

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David E. Shaw
DATE: 8/30/19

EXHIBIT "A"

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

**"Being an updated description of an existing
4.7184 Acre TRACT"**

1) Being an existing **"4.7184 Acre Tract"** owned by *Martha M. Bayha, the Grantor herein (DB.341/Pg.181)* (Auditor's Office Parcel No. **B010010035600**), and, being situate in the Fl's 3 & 4, (Sections 9 & 10), Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at the Northwest corner of FL.3 (Section 9):

3) Thence **N 89°28'45" E** along the North line of said FL.3 (Section 9) and the South line of FL.4 (Section 10), **1,846.36 feet** to a point in the *Grantor's (M.M.Bayha - DB.341/Pg.181)* West property line and the East property line of a 6.29 Acre Tract owned by Chastity Lynn Heck (OR.346/Pg.2227);

4) Thence **N 01°04'59" E** along the said West property line of said *Grantor's (M.M.Bayha - DB.341/Pg.181)* West property line and the East property line of said C.L.Heck 6.29 Ac. Tract (OR.346/Pg.2227), **61.53 feet** to a railroad spike originally set by me in July 1985 and found by me in July 2008, May 2013 and August 2019, in the centerline of Pleasanton Road (Ath.Co.Rd.No.16), the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* Northwest property corner, the Northeast property corner of said C.L.Heck 6.29 Ac. Tract (OR.346/Pg.2227) and the South property line of a tract owned by Mary Ellen Hanning (OR.198/Pg.224), said railroad spike also being the real ***POINT OF BEGINNING*** of the said existing **"4.7184 Acre Tract"**:

5) Thence **N 85°33'16" E** along one of the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* North property lines, the said centerline of Pleasanton Road (Ath.Co.Rd.No.16) and the South property line of said M.E.Hanning (OR.198/Pg.224), **192.36 feet** to a point in the Southeast property corner of said M.E.Hanning (OR.198/Pg.224) and the Southwest property corner of a 0.62 Acre Parcel on the North side of Pleasanton Road also owned by Martha M. Bayha (DB.341/Pg.181 - 2nd Tract);

6) Thence the following two (2) courses along two (2) other of the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* North lines of the herein described existing 4.7184 Acre Tract, the said centerline of Pleasanton Road (Ath.Co.Rd.No.16), and the South line of said M.M.Bayha 0.62 Acre Parcel (DB.341/Pg.181 - 2nd Tract) and passing on to the South line of 0.65 Acre Parcel on the North side of Pleasanton Road also owned by Martha M. Bayha (DB.341/Pg.181 - 3rd Tract):

1) Thence **N 83°26'26" E, 68.61 feet** to a point, and;

2) Thence **N 78°40'16" E, 81.47 feet** to a railroad spike originally set by me in July 1985 and found by me in July 2008, May 2013 and August 2019, in the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* Northeast property corner of the herein described existing 4.7184 Acre Tract and the Northwest property corner of a tract owned by Neil T. Pratt (OR.521/Pg.1059);

7) Thence **S 01°44'58" W** along the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* East property line, the West property line of said N.T.Pratt tract (OR.521/Pg.1059), and passing on to the West property line of a tract owned by Joe & Dona Collins (OR.539/Pg.61), **579.44 feet** to an existing fence post (1985, 2008, 2013 & 2019) in the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* Southeast property corner, the Southwest property corner of said J.& D. Collins (OR.539/Pg.61), and one of the Northerly property corners of a tract owned by Zackery D. & Katherine N. Howard (OR.531/Pg.1949), passing through iron pins w/caps set by me for reference in May 2013 at 22.00 feet and 101.37 feet;

8) Thence the following two (2) courses along two (2) of the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* South property lines of the herein described existing 4.7184 Acre Tract and Northerly property lines of said Z.D. & K.N.Howard (OR.531/Pg.1949):

