

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: David E. Sullivan

DATE: 11/29/2021

EXHIBIT "A"

"PLAT OF SURVEY" (Exhibit "B") is hereby
referenced as though incorporated herein.

11.763 Acres - Tract "A"

(Northerly Part of Existing Auditor's Parcel No: B010010050601)

- 1) Being a NEW "**11.763 Acre - Tract "A"**" out of land owned presently owned by *Mary Oxley (aka: Mary J. Oxley, the Grantor* herein as recorded in *OR.578/Pg.997 (Parcel 1-19.503 Acres)* in the Athens County Recorder's Office. Said "**11.763 Acre - Tract "A"**" being part of the South one-half (S-1/2) of Farm Lot 2 (FL.2) (Section 17), and, is situate in Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** at a point in the Southwest corner of said FL.2 (Section 17):
- 3) Thence **S 85°21'41" E** along the South line of said FL.2 (Section 17) and the North line of FL.5 (Section 17), **405.09 feet** to a point in the center of Oxley Road (Twp.Rd.No.55), said point also being in the Southwest property corner of a 0.999 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 2):
- 4) Thence **N 14°13'00" E** along the said center of Oxley Road (Twp.Rd.No.55), **673.79 feet** to a point in the Northwest property corner of a 0.9986 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 3), said point also being the real **POINT OF BEGINNING** of the herein described **11.763 Acre - Tract "A"**:
- 5) Thence **N 17°15'58" E** continuing along the said center of Oxley Road (Twp.Rd.No.55), the West property line of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the *Grantor* herein, and the East property line of a tract owned by Jeffrey Alan Oxley (OR.5/Pg.550, **419.34 feet** to a point:
- 6) Thence **N 17°38'03" E** continuing along the said center of Oxley Road (Twp.Rd.No.55), the West property line of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the *Grantor* herein, and, the said East property line of said J.A.Oxley (OR.5/Pg.550) tract, **84.21 feet** to a point in the Northwest property corner of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the *Grantor* herein, and, the Southwest property corner of another tract owned by said J.A.Oxley (OR.5/Pg.550):
- 7) Thence **S 85°21'41" E** leaving the said center of Oxley Road (Twp.Rd.No.55), going along the North property line of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the *Grantor* herein and the South property line of said J.A.Oxley (OR.5/Pg.550), **688.66 feet** to an iron pin found in the East line of said FL.2 (Section 17), the West line of FL.1 (Section 17), the Northeast property corner of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the *Grantor* herein, the Southeast property

corner of said J.A.Oxley (OR.5/Pg.550), and, also being in the West property line of a tract owned by Alice Johnson, Surviving Trustee (OR.516/Pg.1078), passing through iron pins found at 18.15 feet and 214.50:

8) Thence **S 04°27'49" W** along the said East line of FL.2 (Section 17), the said West line of FL.1 (Section 17, the East property line of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein, and , the said West property line of said Alice Johnson, Surviving Trustee (OR.516/Pg.1078), **1,109.46 feet** to a point in the water of one of the "Margaret's Creek Conservancy District Flood Control Lakes", passing through an iron pin w/cap set in the bank of said lake at 1,034.46:

9) Thence the following seven (7) NEW courses UP an existing draw, through the property of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein;

- 1) **N 41°40'15" W, 46.00 feet** to an i.pin w/cap set in the bank of said lake:
- 2) **N 41°40'15" W, 117.43 feet** to an iron pin w/cap set:
- 3) **N 36°17'40" W, 112.58 feet** to an iron pin w/cap set:
- 4) **N 20°17'44" W, 134.14 feet** to an iron pin w/cap set:
- 5) **N 30°31'45" E, 97.26 feet** to an iron pin w/cap set:
- 6) **N 32°02'06" W, 90.55 feet** to an iron pin w/cap set, and:
- 7) **N 55°20'45" W, 132.59 feet** to an iron pin w/cap set:

10) Thence leaving said DRAW, continuing partially along a NEW course through the property of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein,

N 75°47'00" W, 433.81 feet to the **POINT OF BEGINNING**, passing through: an iron pin found in the Northeast property corner of said 0.9986 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 3) at 143.63 feet, and, an additional iron pin found at 413.74 feet, and, **containing 11.763 Acres.**

11) The bearings used in the description/s hereon are based on the East line of FL.2 (Section 17) as bearing: (N) S 04°27'49" W (E), and are only for the determination of relative angles.

12) Subject to all legal highways and easements.

13) All iron pins w/cap set referred to in this description are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

14) The above described "**11.763 Acre - Tract "A"**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 0518-01*), with the field work being completed on 25 June 2018, the "Plat of Survey" (Exhibit "B") being last revised on 28 November 2021, and, the "Legal Description" (Exhibit "A") being last revised on 28 November 2021.



28 Nov. 2021
Date Signed

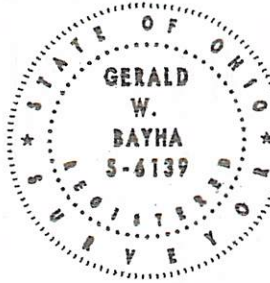
Gerald W. Dayha. P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557

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E-mail: gbayha@frontier.com



Plat Date:
11.28.21

CADD Job No:
0518-01

DILLING Job No:
0518-01

By: *GD* Chk'd: *GD*

Rev:

PLAT OF SURVEY

Being Part of Farm Lot 2 (FL.2),
(Section 17), T-8-N, R-14-W,
Alexander Township, Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

Description Checked for
Mather Accuracy

BY: *David E. [Signature]*
DATE: 11/29/2021

Jeffrey Alan Oxley
(OR.5/Pg.550)

Jeffrey Alan Oxley
(OR.5/Pg.550)

Tract 'A' 11.763 Acres

Mary Oxley (aka: Mary J. Oxley)
(OR.578/Pg.997)
Parcel 1 (19.503 acres)
(Parcel No: D010010050601)

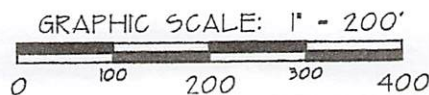
Tract 'B' 7.740 Ac.

Mary Oxley
(OR.578/Pg.997)
Parcel 2
0.99 Ac.

Cheri K. French & Kaitlyn M. Stone
(OR.543/Pg.1209)

Janet K. French
(OR.577/Pg.90)

Alice Johnson, Surviving Trustee
(OR.516/Pg.1078)



LEGEND

- △ — 5/8" x 30' IRON PIN SET w/ID.CAP. STAMPED "G.W.DAYHA - P.S.6139"
- — 2" MAGNAIL SET
- ▲ — 5" x 3/4" ID - Sched.40 White PVC Post SET
- — Drill Rod Found w/"G.W.DAYHA" ID.CAP SET
- ⊙ — Iron Pin Fd. ▲ — I Pin Fd. w/Cap Stamped "Dranner P.S. 6805"
- — POINT

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me in May & June 2018.

By: *Gerald W. Dayha*
Gerald W. Dayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139

28 November 2021

Date Signed

FIELD WORK COMPLETED ON:

25 June 2018

NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND BEARINGS FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF FL.2 (Section 17) AS BEARING: N 04°27'49" E.