

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Permel F. Williams*
DATE: 11/9/20

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 12 2020

Jill Thompson
Athens County Auditor

EXHIBIT "A"

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

"0.854 ACRE (Existing Auditor's Parcel No: B010280203800)
RETRACEMENT SURVEY" of an EXISTING parcel owned
by the *Grantor/s herein, Benjamin L. & Joan K. Wigal*
(OR.327/Pg.1169 – 1 Ac. +/- by deed), which heretofore has been inaccurately &
inadequately described.

1) Being a **"0.854 Acre Retracement Survey"** owned by *Benjamin L. & Joan K. Wigal, the Grantors' herein as recorded in OR.327/Pg.1169 (incorrectly stated as containing 1 Acre +/-)* in the Athens County Recorder's Office. Said **"0.854 Acre Retracement Survey"** is situate in Farm Lot 1 (Section 34), 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 2" MagNail set 1.0 foot North of the South edge of pavement of Enlow Road (FKA: U.S.50) (NKA: Athens County Road No. 80) in the *Grantor's* Northeast property corner and the Northwest corner of the Old "School Ground in the Village of Hebbardsville" (AKA: School Lot), the Western portion of which is currently owned by Donald & Rita Kovaleski (OR.420/Pg.388), said 2" MagNail set bearing: S 02°46'49" W – 33.13 feet -AND- S 83°57'36" W – 273.06 feet FROM the Southwest corner of Lot No. 18 of the recorded "PLAT TOWN OF HEBARDVILLE" recorded on Feb. 11, 1839 in the Athens County Recorder Book 9 at Pg. 543, said 2" MagNail also being the real **POINT OF BEGINNING** of this said **"0.854 Acre Retracement Survey"**:

3) Thence the following three (3) courses along the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing East property lines;

- 1) **S 07°37'28" W** along the existing West property line of the said Old "School Ground in the Village of Hebbardsville" (AKA: School Lot), the Western portion of which is currently owned by Donald & Rita Kovaleski (OR.420/Pg.388), **100.00 feet** to an iron pipe found in the existing Southwest property corner of the said Old "School Ground in the Village of Hebbardsville" (AKA: School Lot), the Western portion of which is currently owned by Donald & Rita Kovaleski (OR.420/Pg.388), passing through an iron pin w/cap set for reference at 15.00 feet and an iron pipe found at 44.05 feet:
- 2) **S 82°11'31" E** along a Westerly part of the existing South property line of the said Old "School Ground in the Village of Hebbardsville" (AKA: School Lot), the Western portion of which is currently owned by Donald & Rita Kovaleski (OR.420/Pg.388), **53.94 feet** to an iron pipe found in the one of the Northerly property corners of real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract), and:

- 3) **S 07°44'24" W** along one of the Northerly property lines of said real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract) (OR.420/Pg.388), **116.40 feet** to an iron pipe found in the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing Southeast property corner and another of the Northerly property corners of said real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract):
- 4) Thence **N 78°34'22" W** along the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing South property line and another of the Northerly property lines of said real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract), **249.92 feet** an iron pipe found in the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing Southwest property corner and another of the Northerly property corners of said real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract), passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 127.6 feet :
- 5) Thence **N 27°33'16" E** along the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing West property line and another of the Northerly property lines of said real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract), **176.00 feet** a 2" MagNail set 1.0 foot North of the South edge of pavement of Enlow Road (FKA: U.S.50) (NKA: Athens County Road No. 80) in the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing Northwest property corner and another of the Northerly property corners of said real estate owned by The Ohio University (OR.310/Pg.493 – Eighth Tract), passing through an iron pin w/cap set for reference at 161.00 feet:
- 6) Thence **N 83°20'31" E** along the *Grantors' (B.L.&J.K.Wigal – OR.327/Pg.1169)* existing North property line and Enlow Road (FKA: U.S.50) (NKA: Athens County Road No. 80), **140.00 feet** to the **POINT OF BEGINNING**, and, **containing 0.854 Acre** by this **"Retracement Survey"**.
- 7) The bearings used in the description/s hereon are based on the South line of Lot 18 in the "Plat Town of Hebardville" as bearing: N 82°14'12" W, and are only for the determination of relative angles.
- 8) Subject to all legal highways and easements.
- 9) All iron pins w/cap set referred to in the descriptions hereon are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".
- 10) The above described **"0.854 Acre Retracement Survey"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 0220-03 / Billing Job No. 0220-03*), with the field work being completed on 30 September 2020, the "Plat of Survey" (Exhibit "B") being last revised on 08 November 2020, and, the "Legal Description" (Exhibit "A") being last revised on 08 November 2020.

Gerald W. Bayha, P.S. 6139

08 Nov. 2020
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361

E-mail: gbayha@frontier.com



Plat Date:
11.08.20

CADD Job No:
0220-03

BILLING Job No:
0220-03

By: *GB* Chk'd: *GB*

Rev:

PLAT OF SURVEY

Being Part of FL-1 (Section 34)
T-8-N, R-14-W,
Alexander Township,
Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
RECORD PLATS
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Ernest Williams*
DATE: 11/19/20

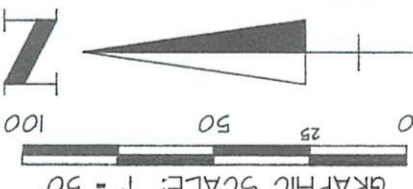
CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in August-September 2020.

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

30 November 2020 Date Signed

FIELD WORK COMPLETION: 30 September 2020

POINT OF BEARING BEARS:
S 02°46'48" W - 33.5' and
S 63°57'36" W - 273.06'
FROM the Southwest corner
of Lot No. 10 of the recorded
PLAT TOWN OF HEBBARDVILLE
(Recorded on Feb. 11, 1834 in Athens
County Recorder Book 9 at P. 5-43)



LEGEND

- 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED: G.W.BAYHA - P.S.6139
- 2" MAGNANAL SET
- 5" x 3/4" ID - Sched 40 White PVC Post SET
- Iron Pin Found w/Illegible ID.CAP
- Iron Pipe Found
- Stone Found w/"X"

