

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Dave E. [Signature]  
DATE: 11/29/2021

# EXHIBIT "A"

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

## **7.740 Acres - Tract "B"**

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

1) Being a NEW **"7.740 Acre - Tract "B"** 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 **"7.740 Acre - Tract "B"** 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), **172.02 feet** to a point in the Northwest property corner of said 0.999 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 2), said point also being the real **POINT OF BEGINNING** of the herein described **7.740 Acre - Tract "B"**:

5) Thence **N 14°13'00" 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, **351.77 feet** to a point in the Southwest property corner of a 0.9986 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 3):

6) Thence **S 75°45'10" E** along one of the Westerly property lines 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 0.9986 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 3), **290.04 feet** to an iron pin found in the Southeast property corner of said 0.9986 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 3), passing through an iron pin found at 19.97 feet:

7) Thence **N 14°16'15" E** along another of the Westerly property lines 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 said 0.9986 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 3), **150.16**

**feet** to 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):.

8) Thence **S 75°47'00" E** 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, **143.63 feet** to an iron pin w/cap set in an existing DRAW:

9) Thence the following seven (7) NEW courses DOWN 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) **S 55°20'45" E, 132.59 feet** to an iron pin w/cap set:

2) **S 32°02'06" E, 90.55 feet** to an iron pin w/cap set:

3) **S 30°31'45" W, 97.26 feet** to an iron pin w/cap set:

4) **S 20°17'44" E, 134.14 feet** to an iron pin w/cap set:

5) **S 36°17'40" E, 112.58 feet** to an iron pin w/cap set:

6) **S 41°40'15" E, 117.43 feet** to an iron pin w/cap set in the bank of one of the "Margaret's Creek Conservancy District Flood Control Lakes", and:

7) **S 41°40'15" E, 46.00 feet** to a point in the water of said lake, said point also being in the East line of FL.2 (Section 17) and the 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 West property line of a tract owned by Alice Johnson, Surviving Trustee (OR.516/Pg.1078):

10) Thence **S 04°27'49" W** along the said East line of FL.2 (Section 17) and the 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 West property line of a tract owned by Alice Johnson, Surviving Trustee (OR.516/Pg.1078), **46.20 feet** to a point in the water of said lake, said point being in the Southeast corner of FL.2 (Section 17), the Southwest corner of FL.1 (Section 17), the Southeast property corner of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein, the Southwest property corner of said tract owned by Alice Johnson, Surviving Trustee (OR.516/Pg.1078), said point also being in the North property line of land owned by Janet K. French (OR.577/Pg.90):

11) Thence **N 85°21'41" W** along the said South line of said FL.2 (Section 17), one of the South property lines of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein, one of the North property lines of said J.K.French (OR.577/Pg.90) and passing onto the North property line of a tract owned by Cheri K. French & Kaitlyn M. Stone (OR.543/Pg.1209), **620.50 feet** to a point in the Southeast property corner of said 0.999 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 2), said point being witnessed by an iron pin found that bears S 26°30'47" W, 1.68 feet FROM said point, passing through an iron pin w/cap stamped "Branner - PS6805" found in the Northeast property corner of said tract owned by Cheri K. French & Kaitlyn M. Stone (OR.543/Pg.1209) at 66.01 feet:

12) Thence **N 14°13'00" E** along another of South property lines 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 said 0.999 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 2), **123.04 feet** to an iron pin found in another of the Southerly property corners of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein and the Northeast property corner of said 0.999 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 2):

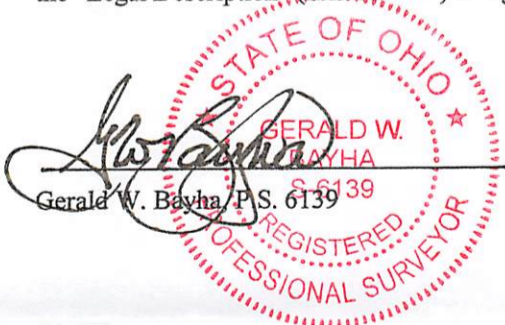
13) Thence **N 75° 47' 00" W** along another of South property lines of said *Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 1-19.503 Acres)*, the Grantor herein and the North property line of said 0.999 (by deed) acre parcel owned by Mary Oxley (aka: Mary J. Oxley) (OR.578/Pg.997-Parcel 2), **290.31 feet** to the **POINT OF BEGINNING**, passing through an iron pin found at 270.31 feet, and, **containing 7.740 Acres.**

14) 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.

15) Subject to all legal highways and easements.

16) 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".

17) The above described **7.740 Acre - Tract "B"** 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.

