

PLAT OF SURVEY FOR THE JOHN CHRISTMAN ESTATE

SITUATE IN THE STATE OF OHIO, WASHINGTON COUNTY, WESLEY TOWNSHIP, SECTION 31, TOWN 7, RANGE 11 AND ALSO DECATUR TOWNSHIP, SECTION 36, TOWN 6, RANGE 11.

BEING ALL OF THOSE SAME THREE TRACTS OR PARCELS OF LAND DESCRIBED IN A DEED TO JOHN CHRISTMAN, BEING OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF WASHINGTON COUNTY, OHIO, IN OFFICIAL RECORD BOOK 396 ON PAGE 2412, FURTHER BEING DESCRIBED AS TRACT NO. THREE, TRACT NO. FOUR, AND TRACT NO. FIVE.

SURVEY NOTES

- SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
- EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
- THE LOCATION OF THIS CORNER WAS ESTABLISHED BY HOLDING THE EXISTING BOUNDARY LINE AND USING THE DISTANCE FROM THE LARGE ROCK, AS DESCRIBED IN COUNTY SURVEY NO. 1498, DATED JUNE 26, 1849.
- THE CENTERLINE OF THE EXISTING COUNTY ROAD 59 WAS USED FOR THE CENTERLINE OF THE ABANDONED MARIETTA & CINCINNATI RAILROAD WITH AN ASSUMED RIGHT OF WAY WIDTH OF 100 - FEET WIDE.
- IT IS ASSUMED THAT COUNTY ROAD 59, BIG RUN ROAD, RIGHT OF WAY WIDTH REMAINS THE SAME AS THE ABANDONED MARIETTA & CINCINNATI RAILROAD.
- AN UN-MARKED STONE CALLED FOR IN DEEDS WAS FOUND AND BEARS: N 02°11'50" E AT 6.75 FEET, BUT WAS NOT HELD FOR THE ALIGNMENT OF THE SECTION LINE.
- A VERY SPARSE FENCE LINE WAS FOUND IN THE TREES.

PERTINENT DOCUMENTS

- TAX MAP AND DEEDS OF RECORD SHOWN HEREON.
- COUNTY SURVEY NO. 1498, DATED JUNE 26, 1849.
- COUNTY SURVEY NO. 2051, DATED MAY 29, 1855.
- PLAT OF SURVEY FOR MARILYN SNIDE BY AHLERS, MOE & ASSOC., LLC, DATED DEC. 20, 1995.
- PLAT OF SURVEY FOR DONALD R. & SUSAN J. HOLMES BY JOHN EPPLEY, DATED SEPTEMBER, 2018.
- PLAT OF SURVEY FOR SCIOTO LAND COMPANY BY SURVEYING AND MAPPING, LLC, DATED 3/27/2019.
- PLAT OF SURVEY FOR CRIST R. & MIRIAM MILLER BY BIEDENBACH SURVEYING, DATED AUGUST 17, 2021.

DOUGLAS & MARSHA
ELLERBROCK TRUST
OR 676 / 5179
110.18 ACRES
40-00-86580.000

TRACT ONE
TOTAL SURVEYED:
108.398 ACRES ±

JOHN CHRISTMAN
OR 396 / 2412
62 ACRES
40-00-84556.000
(64.324 ACRES ±)

PHILLIP W. PARSONS, II
ET AL
OR 569 / 1361
86 ACRES
40-00-84420.000

JOHN CHRISTMAN
OR 396 / 2412
43 ACRES
40-00-84560.000
(44.074 ACRES ±)

