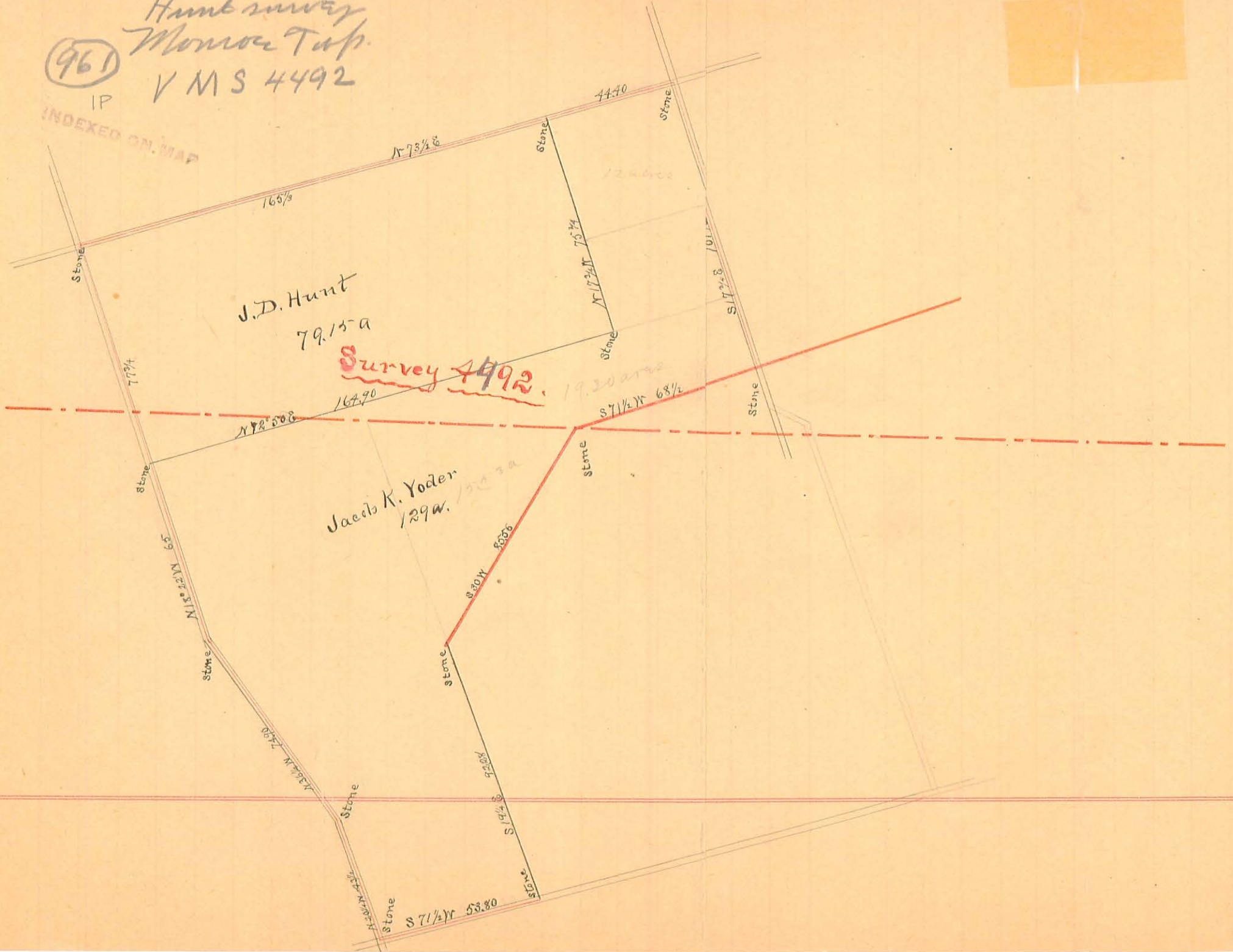


(961)

IP

Hunt survey
Monroe Tap.
VMS 4492

INDEXED ON MAP



J.D. Hunt
79.15-a

Survey 4492.

Jacob K. Yoder
129a.

44.40

165 1/3

N 73 1/2 E

77 1/4

N 72 5/8 E

164.90

19.20 area

S 71 1/2 W 68 1/2

N 77 1/4 E 65

S 30 1/2 W 83.80

N 77 1/4 E 7.80

N 70 1/2 E 9.20

S 71 1/2 W

N 77 1/4 E 1/2

S 71 1/2 W 53.80

S 71 1/2 W

5-2-2024
 **APPROVED**

**DESCRIPTION OF SURVEY FOR
OHIO CAVERNS, INC.
72.023 ACRES
April 24, 2024**

The following described 72.023 acre tract of land is situated in Virginia Military Survey 4492 and Virginia Military Survey 11064, Monroe Township, Logan County and Salem Township, Champaign County, Ohio and being all the remainder of Ohio Caverns, Inc.'s original 72.0 acre tract and original 1.0 acre tract described in Champaign County Deed Volume 188, page 997 and in Logan County Deed Volume 294, pages 676 and 680, said 72.023 acre tract of land more particularly described as follows:

