

**BOUNDARY LINE AGREEMENT  
BETWEEN  
EVERETT AMMONS  
AND THE  
STATE OF OHIO**

Situated in the Township of Richland, County of Logan, and the State of Ohio, and being part of V.M.S. 12278/12311 as shown in Plat Book A, Page 1 as recorded in the Logan County Recorders Office, and being the agreed upon boundary line between the lands of Everett Ammons as described in Deed Volume 193, Page 185, and the lands of the State of Ohio as described in Deed Volume 36, Page 573, said Boundary Line Agreement Line here being described as follows:

Beginning at a ½" iron rod found at the Southwesterly corner of V.M.S. 12278/12311 as shown in Plat Book A, Page 1;

Thence with the Southerly line of V.M.S. 12278/12311, also being the centerline of Township Road 38, North 82°32'38" East, a distance of 3366.00 feet to a point at the Southeasterly corner of said V.M.S. 12278/12311;

Thence with the easterly line of V.M.S. 12278/12311, North 7°33'56" West, a distance of 3425.61 feet to a point at the Southeasterly corner of Original Lot 3 as shown in Plat Book A, Page 1, said point also being in the South line of Everett Ammons 60 acre tract as described in Deed Volume 193, Page 185 (Tract 2);

Thence with the Southerly line of said Original Lot 3 and said Ammons tract, South 82°46'08" West, a distance of 1341.42 feet to an Iron Rod Set in the Easterly line of a 7.92 acre tract of land conveyed to the State of Ohio in 1875 by James Ewing and recorded in Deed Volume 56, Page 443, said point being the **True Point of Beginning** of the Boundary Line Agreement herein described;

Thence with said Boundary Line Agreement Line the following 4 courses:

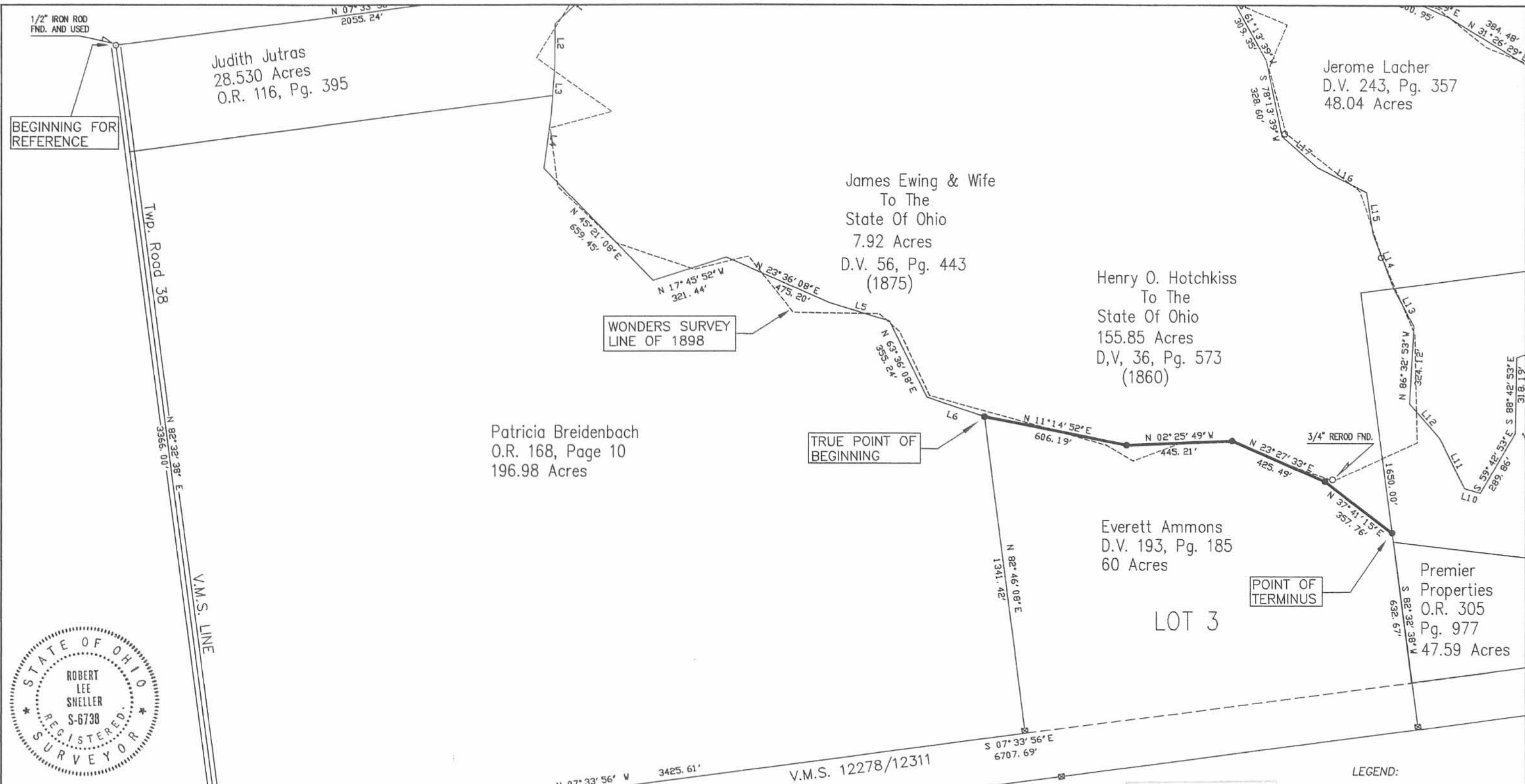
- 1) North 11°14'52" East, a distance of 606.19 feet to an iron rod set;
- 2) North 2°25'49" West, a distance of 445.21 feet to an iron rod set;
- 3) North 23°27'33" East, a distance of 425.49 feet to an iron rod set;
- 4) North 37°41'15" East, a distance of 357.76 feet to an iron rod set in the Northerly line of Original Lot 3, said point being the **Point of Terminus** of this Boundary Line Agreement, said point also being South 82°32'38" West, a distance of 632.67 feet from the Northeasterly corner of Original Lot 3;