THE DANIEL & PAMELA HEDGES
LIVING TRUST
OR 682 / 2542
42 ACRES
40-00-86204.000

TRACT ONE
POINT OF BEGINNING
SOUTHEAST CORNER
OF THE SOUTHWEST
QUARTER OF SECTION 31

TRACT TWO
POINT OF BEGINNING
NORTHEAST CORNER
OF THE NORTHWEST
QUARTER OF SECTION 36

TRACT TWO
TOTAL SURVEYED:
94.450 ACRES ±

JOHN CHRISTMAN
OR 396 / 2412
85 ACRES
PART OF
09-00-40692.000

JOHN HARRIS,
ET AL
VOL 366 / 54
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09-00-41232.000

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46.64 ACRES
09-00-41500.000

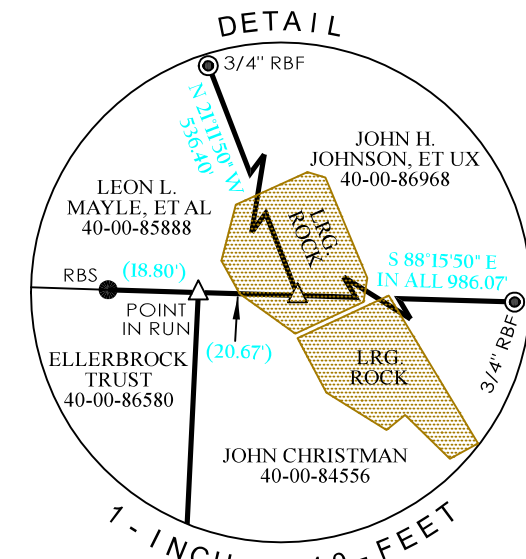
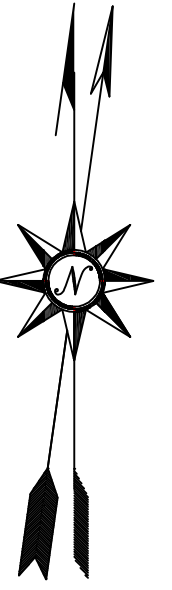
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09-00-42928.000

HARRY E. BRUNER
OR 517 / 149
70 ACRES
09-00-41952.000

JONATHAN B. PERKINS
205 TIMBERLINE DRIVE
VINCENT, OH 45784
304-917-9907

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DECLINATION 8°02' WEST
www.ngdc.noaa.gov
March, 2026.