Beginning for reference at a 5/8 inch iron bar found inside a monument box at the intersection of the centerline of State Route 245 (60 feet wide) (Highway Plan CHP-245-0.00) with the centerline of State Route 507 and the centerline of Mt. Tabor Road (C.R. 108) (60 feet wide);

Thence North 17°03'18" West 335.70 feet, following the centerline of State Route 245, to a magnetic nail found at the northwest corner of Ohio Caverns, Inc.'s 2.358 acre tract described in Champaign County Official Record Volume 591, page 2469 and at a southwest corner of the remainder of said original 72.0 acre tract, said magnetic nail marking the **place of beginning**;

Thence **North 17°03'18" West 464.40 feet**, following the centerline of State Route 245 and the west line of said original 72.0 acre tract, leaving V.M.S. 11064 and entering V.M.S. 4492, to a magnetic nail set at P.T. Station 25+78.86 as shown on sheet 3 of said highway plans;

Thence following the centerline of State Route 245 and the west line of said original 72.0 acre tract, along a curve to the left, having a radius of 477.46 feet, a central angle of 16°57'49", an arc length of 141.36 feet and a chord which bears **North 25°32'13" West 140.85 feet**, to a magnetic nail set at P.C. Station 24+37.52 as shown on sheet 3 of said highway plans;

Thence **North 34°01'08" West 872.78 feet**, following the centerline of State Route 245 and the west line of said original 72.0 acre tract, passing a magnetic nail set at 854.31 feet, to a magnetic nail set at P.T. Station 15+65.05 as shown on sheet 2 of said highway plans;

INDEXED ON MAP
961

Thence following the centerline of State Route 245 and the west line of said original 72.0 acre tract, along a curve to the right, having a radius of 859.44 feet, a central angle of 19°21'38", an arc length of 290.41 feet and a chord which bears **North 24°20'18" West 289.03 feet**, to a magnetic nail set at P.C. Station 12+74.32 as shown on sheet 2 of said highway plans;

Thence **North 14°39'29" West 926.50 feet**, following the centerline of State Route 245 and the west line of said original 72.0 acre tract, passing a magnetic nail found at 835.94 feet, to a magnetic nail set at the southwest corner of Stacy M. Kimball, Dixie L. Kopus and Terry J. Kimball, Co-Trustee's Exhibit "1", Tract II (79.15 acres) described in Champaign County Official Record Volume 523, page 2848 and in Logan County Official Record Volume 1143, page 655;

Thence **North 76°46'58" East 1253.03 feet**, departing from the centerline of State Route 245, following the north line of said original 72.0 acre tract and the south line of said 79.15 acre tract, passing an iron bar set at 30.01 feet, leaving Champaign County and entering Logan County, to a 6 inch wood corner post found at the northwest corner of Stacy M. Kimball, Dixie L. Kopus and Terry J. Kimball, Co-Trustee's Exhibit "1", Tract I (77.88 acres) described in Champaign County Official Record Volume 523, page 2848 and in Logan County Official Record Volume 1143, page 655;

Thence **South 15°20'37" East 2944.96 feet**, departing from the south line of said 79.15 acre tract, following the east line of said original 72.0 acre tract and the west line of said 77.88 acre tract, leaving Logan County and re-entering Champaign County, passing at 1052.51 feet an iron bar set at the northwest corner of Thomas K. Smith's and Nancy J. Smith's Exhibit "A", Parcel One (50 acres) described in Champaign County Official Record Volume 536, page 947, following the west line of said 50 acre tract thereafter, leaving V.M.S. 4492, following the east line of V.M.S. 11064 and the west line of V.M.S. 5044, passing an iron bar set at 2914.96 feet, to a magnetic nail set in the centerline of Mt. Tabor Road and in the north line of V.M.S. 4331;

Thence **South 75°34'48" West 606.14 feet**, following the centerline of Mt. Tabor Road, the south line of V.M.S. 11064, the north line of V.M.S. 4331, the south line of said original 72.0 acre tract and the south line of said original 1.0 acre tract, to a railroad spike found at the southeast corner of said 2.358 acre tract;

Thence **North 9°12'49" West 333.74 feet**, departing from the centerline of Mt. Tabor Road and the north line of V.M.S. 4331, entering V.M.S. 11064, following the east line of said 2.358 acre tract, the west line of the remainder of said original 1.0 acre tract and the west line

of the remainder of said original 72.0 acre tract, passing a 5/8 inch iron bar found at 30.00 feet, to a 5/8 inch iron bar found;

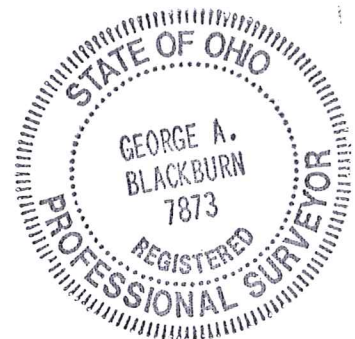
Thence **South 76°05'55" West 329.51 feet**, following the north line of said 2.358 acre tract and a south line of the remainder of said original 72.0 acre tract, passing a 5/8 inch iron bar found at 299.48 feet, to the **place of beginning, containing 72.023 acres** more or less and subject to all valid easements and restrictions of record.

