



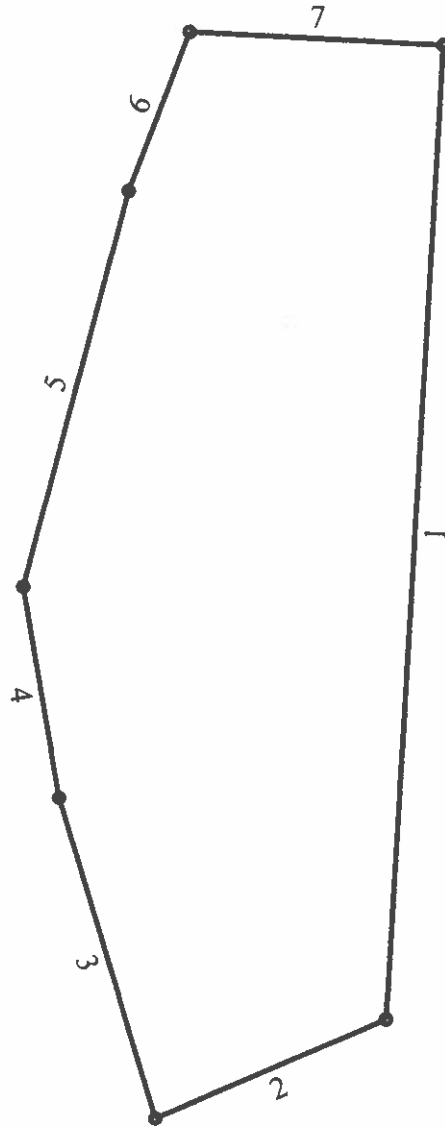
Scale: 1 inch = 259 feet

VINTON-19(N/E1/4)

Area: 14.036 acres (611,406.80 square feet)

Perimeter: 3518.88 feet

Gap: 0.003



**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED per
ORC 315.251
VINTON COUNTY ENGINEER'S OFFICE**

BY DAC DATE 6/2/26

- | | |
|-------------------------|------------------------|
| 1. S03°35'28"W 1316.15' | 5. N15°09'51"E 552.27' |
| 2. S66°55'17"W 338.21' | 6. N21°18'58"E 229.20' |
| 3. N16°26'08"W 452.11' | 7. S86°43'32"E 341.59' |
| 4. N09°24'40"W 289.35' | |

County Engineer Index Record: 693/26

COUNTRYTYME LAND SPECIALISTS, LTD. (GRANTOR)
14.036 ACRES

Situate in the Township of Vinton, County of Vinton, State of Ohio, being part of Section 19, Township 9 North, Range 16 West, and also being all of an original 14 acre tract conveyed to Countrytyme Land Specialists, Ltd. as recorded in Official Records Volume 192, Page 1443, Vinton County Official Records, being all of Parcel Number 16-00047.001, and being bounded and described as follows:

Beginning at a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar bears N.86Deg.43'32"W. 328.05 feet from a reference 5/8 inch diameter by 30 inch long iron rebar (set), said reference rebar being the northeast corner of said Section 19, Township 9 North, Range 16 West, said reference rebar also being the southeast corner of Fraction 25, Township 9 North, Range 16 West, said reference rebar also being the southwest corner of Fraction 13, Township 9 North, Range 16 West, said reference rebar also being the northwest corner of Section 13, Township 9 North, Range 16 West, said reference rebar also being in the north line of an original 76 acre tract conveyed to Little Run, LLC (O. R. Volume 178, Page 929, Tract Two, V.C.O.R., Parcel Number 16-00047.000 and Parcel Number 16-00045.000), said reference rebar also being the southeast corner of a 10.38 acre tract conveyed to Harold Childers, Jr. and Shelia Blankenship (O. R. Volume 180, Page 2133, V.C.O.R., Parcel Number 16-00517.000), said reference rebar also being the southwest corner of an original 122 acre tract conveyed to Countrytyme Land Specialists, Ltd. (O. R. Volume 192, Page 1443, V.C.O.R., Parcel Number 16-00371.000), said rebar being the northeast corner of the tract hereby conveyed;

thence leaving the common line between said Fraction 25, Township 9 North, Range 16 West and said Section 19, Township 9 North, Range 16 West and with said original 76 acre tract conveyed to said Little Run, LLC, S.03Deg.35'28"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 1139.00 feet and then passing a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of Cottrill Road (C-28) at 1164.22 feet and then passing another 5/8 inch diameter by 30 inch long iron rebar (set) at 1268.32 feet, a total distance of 1316.15 feet to a point in the centerline of Raccoon Creek, said point being in the line of a 24.143 acre tract conveyed to Corbett R. Caudill Chipping, Inc. (O. R. Volume 149, Page 280, V.C.O.R., Parcel Number 16-00227.000);

thence with the centerline of said Raccoon Creek and also being with said 24.143 acre tract conveyed to said Corbett R. Caudill Chipping, Inc., S.66Deg.55'17"W. 338.21 feet to a point in the east right-of-way line of State Route Number 160 (Variable Width R/W);

thence with the east right-of-way line of said State Route Number 160, N.16Deg.26'08"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 59.53 feet and also passing a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of said Cottrill Road at 201.10 feet, a total distance of 452.11 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) at the intersection of said east right-of-way line of said State Route Number 160 with the east right-of-way line of State Route Number 32-346 (Variable Width R/W);

thence with the east right-of-way line of said State Route Number 32-346 for the next three (3) calls, N.09Deg.24'40"W. 289.35 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.15Deg.09'51"E. 552.27 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.21Deg.18'58"E. 229.20 feet to a 5/8 inch diameter by 30 inch long iron rebar (set) in the common line between said Section 19, Township 9 North, Range 16 West and said Fraction 25, Township 9 North, Range 16 West, said rebar being the southwest corner of a 4 acre tract conveyed to David and Nellie Montgomery (O. R. Volume 105, Page 684, V.C.O.R., Parcel Number 16-00092.000);

thence leaving the east right-of-way line of said State Route Number 32-346 and with the common line between said Section 19, Township 9 North, Range 16 West and said Fraction 25, Township 9 North, Range 16 West and also being with said 4 acre tract conveyed to said David and Nellie Montgomery and then being with said 10.38 acre tract conveyed to said Harold Childers, Jr. and Shelia Blankenship, S.86Deg.43'32"E., passing a 1 inch diameter iron pipe (found) at 198.15 feet, a total distance of 341.59 feet to the place of beginning containing 14.036 acres and being all of Parcel Number 16-00047.001, and being subject to all legal rights-of-way and easements of record.

Bearings are based on the grid bearing S.85Deg.59'25"E. along the common line between Fraction 13, Township 9 North, Range 16 West and Fraction 7, Township 9 North, Range 16 West, Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983. The above legal description is based on an actual field survey performed by or under the direct supervision of Jeremy Hart Wallingford, Registered Land Surveyor Number 8539, on May 6, 2026.



A handwritten signature in blue ink, appearing to read "Jeremy Hart Wallingford".

Jeremy Hart Wallingford
Registered Land Surveyor Number 8539