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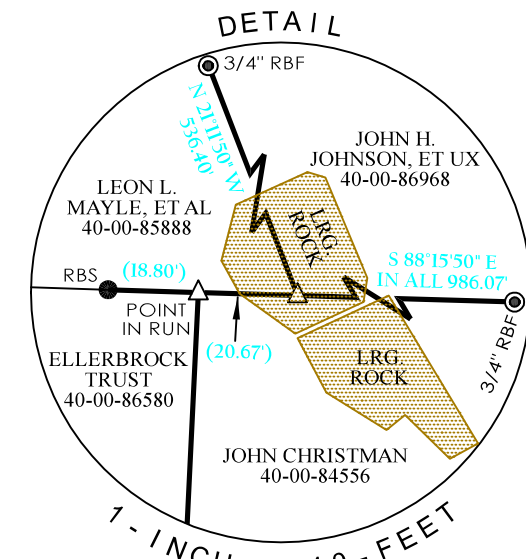
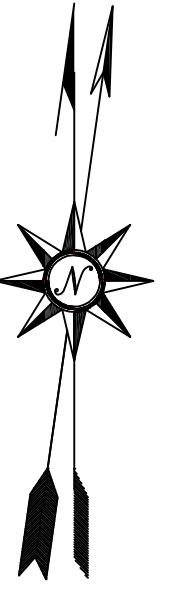
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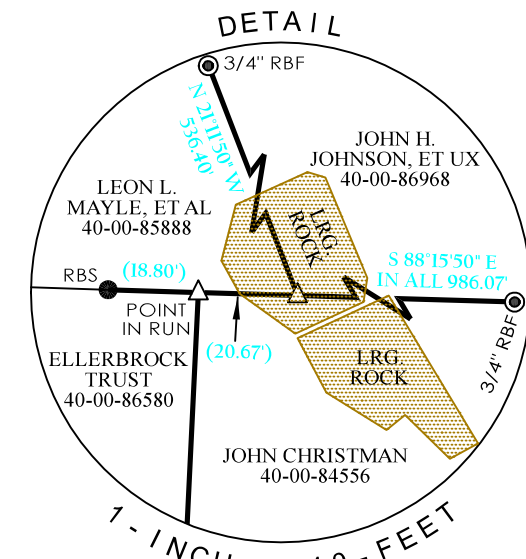
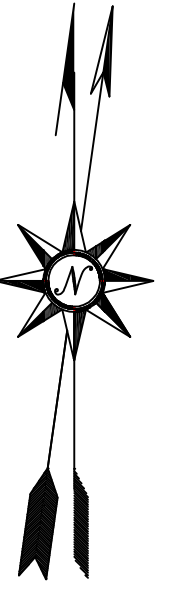
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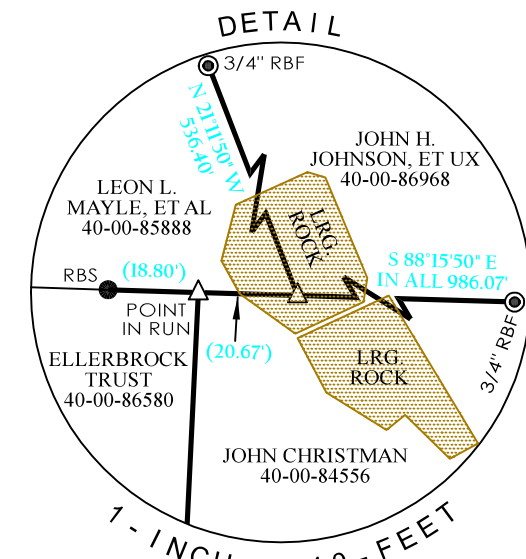
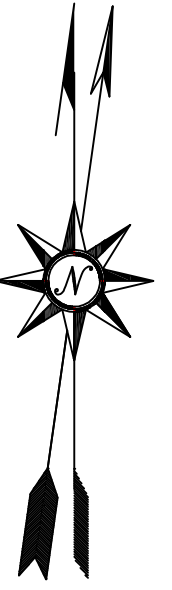
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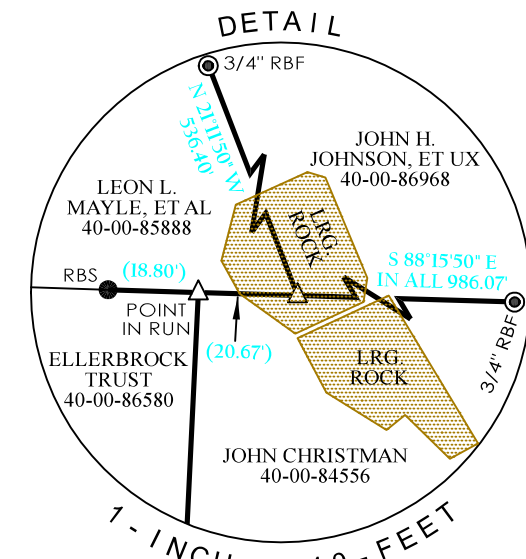