The above description is based upon a survey conducted by The Ohio Department of Natural Resources, Division of Engineering, under the direct supervision of Robert L. Sneller, Professional Surveyor Number 6738. Iron rods set are 1/2" rebars with plastic caps stamped "ODNR ENGINEERING". Bearings are based upon an assumed direction of North 82°32'38" East on the centerline of Township Road 38 and generally agree with a survey of Indian Lake in 1962 by Owen K. Shirk, Professional Surveyor Number 4271.

*Robert L. Sneller*  
\_\_\_\_\_  
Robert L. Sneller P.S. 6768



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Judith Jutras  
28.530 Acres  
O.R. 116, Pg. 395

Jerome Lacher  
D.V. 243, Pg. 357  
48.04 Acres

James Ewing & Wife  
To The  
State Of Ohio  
7.92 Acres  
D.V. 56, Pg. 443  
(1875)

Henry O. Hotchkiss  
To The  
State Of Ohio  
155.85 Acres  
D,V, 36, Pg. 573  
(1860)

Patricia Breidenbach  
O.R. 168, Page 10  
196.98 Acres

Everett Ammons  
D.V. 193, Pg. 185  
60 Acres

Premier  
Properties  
O.R. 305  
Pg. 977  
47.59 Acres

BEGINNING FOR REFERENCE

WONDERS SURVEY  
LINE OF 1898

TRUE POINT OF  
BEGINNING

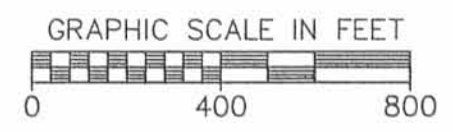
POINT OF  
TERMINUS



**SURVEYOR'S CERTIFICATE:**

THIS PLAT WAS PREPARED FROM THE NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY THE OHIO DEPARTMENT OF NATURAL RESOURCES, DIVISION OF ENGINEERING, UNDER THE DIRECT SUPERVISION OF ROBERT L. SNELLER, PROFESSIONAL SURVEYOR #S-6738, IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" O.R.C. 4733-37.

*Robert L. Sneller* 7-15-99  
ROBERT L. SNELLER DATE



V.M.S. 12278/12311

INDEXED ON MAP  
1622 IP

**PERTINENT DOCUMENTS:**  
LOGAN COUNTY PLAT BOOK No. 1  
LOGAN COUNTY RECORD OF DEEDS  
VOLUME 31 PAGE 270  
VOLUME 56 PAGE 443  
VOLUME 193 PAGE 185

**BASIS OF BEARING:**  
BEARINGS ARE BASED ON AN ASSUMED DIRECTION OF N 82° 32' 38" E ON THE CENTERLINE OF TOWNSHIP ROAD 38 AND GENERALLY AGREE WITH S SURVEY OF INDIAN LAKE IN 1962 BY OWEN K. SHIRK PROFESSIONAL SURVEYOR #4271

- LEGEND:**
- ☒ RAILROAD SPIKE SET
  - ☒ RAILROAD SPIKE FOUND
  - ☒ PK NAIL SET
  - ☒ PK NAIL FOUND
  - 3/4" REROD SET W/PLASTIC CAP STAMPED "ODNR BOUNDARY"
  - REROD OR IRON PIN FOUND
  - CONCRETE MONUMENT SET
  - CONCRETE MONUMENT FOUND
  - STONE FOUND
  - FENCE POST FOUND

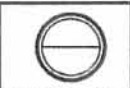
Situated in the Township of Richland, County of Logan, and the State of Ohio, and being part of V.M.S.'s 12278, and 12311

STATE OF OHIO  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF ENGINEERING

INDIAN LAKE STATE PARK

DESIGNED BY:	JOB NUMBER:
DRAWN BY:	DATE:
CHECKED BY:	SCALE:
APPROVED BY:	REVISED:

BOUNDARY LINE AGREEMENT BETWEEN  
EVERETT AMMONS AND  
THE STATE OF OHIO



Ammons Survey

The following described land situated in Richland Township, Logan County, Ohio and being in V. M. S. (12278, 12311), and 10503.