1) Thence **S 64°07'53" W, 177.50 feet** to an iron pin w/cap set by me in July 1985 and found in 2008, 2013 & 2019, and;

2) Thence **N 88°18'01" W, 173.81 feet** to a point in the *Grantor's (M.M.Bayha - DB.341/Pg.181)* Southwest property corner, the Northwest property corner of said Z.D. & K.N.Howard (OR.531/Pg.1949), and also being in the East property line of said C.L.Heck (OR.346/Pg.2227), said point being witnessed by an iron pin w/cap set by me in July 1985 and found in 2008, 2013 & 2019 that bears: N 88°18'01" W, 3.03 feet FROM said point, said point also bearing: N 01°03'26" E, 776.57 feet FROM an "X" notched stone found in July 1985:

9) Thence **N 01°03'26" E** along the said *Grantor's (M.M.Bayha - DB.341/Pg.181)* West property line and the East property line of said C.L.Heck (OR.346/Pg.2227), **612.81 feet** to the **POINT OF BEGINNING**, passing through an iron pin w/cap stamped "L.F.Swoyer-PLS 6765" found for reference at 603.30 feet, and **containing a total of 4.7184 Acres**, of which, 4.1347 Acres lie in FL.3 (Section 9) and 0.5837 Acre lie in FL.4 (Section 10).

10) ***NOTE: A Non-Transferrable LIFE ESTATE is hereby reserved to Martha M. Bayha and/or Gerald W. Bayha.***

11) The bearings used in the description/s hereon are based on the North line of FL.3 (Section 9) as bearing: N 89°28'45" 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 the descriptions hereon are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

14) The above described existing "**4.7184 Acre TRACT**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0885-01*), with the field work being done in July 1985, July 2008, May 2013 & August 2019, the UPDATED "Plat of Survey" (Exhibit "B") being last revised on 28 August 2019, and, the UPDATED "Legal Description" (Exhibit "A") being completed on 28 August 2019.