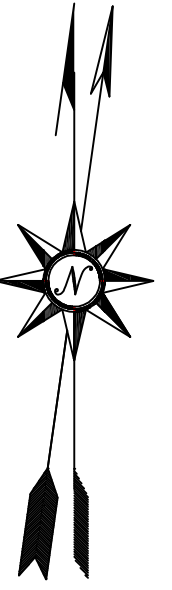
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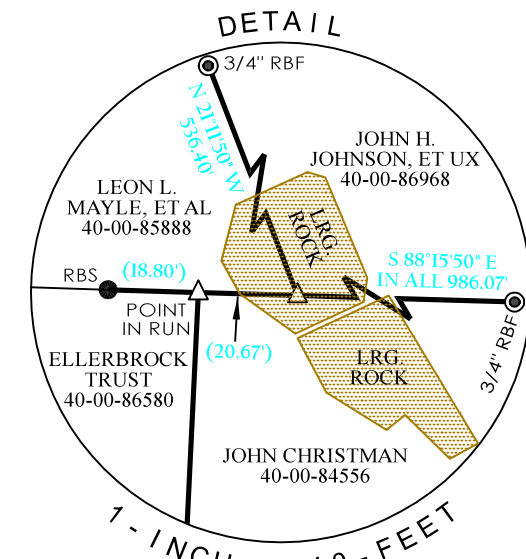
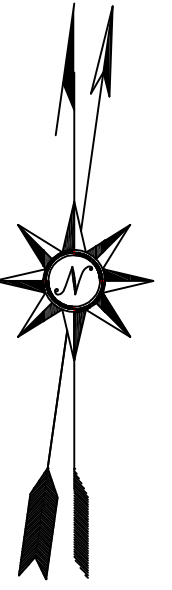
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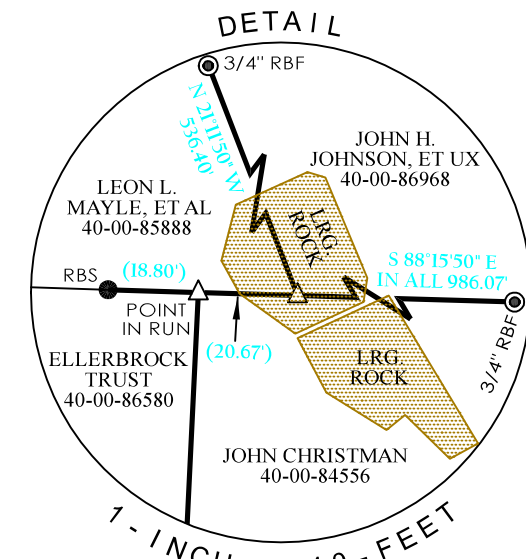
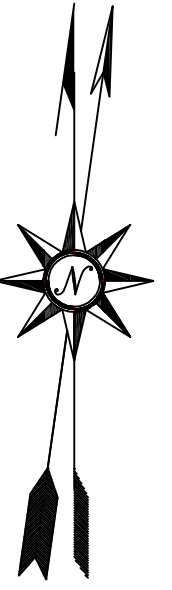
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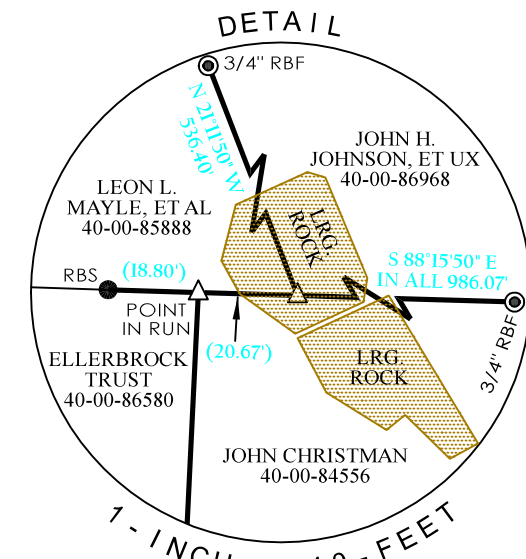
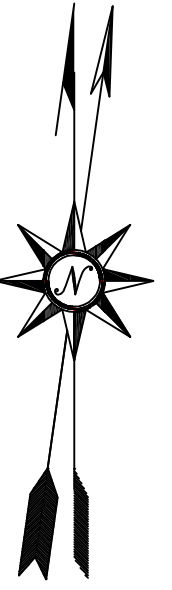
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