Of the above described 72.023 acre tract of land, 71.732 acres are within Salem Township, Champaign County and 0.291 acres are within Monroe Township, Logan County and 51.085 acres are part of V.M.S. 4492 (0.291 acres in Logan County and 50.794 acres in Champaign County) and 20.938 acres are part of V.M.S. 11064 (all in Champaign County).

The road right-of-way of State Route 245 and Mt. Tabor Road contain 2.272 acres more or less.

The above description was prepared from an actual field survey performed by Blackburn Surveying, LLC, George A. Blackburn, Registered Surveyor # 7873, during the month of April 2024. Iron bars set are 5/8 inch by 30 inch reinforcing rods with plastic caps marked "Blackburn RS # 7873." Bearings indicated herein are based on the centerline of State Route 245 (60 feet wide) bearing North 17°03'18" West and derived from GPS observations based on Ohio State Plane Coordinate System, North Zone (NAD83), Geoid Model 2018.

Description prepared by:  4-24-2024
George A. Blackburn, RS # 7873
6879 State Route 287
West Liberty, Ohio 43357
(937) 465-0424

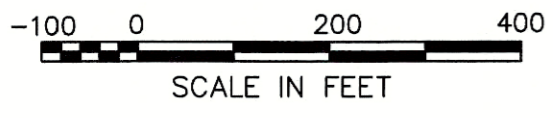


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941

5-2-2024

APPROVED

PLAT OF SURVEY IN VIRGINIA MILITARY SURVEY 4492 AND 11064 MONROE TOWNSHIP, LOGAN COUNTY SALEM TOWNSHIP, CHAMPAIGN COUNTY OHIO



Thomas K. Smith and Nancy J. Smith
Exhibit "A", 80.070 acres
Champ. Co. O.R. 546, pg. 1951

25.617 Acres
(0.788 Acres inside road right-of-way)

72.023 Acres
(2.272 Acres inside road right-of-way)

Ohio Caverns, Inc.
Lost 8, 9 and 10, 19.62 acres
Champ. Co. D.V. 188, pg. 997

Stacy M. Kimball, Dixie L. Kopus and Terry J. Kimball, Co-Trustees
Exhibit "1", Tract I, 126.24 acres
Champ. Co. O.R. 523, pg. 2851

Stacy M. Kimball, Dixie L. Kopus and Terry J. Kimball, Co-Trustees
Exhibit "1", Tract II, 79.15 acres
Champ. O.R. 523, pg. 2848
Log. O.R. 1143, pg. 655

Stacy M. Kimball, Dixie L. Kopus and Terry J. Kimball, Co-Trustees
Exhibit "1", Tract I, 77.88 acres
Champ. Co. O.R. 523, pg. 2848
Log. Co. O.R. 1143, pg. 655

Thomas K. Smith and Nancy J. Smith
Exhibit "A", Parcel One
50 acres
Champ. Co. O.R. 536, pg. 947

Ohio Caverns, Inc.
orig. 72.0 acres
Champ. Co. D.V. 188, pg. 997
Log. Co. D.V. 294, pg. 676 and D.V. 294, pg. 680

Ohio Caverns, Inc.
orig. 72.0 acres
Champ. Co. D.V. 188, pg. 997
Log. Co. D.V. 294, pg. 676 and D.V. 294, pg. 680

Ohio Caverns, Inc.
2.358 acres
Champ. Co. O.R. 591, pg. 2469

Ohio Caverns, Inc.
orig. 1.0 acres
Champ. Co. D.V. 188, pg. 997
Log. Co. D.V. 294, pg. 676 and D.V. 294, pg. 680

LEGEND

- RAILROAD SPIKE FOUND
- ⊙ MAGNETIC NAIL FOUND
- MAGNETIC NAIL SET
- 5/8" IRON BAR SET
- 5/8" IRON BAR FOUND
- ⊙ 8" WOOD CORNER POST FOUND UNLESS OTHERWISE NOTED

NOTES:

The bearings shown hereon are derived from GPS observations based on Ohio State Plane Coordinate System, North (NAD 83), Geoid Model 2018.

This survey was prepared using the information found in the current instruments of conveyance (shown hereon) and without a complete and accurate title search.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND THAT MONUMENTS WERE PLACED AS INDICATED HEREON.

George A. Blackburn 4-24-2024
GEORGE A. BLACKBURN, R.S. 7873



PROPOSED ON MAP
941