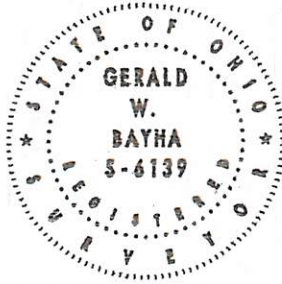


28 Nov 2021  
Date Signed

Gerald W. Dayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
740.593.5686 Fax: 740.594.7361  
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: *[Signature]*  
DATE: 11/29/2021

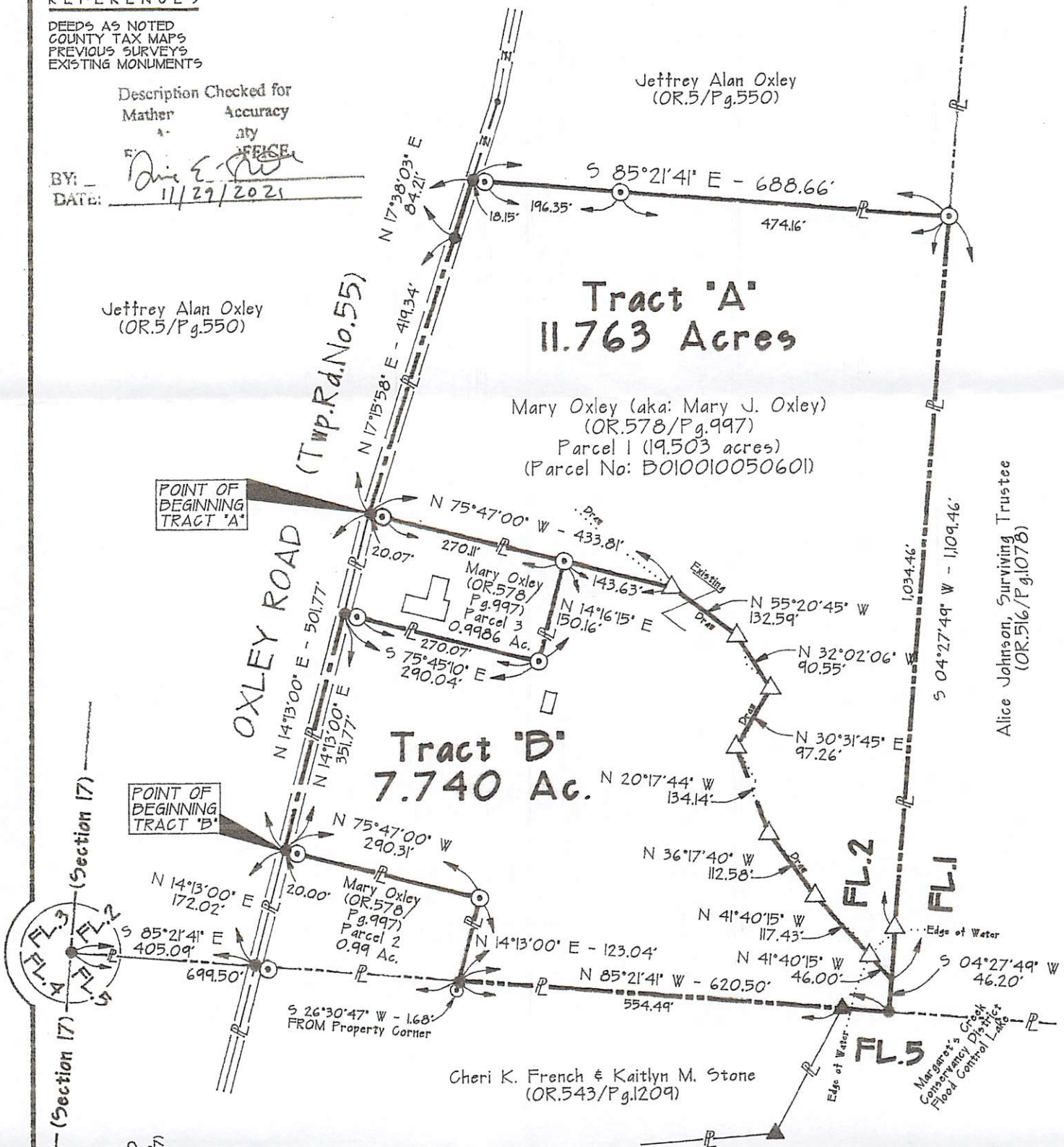
Jeffrey Alan Oxley  
(OR.5/Pg.550)

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### Tract 'A' 11.763 Acres

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

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



POINT OF BEGINNING TRACT 'A'

POINT OF BEGINNING TRACT 'B'



### 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. ▲ — 1" in Fd. w/Cap Stamped "Dranner P.S. 6805"
- — POINT

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

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

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

Mary Oxley  
(OR.578/Pg.997)  
Parcel 3  
0.9986 Ac.

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: *[Signature]*  
Gerald W. Dayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139  
Date Signed: 28 November 2021

FIELD WORK COMPLETED ON: 25 June 2018

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