Beginning at a point in the center of S. H. 130 (Route 117) said point being at station 159+40 as shown on plan L-21 in Logan County Surveyor's office Said point also being in the South line of lands owned by Milton & Gertrude Yoder and near the intersection of S. H. 593, thence with said S. H. 130 S. 34-45' E. 1207.5 feet to sta. 147 + 32.5 as shown on said plan, thence continuing with said S. H. 130 S. 29-29' E. 145.3 feet to a point, thence S. 82°-19' W. 2466.5 feet to a concrete post in Lincoln J. Black's East line thence with Black's East line N. 7°-40' W. 2259.8 feet to a concrete post in Black's Northeast corner, thence with Black's North line S. 82°-30' W. 1525.5 feet to a stake at the high water line of Indian Lake, thence with the said high water line, the following courses and distances, N. 12°-03' E. 294.6 feet, N. 15°-53' E. 200.0 feet, N. 36°-24' W. 213.6 feet, N. 17°-22' W. 239.1 feet, N. 22°-08' E. 201.2 feet, N. 12°-42' E. 200.3 feet, N. 13°-26' E. 200.2 feet, N. 35°-22' E. 209.7 feet, and N. 32°-33' E. 104.4 feet to a stone at said high water line, thence with Hilliker's South line N. 82°-41' E. 797.8 feet to a concrete post in the Survey line, (between V. M. S. (12278, 12311) and 10503), thence with said Survey line S. 7°-56' E. 2706.5 feet to a concrete post in at Yoders Southwest corner, thence with Yoders South line N. 81°-53' E. 1654.0 feet to the place of beginning containing 100.74 acres.

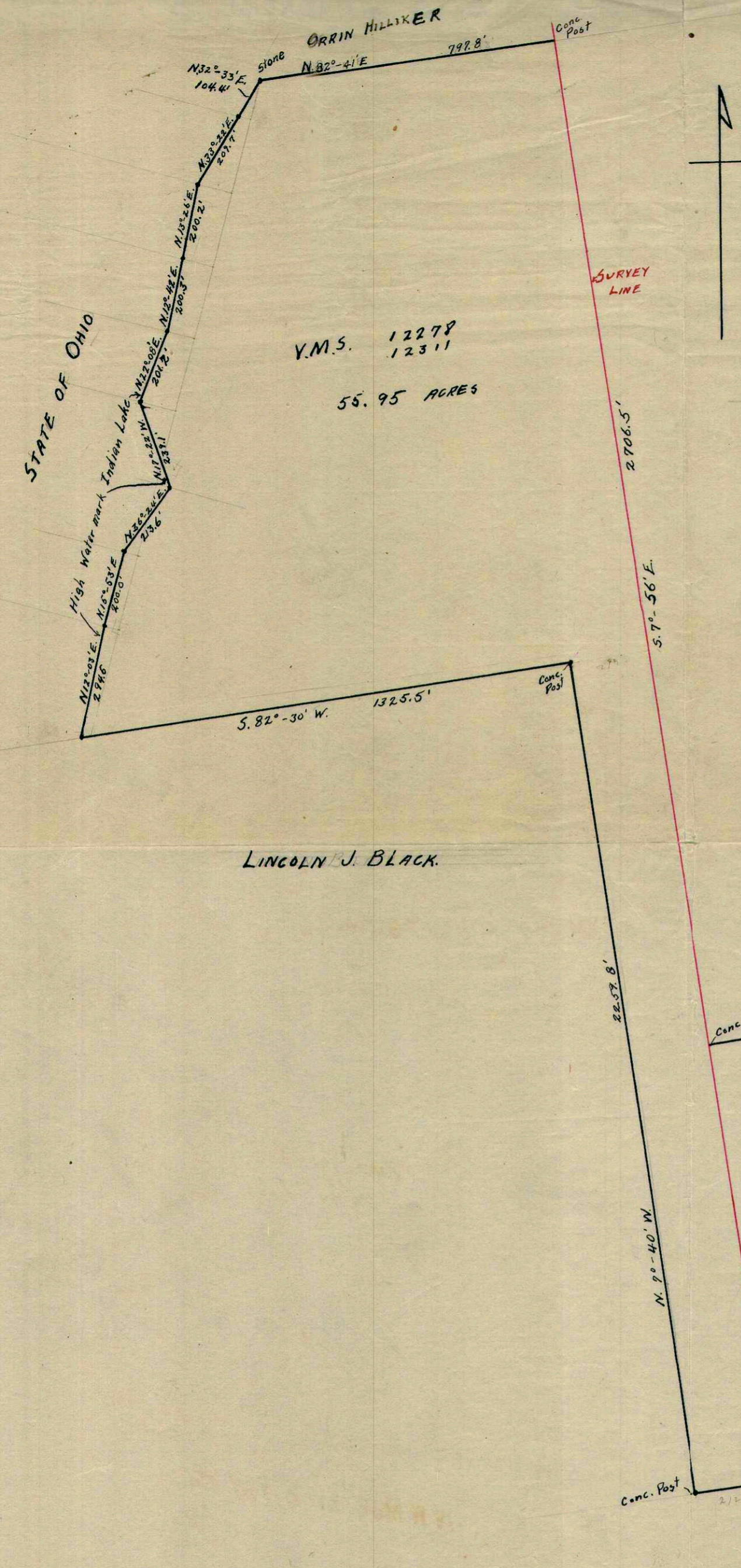
55.95 acres being in V. M. S. (12278, 12311)

