principal place of beginning, containing 37.286 acres more or less and being subject to all other legal encumbrances of record.

### PARCEL TWO

#### Tract One (2.181 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Evan D. Wheaton as recorded in Official Record 321, Page 2381 of the Ross County Recorder's Office, said tract being situated in Virginia Military Survey 589, Concord Township, Ross County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set magnetic nail located at the intersection of the centerline of North Muselman Station Road (Township Road 100) and Overlake Drive (Township Road 1228);

Thence with a line, South 25° 55' 43" East a distance of 2335.97 feet to a magnetic nail set on the westerly line of Virginia Military Survey 589 (V.M.S.) and in the center of North Muselman Station Road, said magnetic nail bears, South 11° 49' 13" East a distance of 2023.29 feet from a magnetic nail set at the intersection of the centerline of Overlake Drive and County Road 550, said magnetic nail being the principal place of beginning of the tract herein described;

Thence leaving the westerly line of V.M.S. 589 and along the center of North Muselman Station Road the following six (6) courses:

1. South 33° 27' 24" East a distance of 299.25 feet to a point;
2. South 33° 27' 24" East a distance of 299.25 feet to a point;
3. South 33° 27' 24" East a distance of 142.45 feet to a point;
4. South 33° 27' 24" East a distance of 142.45 feet to a point;
5. South 33° 27' 24" East a distance of 297.25 feet to a point, and;
6. South 33° 27' 24" East a distance of 297.25 feet to a magnetic nail set on the westerly line of a 10.00 acre tract (Official Record 101, Page 322);

Thence leaving the center of North Muselman Station Road and along the property line of the 10.00 acre tract, South 24° 32' 56" West a distance of 54.42 feet to a 5/8" iron pin with a plastic identification cap set on the north line of 24.66 acre tract (Official Record 43, Page 789);

Thence along the property line of the 24.66 acre tract, North 24° 32' 56" West a distance of 1427.45 feet to a 5/8" iron pin with a plastic identification cap found stamped "SLAGLE-6699" on the westerly line of V.M.S. 589;

Thence along the westerly line of V.M.S. 589, North 42° 12' 07" East a distance of 58.50 feet to the principal place of beginning, containing 2.181 acres more or less and being subject to the right of way of North Muselman Station Road (Township Road 100) and all other legal encumbrances of record.

The above described tract being subject to an existing drive leading to Parcel Two, Tract Two.

#### Tract Two (7.676 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Evan D. Wheaton as recorded in Official Record 321, Page 2381 of the Ross County Recorder's Office, said tract being situated in Virginia Military Survey 589, Concord Township, Ross County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set magnetic nail located at the intersection of the centerline of North Muselman Station Road (Township Road 100) and Overlake Drive (Township Road 1228);

Thence with a line, South 25° 55' 43" East a distance of 2335.97 feet to a magnetic nail set on the westerly line of Virginia Military Survey 589 (V.M.S.) and in the center of North Muselman Station Road, said magnetic nail bears, South 11° 49' 13" East a distance of 2023.29 feet from a magnetic nail set at the intersection of the centerline of Overlake Drive and County Road 550;

Thence leaving the center of North Muselman Station Road and along the westerly line of V.M.S. 589, South 42° 12' 07" West a distance of 113.25 feet to a 5/8" iron pin with a plastic identification cap found stamped "SLAGLE-6699" on the south line of a 24.66 acre tract (Official Record 43, Page 789), said iron pin being the principal place of beginning of the tract herein described;

Thence leaving the westerly line of V.M.S. 589 and along the property line of the 24.66 acre tract, South 24° 32' 56" East a distance of 1426.25 feet to a point on the westerly line of a 16.00 acre tract (Official Record 101, Page 322);

Thence along the property line of the 16.00 acre tract, South 20° 32' 52" West a distance of 160.25 feet to a point on the southerly property line of a 26.00 acre tract (Parcel One, Tract Four of Official Record 150, Page 1579);

Thence along the property line of the 26.00 acre tract being along the south bank of North Fork Paint Creek the following four (4) courses:

1. North 10° 17' 23" East a distance of 456.25 feet to a point;
2. North 10° 17' 23" East a distance of 250.25 feet to a point;
3. North 33° 28' 50" West a distance of 258.25 feet to a point, and;
4. North 33° 28' 50" West a distance of 411.37 feet to a point on the westerly line of V.M.S. 589;

Thence leaving the south bank of North Fork Paint Creek and along V.M.S. 589, North 42° 12' 07" East, passing a 5/8" iron pin with a plastic identification cap set at 140.00 feet, passing a 5/8" iron pin with a plastic identification cap found stamped "SLAGLE-6699" at 337.00 feet, going a total distance of 346.50 feet to the principal place of beginning, containing 7.676 acres more or less and being subject to all legal encumbrances of record.

Also included with the above described tract is an existing ingress and egress drive leading through Parcel Two, Tract One and a 24.66 acre tract (Official Record 43, Page 789 [NOT RECORDED]).

SET MAGNETIC NAIL LOCATED AT THE INTERSECTION OF THE CENTER LINE OF NORTH MUSELMAN STATION ROAD (TOWNSHIP ROAD 100) AND OVERLAKE DRIVE (TOWNSHIP ROAD 1228)

SET MAGNETIC NAIL LOCATED AT THE INTERSECTION OF THE CENTER LINE OF OVERLAKE DRIVE (TOWNSHIP ROAD 1228) AND COUNTY ROAD 550.

NORTH MUSELMAN STATION ROAD (TOWNSHIP ROAD 100)

OVERLAKE DRIVE (TOWNSHIP ROAD 1228)

C.R. 550

S. 11.45° W. 100.00'

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I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 14TH DAY OF DECEMBER, 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  
PROFESSIONAL SURVEYOR NO. 8019

#### NOTES:

- ALL SET 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT-8019".
- ALL BEARINGS BASED ON MAGNETIC NORTH AND ARE TO BE USED TO DENOTE ANGLES ONLY.
- ALL IRON PINS SET BEING 5/8" BY 32".
- ALL OFFSET IRON PINS BEING SET AT A DISTANCE OF 30.00 FEET UNLESS OTHERWISE INDICATED.



FOR: EVAN WHEATON  
SITUATED IN VIRGINIA MILITARY SURVEY 589,  
CONCORD TOWNSHIP, ROSS COUNTY,  
FILE NAME: EGYT / R00556.DWG

NUMBER	DIRECTION	DISTANCE
1	N 23° 23' 21" W	179.25
2	N 23° 23' 21" W	297.25
3	N 23° 23' 21" W	297.25
4	N 23° 23' 21" W	142.45
5	N 23° 23' 21" W	142.45
6	N 23° 23' 21" W	297.25
7	N 23° 23' 21" W	297.25
8	N 23° 23' 21" W	297.25
9	N 23° 23' 21" W	297.25
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13	N 23° 23' 21" W	297.25
14	N 23° 23' 21" W	297.25
15	N 23° 23' 21" W	297.25
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26	N 23° 23' 21" W	297.25
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59	N 23° 23' 21" W	297.25
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