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

AUG 30 2019

Jill Thompson
Athens County Auditor

Gerald W. Bayha, 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: 07.29.85

Job No: 0885-01

By: GB Chk'd: GB

Rev: 08.28.2019

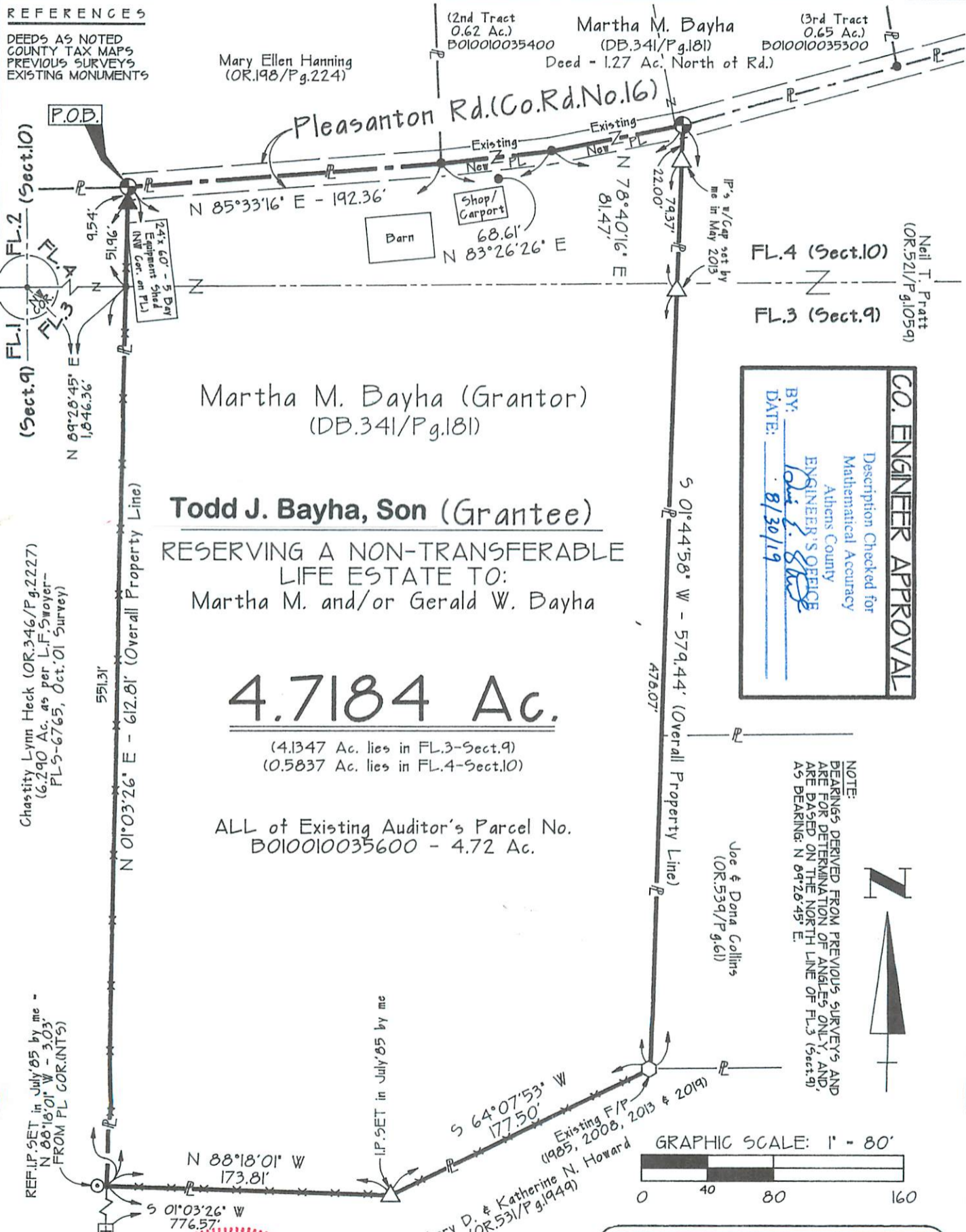
PLAT OF SURVEY

Being Situate in FL's 3 & 4 (Sections 9 & 10), T-8-N, R-14-W, Alexander Township, Athens Co., State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



Martha M. Bayha (Grantor)
(DB.341/Pg.181)

Todd J. Bayha, Son (Grantee)
RESERVING A NON-TRANSFERABLE
LIFE ESTATE TO:
Martha M. and/or Gerald W. Bayha

4.7184 Ac.

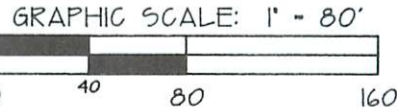
(4.1347 Ac. lies in FL.3-Sect.9)
(0.5837 Ac. lies in FL.4-Sect.10)

ALL of Existing Auditor's Parcel No.
B010010035600 - 4.72 Ac.

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
Paul J. Swoyer
DATE: 8/30/19

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND
ARE BASED ON THE NORTH LINE OF FL.3 (Sect.9)
AS BEARING: N 69°26'45" E.



CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a survey made by me, in July 1985, July 2008 & May 2013.

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S. S-6139 Date Signed: 08.28.19
Ohio Registered Professional Surveyor No. 5-6139

FIELD WORK DONE IN: July 1985, July 2008 & May 2013

LEGEND

- △ — 5/8" x 30" I.P.SET (July'08) w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139" (Unless otherwise noted as to date set)
- ▲ — IRON PIN FD. w/CAP "L.F.SWOYER-PLS 6765"
- ⊙ — IRON PIN/BAR FD.
- ⊕ — 'X'd STONE FD. 1985
- ⊗ — RR SPIKE FD. '08
- — POINT
- — FENPOST
- ℙ — PROPERTY LINE