44.79 acres being in V. M. S. 10503

This is the same tract as shown on plat in Drawer R, Logan County Surveyor's Office. Surveyed November 1934

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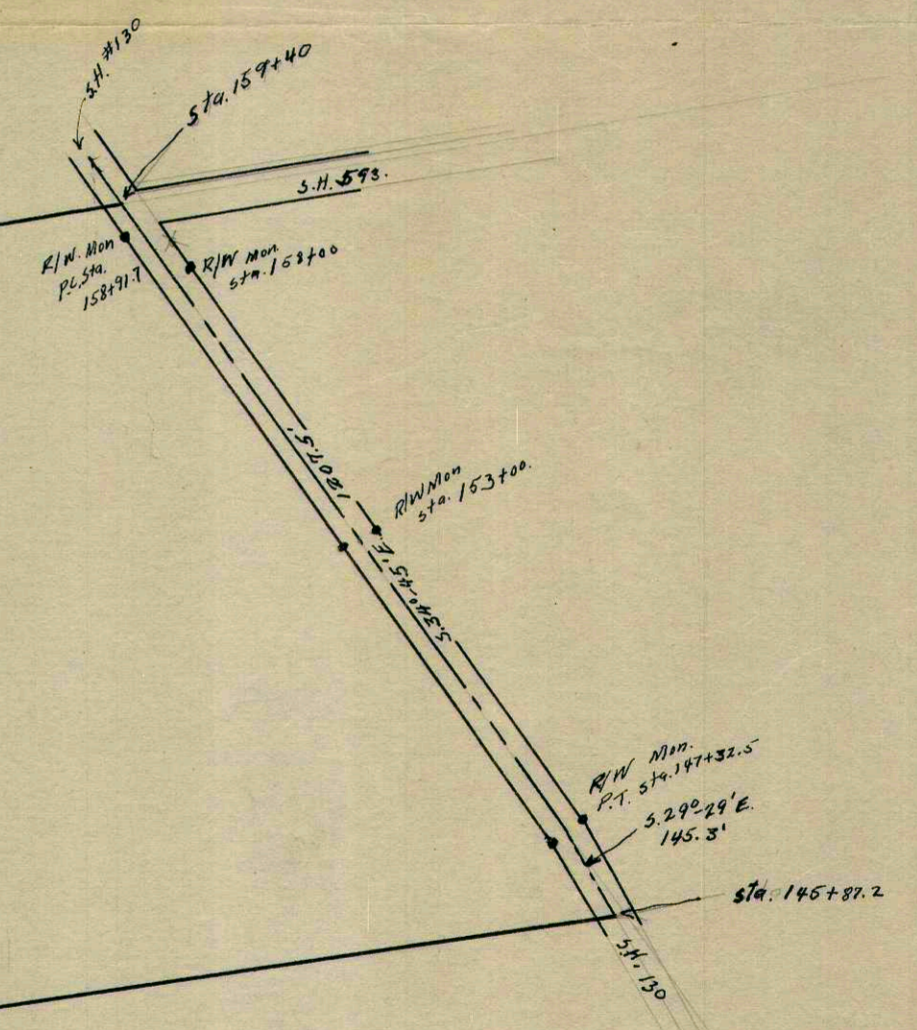
V.M.S. 12278  
12311  
55.95 ACRES

AMMONS SURVEY  
RICHLAND TOWNSHIP  
LOGAN COUNTY, OHIO  
V.M.S. 12278 AND 10003 10503

100.74 Acres  
Nov. 1934

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V.M.S. 10503  
44.79 ACRES



E. K. Core

Description of 0.107 Acre Meter Station Parcel

Portion of Parcel # 36-020-00-00-001

Situated in Virginia Military District – Survey Number 10503, Richland Township, Logan County, Ohio, being 0.107 acres out of a 100.74 acre tract conveyed by Everett K. & L. Josephine Ammons to Gary A. & Gloria F. Carson, recorded in Official Records 453, Page 268, Logan County Recorder's Office, more particularly described as follows:

**Commencing** at the Northeast Corner of land of the said Carson and the west sideline of a 60' wide State Route 117, as defined by the 1980 ODOT Layout (LOG-117-1.54) at Station 80+48.58 – 30' right, from which a 14" concrete post found bears N82°52'53"E, a distance of 3.08';

Thence continuing with the west sideline of State Route 117, a distance of 30.92' along a curve to the left having a radius of 2,576.48' and a delta angle of 0°41'15" (Chord: S32°37'42"E, a distance of 30.92') to a 5/8" rebar with orange cap "Parkin PLS 8689" set and the **Point of Beginning**;

