

Legal Description Pre-Approval APPROVED

All transfers are subject to Athens County Conveyance Standards

MAR 2 9 2016

Jill Thompson Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S DEFICE
BY:
DATE: 3/26/14

EXHIBIT "A"

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

"2.6225 Acre RESIDUAL PARCEL"

- 1) Being the RESIDUAL part of what was a 3.2846 Acre Parcel (Auditor's Office Parcel # A010010029404) owned by Dailey Family Estates, LLC, the Grantor herein, as recorded in Official Record 400 at page 1750 in the Athens County Recorder's Office, Athens County, OH, and, being situate in FL/LL#36, (Section 13), Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** at a point in the Southeast corner of FL/LL#36 (Section 13):
- Thence N 00°21'28" W along the East line of FL/LL#36 (Section 13), 495.73 feet (by deeds) to a point in the Southeast corner of said 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract owned by Larry G. & Redina Dailey, as recorded in OR.394/Pg.1658, the Grantees herein:
- Thence N 89°53'29" W along the South property line of the said Grantees' L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract, 930.48 feet (by deeds) to a point in the Southwest corner of the said Grantees' L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract:
- Thence N 02°49'21" E along one of the Westerly property lines of said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, 498.54 feet (by deeds) to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in one of the Westerly corners of the said *Grantees' L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract*, the Northeast corner of a 2.240 Acre Parcel owned by Scott W. Dailey as recorded in OR.394/Pg.1650, and, also being in one of the Southerly corners of what was a 3.2846 Acre Parcel owned by Dailey Family Estates, LLC, as recorded in OR.400/Pg.1750, the Grantor

herein, said IPCF also being the real **POINT OF BEGINNING** of the "2.6225 Acre RESIDUAL PARCEL";

Thence N 73°21'14" W along one of the Southerly property lines of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel and the North property line of said S.W.Dailey (OR.394/Pg.1650) 2.240 Acre Parcel, 206.62 feet to a point in South Blackburn Road (Twp.Rd.No. 32), the Northwest property corner of said S.W.Dailey (OR.394/Pg.1650) 2.240 Acre Parcel, the East property line of a 4.785 Acre Parcel owned by Charles E. Dailey, Jr. (OR.350/Pg.1578), and, the Southwest property corner of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel, passing through an iron pin w/cap found (IPCF) stamped "Newman PS-8043" at 185.95 feet:

- Thence N 09°01'45" W along said South Blackburn Road (Twp.Rd.No. 32), the said West property line of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel, and the East property line of said property owned by C.E.Dailey, Jr. (OR.350/Pg.1578) 4.785 Acre Parcel, passing on to the East property line of property owned by Gawande Family, LLC (OR.375/Pg.1342), **360.60 feet** to a point:
- feet to an iron pin w/cap set (IPCS) in the East property line of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel, and, one of the West property lines of the said Grantees' L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract, passing through: an IPCS for reference at 20.00 feet, a 3/4" ID x 5' PVC post set at 126.1 feet, a 60d nail set at 168.07 feet, and an IPCS at 236.90 feet:
- 9) Thence **S** 09°02'50" **E** along the East property line of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel, and one of the West property lines of said *Grantees'* L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract, **420.55 feet** to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in the Southeast property corner of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel, passing through 3/4" ID x 5' PVC posts set at 168.6 feet & 300.2 feet:
- 10) Thence N 90°00'00" W along one of the South property lines of said D.F.Estates, LLC (OR.400/Pg.1750) former 3.2846 Acre Parcel, and one of the West property lines of said *Grantees'* L.G. & R. Dailey (OR.394/Pg.1658) 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) Tract, 100.00 feet to the point of beginning, and, containing 2.6225 Acres.
- 11) NOTE: The above described "2.6225 Acre RESIDUAL PARCEL" is the Residual Parcel left in Auditor's Parcel No: A010010029404 after the transfer of a 0.6621 Acre Adjoining Property Transfer Parcel off of the North end of what was a 3.2846 Acre Parcel.
- 12) The bearings used in the above description are based on the East line of FL/LL.36 (Section 13) as bearing: N 00°21'28" W and are only for the determination of relative angles.
- 13) Subject to all legal highways and easements.

RALD W.

WOOLOWAL STATE

Gerald W. Bayha, P.S.

- All iron pins w/cap set (IPCS) referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA P.S.6139 740-593-5686".
- Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc./CADD/Billing Job No. 0715-03), with the field work being completed on 18 March 2016, the "Plat of Survey" (Exhibit "B") being last revised on 24 March 2016, and, the "Legal Description" (Exhibit "A") being completed on 24 March 2016.

Date Signed