Thence continuing with the west sideline of State Route 117, a distance of 1.08' along the same curve to the left having a radius of 2,576.48' and a delta angle of 0°01'26" (Chord: S32°59'02"E, a distance of 1.08') to the northerly corner of a 720 S.F. Columbia Gas Transmission Corporation Lease (Columbia) as defined in Lease Volume 23, Page 641;

Thence continuing with the west sideline of State Route 117 and with the northeast line of said Columbia Lease, a distance of 32.09' along the same curve to the left having a radius of 2,576.48' and a delta angle of 0°42'49" (Chord: S33°21'10"E, a distance of 32.09') to a point of tangency;

Thence continuing with the west sideline of State Route 117 and with the northeast line of said Columbia Lease, S33°42'35"E, a distance of 3.91' to a 5/8" rebar with orange cap "Parkin PLS 8689" set at the northerly corner of a 900 S.F. Dayton Power & Light Company Lease Area (Dayton), recorded in Lease Volume 22, Page 236, passing a 5" concrete monument with a Brass Cap at 1.41';

Thence leaving said State Route 117 and with the northwest line of said Dayton Lease, S56°17'25"W, a distance of 20.00' to a 5/8" rebar with orange cap "Parkin PLS 8689" set at the southern most corner of said Columbia Lease;

Thence with the southwest Line of said Columbia Lease, N33°42'35"W, a distance of 3.91' to a point of curvature;

Thence continuing along said Columbia Lease, a distance of 6.09' along a curve to the right having a radius of 2,596.48' and a delta angle of 0°08'04" (Chord: N33°38'33"W, a distance of 6.09') to a 5/8" rebar with orange cap "Parkin PLS 8689" set on the north line of an existing 20' wide Dayton Power & Light Company Easement, recorded in Deed Book 328, Page 85);

Thence leaving the said Columbia Lease and along the north line of said Dayton Power & Light Company Easement the following two courses:

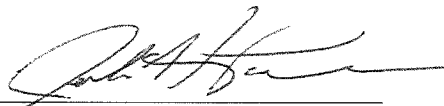
1. S56°17'32"W, a distance of 10.37' to a 5/8" rebar with orange cap "Parkin PLS 8689" set;
2. S52°06'25"W, a distance of 35.44' to a 5/8" rebar with orange cap "Parkin PLS 8689" set;

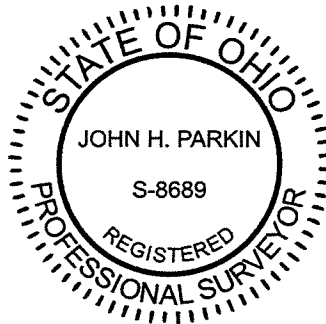
Thence leaving said Dayton Power & Light Company Easement and through the lands of the Grantor the following three courses:

1. S86°36'03"W, a distance of 44.06' to a 5/8" rebar with orange cap "Parkin PLS 8689" set;
2. N03°00'55"W, a distance of 54.25' to a 5/8" rebar with orange cap "Parkin PLS 8689" set;
3. N83°30'19"E, a distance of 85.76' to the Point of Beginning.

Containing 0.107 acres based on a survey by Encompass Energy Services, LLC under the direct supervision of John H. Parkin, S-8689, completed in June 2020. Bearings are based on State Plane, Ohio North Zone, NAD83 (2011).

Together with two temporary workspace areas containing 0.149 acres as shown on a plat by Encompass Energy Services, LLC entitled TC Energy Meter Station, dated October 21, 2020.

  
\_\_\_\_\_  
John H. Parkin  
Registered Professional Surveyor  
S-8689



October 21, 2020  
Date:

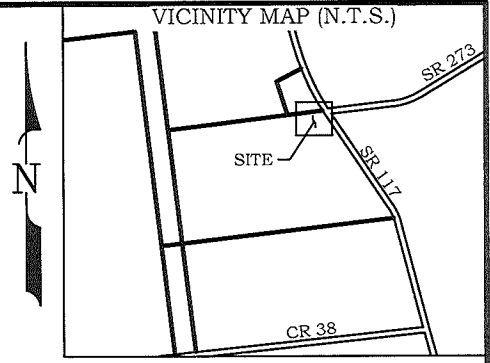
Date: October 21, 2020

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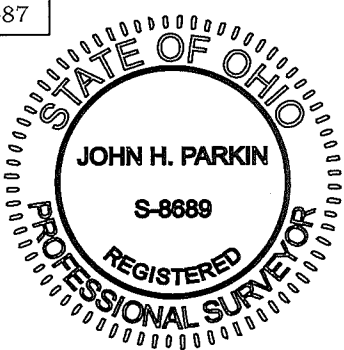
APPROVED 10-23-2020

AREA TABLE		
TYPE	ACRES	SQ. FT.
METER STATION TRACT	0.107	4,668
TEMP. WORKSPACE	0.149	6,487

# EXHIBIT A



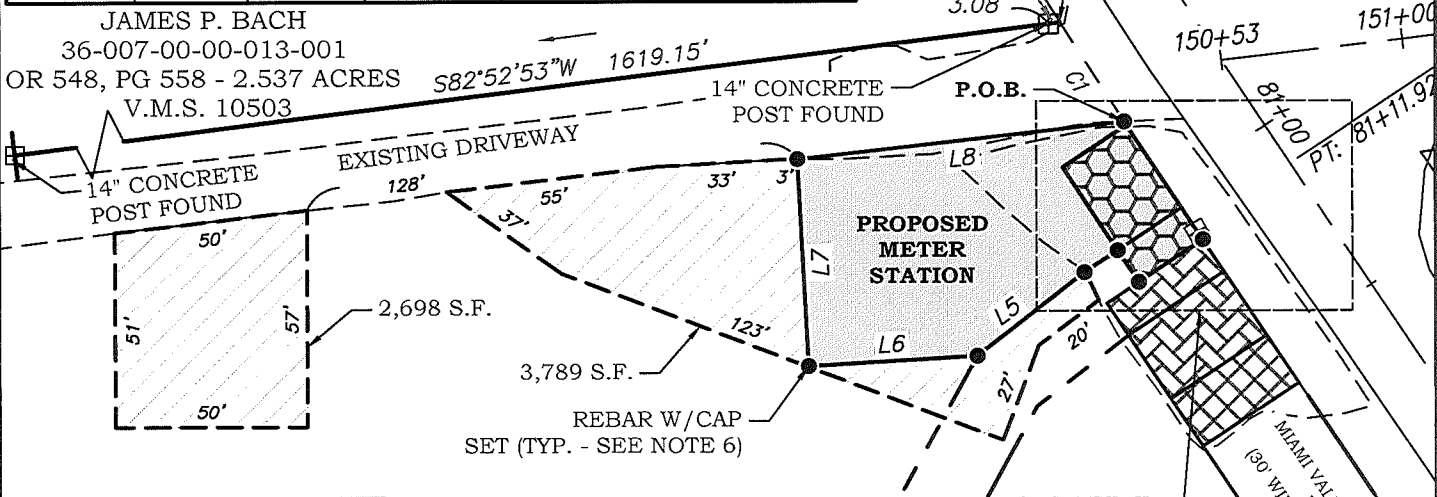
**CERTIFICATION**  
 I, JOHN H. PARKIN, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN OFFICIAL RECORDS 453, PAGE 268); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN LOGAN COUNTY GIS; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN OHIO OAC 4733.



JOHN H. PARKIN, PS S-8689  
 DATE: OCTOBER 21, 2020



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	30.92'	2576.48'	000°41'15"	S32°37'42"E	30.92'
C2	1.08'	2576.48'	000°01'26"	S32°59'02"E	1.08'
C3	32.09'	2576.48'	000°42'49"	S33°21'10"E	32.09'
C4	6.09'	2596.48'	000°08'04"	N33°38'33"W	6.09'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S33°42'35"E	3.91'
L2	S56°17'25"W	20.00'
L3	N33°42'35"W	3.91'
L4	S56°17'32"W	10.37'
L5	S52°06'25"W	35.44'
L6	S86°36'03"W	44.06'
L7	N03°00'55"W	54.25'
L8	N83°30'19"E	85.76'

GARY A. & GLORIA F. CARSON  
 36-020-00-00-001-000  
 OR 453, PG 268  
 100.74 ACRES  
 V.M.S. 10503

LEGEND:	
	SUBJECT PROPERTY LINE
	EASEMENT LINE
	ROAD RIGHT OF WAY
	EDGE OF ROAD
	EDGE OF DRIVEWAY / GRAVEL PAD
	CONCRETE RIGHT OF WAY MONUMENT FOUND
	5/8" REBAR WITH ORANGE CAP "PARKIN PLS 8689" SET
	P.O.B. / P.O.C.
	COLUMBIA GAS TRANSMISSION CORPORATION LEASE (720 S.F. - LEASE VOL. 23, PG 641)
	DAYTON POWER & LIGHT COMPANY LEASE (900 S.F. - LEASE VOL. 22, PG 236)
	GAS REGULATOR SITE LEASE F-326 (450 S.F. - OR 356, PG 322)

- NOTES**
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY FOR TC ENERGY.
  - AREA BY COORDINATE COMPUTATION METHOD.
  - ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. SURVEY FEET. THE PROJECT SCALE FACTOR SHOULD BE APPLIED TO CONVERT TO GROUND.
  - PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
  - BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE, OHIO NORTH ZONE, NAD 83 (2011) US FEET.
  - 5/8" REBAR WITH AN ORANGE CAP "PARKIN PLS 8689" WERE SET FLUSH WITH OR SLIGHTLY BELOW GRADE AS SHOWN ON THIS PLAT.

INDEXED ON MAP 1622

**encompass**  
 Providing Solutions  
 6 EAST CHESTNUT STREET, SUITE 206  
 AUGUSTA, MAINE 04330  
 207-530-9999  
 WWW.ENCOMPASSSERVICES.COM  
 DRW: BMG | CHK: BJP | DATE: 10/21/20  
 PROJECT NO: 62334 | SCALE: 1" = 50'

**METER STATION PLAT**  
 FOR  
**TC ENERGY**  
 ACROSS LANDS OWNED BY  
**GARY A. & GLORIA F. CARSON**  
 PART OF VIRGINIA MILITARY DISTRICT - SURVEY 10503  
 RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO

**TC Energy**  
 700 LOUISIANA STREET  
 HOUSTON, TEXAS 77002  
 832-320-5000  
 WWW.TCENERGY.COM  
 SHEET 1 OF 1  
 DWG NO. 62334-OH-LOG-001\_REV1



6-7-2021

 **APPROVED**



1012 Harrison Avenue  
Suite 3  
Harrison, OH 45030  
317-826-7100  
317-826-7200 FAX



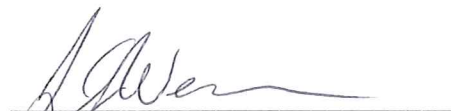
## EXHIBIT "A"

Part of Virginia Military District Survey No. 10503, Richland Township, Logan County, Ohio being part of a 100.74-acre tract of land conveyed to Gary A. Carson and Gloria F. Carson, husband and wife by deed recorded as Official Record 453, Page 268 in the Office of the Recorder of Logan County, Ohio, being described as follows:

Beginning at the east corner of a 0.107-acre tract of land of Columbia Gas Transmission, LLC described in Official Record 1393, Page 1786, being on the westerly right-of-way line of State Route 117 being marked by a found 5/8-inch diameter rebar with a plastic cap stamped "PARKIN PLS 8689" (hereinafter "Parkin rebar"); thence along said right-of-way line South 33 degrees 42 minutes 35 seconds East (bearings based on Ohio Coordinate System of 1983 North Zone (NAD83(2011), Epoch 2010.00) 45.00 feet to a set 5/8-inch diameter by 30-inch long rebar with a yellow plastic cap stamped "WERNER 8619" (hereinafter "set rebar"); thence across the land of Carson the following three (3) courses:

- 1) South 56 degrees 17 minutes 25 seconds West 30.00 feet to a set rebar;
- 2) North 33 degrees 42 minutes 35 seconds West 45.00 feet to a set rebar;
- 3) North 56 degrees 17 minutes 25 seconds East 30.00 feet, passing through a Parkin rebar at 10.00 feet to POINT OF BEGINNING. Containing 0.031 acres, more or less.

The above description was prepared on June 3, 2021 by Joshua David Werner, Ohio Professional Surveyor Number 8619, and is based on a survey of the same date.

  
\_\_\_\_\_  
Joshua David Werner  
Professional Surveyor #8619  
June 3, 2021



Schneider Geomatics  
Job No. 12625  
June 3, 2021  
Document No. T:\12k\12625\CAD\12625p desc.docx

**INDEXED ON MAP**  
*1422*

6-7-2021

**APPROVED**

RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO  
VIRGINIA MILITARY DISTRICT SURVEY NO. 10503

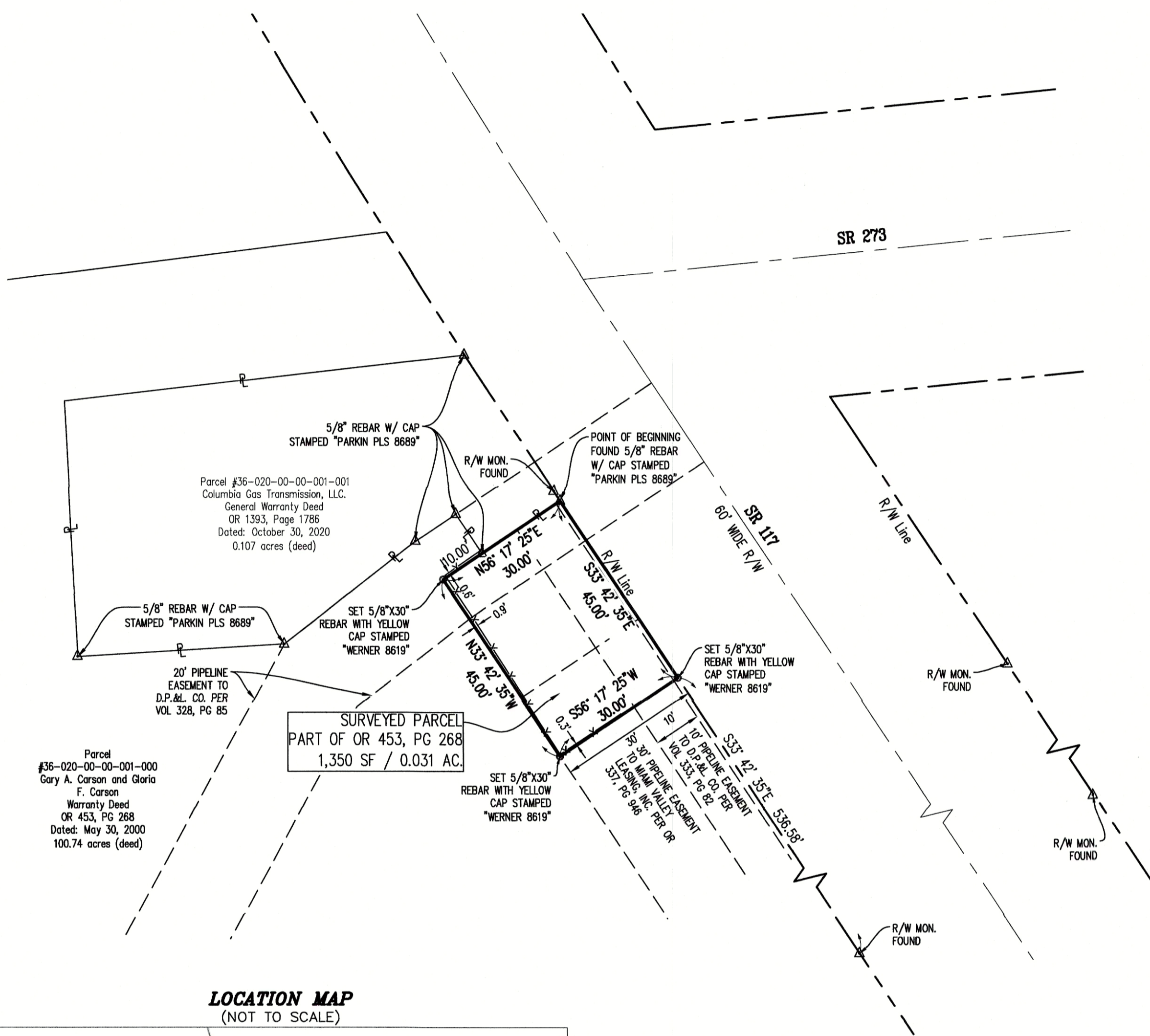


GRID NORTH  
SCALE 1" = 20'



**LEGEND**

— X — X — X — STEEL RAIL FENCE



REFERENCED DOCUMENTS:  
- DEEDS AND RECORD DOCUMENTS AS LISTED ON THIS PLAT  
- LOGAN COUNTY ENGINEER'S RECORD OF LAND SURVEY  
INDEX NOS. 1622 & 2428 AND PLAN L-21

POSSESSION IS AS SHOWN HEREON.

**Horizontal Information**

The horizontal location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations processed by the ODOT VRS Network. All bearings, distances and coordinates are referenced to the Ohio State Plane - North Zone (NAD83) Coordinate System. Combined Scale Factor for this project is 0.999943674. Distances shown hereon are GROUND distances, Combined Scale Factor has been applied.

**LOCATION MAP**  
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE  
To: CenterPoint Energy

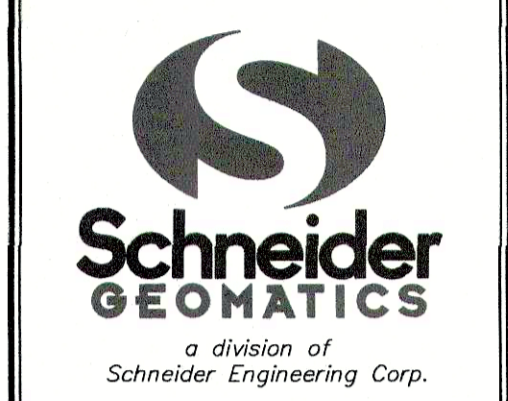
I, the undersigned, do hereby certify that I am a professional surveyor licensed in accordance with the laws of the State of Ohio, and that the within plat represents an original boundary survey of the described premises made by me or under my direct supervision. This survey was made in accordance with the minimum standard requirements for boundary surveys in the State of Ohio and meets all requirements with regards to minimum angle, distance and closure for this class of survey.

DATE: June 3, 2021

*Joshua David Werner*  
JOSHUA DAVID WERNER  
STATE OF OHIO  
PROFESSIONAL SURVEYOR NO. 8619  
SCHNEIDER GEOMATICS  
1012 HARRISON AVE., SUITE 3  
HARRISON, OH 45030



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Ohio Office  
1012 Harrison Ave., Suite 3  
Harrison, OH 45030  
www.schneidergeomatics.com

PROJECT INFORMATION:  
**CENTERPOINT ENERGY**  
**VIRGINIA MILITARY SURVEY NO. 10503**  
**BOUNDARY SURVEY**  
STATE ROUTE 117, RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO  
CLIENT INFORMATION:  
**CENTERPOINT ENERGY OHIO**  
4286 NORTH JAMES H. MCGEE BOULEVARD, DAYTON, OHIO 45417

DATE: 06/03/2021	PROJECT NO.: 12625
DRAWN BY: JDW	CHECKED BY: JNW
REVISIONS:	
DRAWING FILES: T:\12K\12625\CAD\12625P.DWG	
SHEET NO.: 1	
OF 1	