

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

MAR 29 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 3/28/16

EXHIBIT "A"

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

"0.6621 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL which is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY" with the adjoining 21.87 +/- Acre (by 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) (Auditor's Parcel No: A010010029400) Tract owned by the Grantee herein, lying to the East of the herein described 0.6621 Acre.

1) Being part of 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):
- 3) 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, the Grantee's herein, as recorded in OR.394/Pg.1658, the Grantees herein:
- 4) 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*:
- 5) 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*, said IPCF also being in one of the Southerly corners of 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 in the Northeast corner of a 2.240 Acre Parcel owned by Scott W. Dailey as recorded in OR.394/Pg.1650:

6) Thence **S 90°00'00" E** along another 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* and the South property line of said S.W.Dailey (OR.394/Pg.1650) 2.240 Acre Parcel, **100.00 feet** to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in another of the Westerly property 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*, said IPCF also being in the Southeast property corner of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel:

7) Thence **N 09°02'50" W** along another 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* and the East property line of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel, **420.55 feet** to an iron pin w/cap iron pin w/cap set (IPCS), said IPCS also being the real ***POINT OF BEGINNING*** of the **"0.6621 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL which is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY"** with the **adjoining 21.87+/- Ac. (By 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) (Auditor's Parcel No: A010010029400) Tract owned by the Grantee herein, lying to the East of the herein described 0.6621 Acre;**

8) Thence **N 90°00'00" W** along a new line through the lands of the Grantor's, **288.42 feet** to a point in South Blackburn Road (Twp.Rd.No. 32), the West property line of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel, and the East property line of property owned by Gawande Family, LLC (OR.375/Pg.1342), passing through; an iron pin w/cap set (IPCS) at 51.52 feet, a 60d nail set at 120.35 feet, a 3/4" ID x 5' PVC post set at 162.4 feet, and, an IPCS for reference at 268.42 feet:

9) 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) 3.2846 Acre Parcel, and the East property line of said property owned by Gawande Family, LLC (OR.375/Pg.1342), **101.26 feet** to a point in the Northwest property corner of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel and the Southwest property corner of a 1.39 Acre (by deed) Parcel owned by Vicki Williams (OR.106/Pg.712):

10) Thence **N 90°00'00" E** along the North property line of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel, and the South property line of said V.Williams (OR.106/Pg.712) 1.39 Acre (by deed) Parcel, **288.39 feet** to an iron pin w/cap found (IPCF) stamped "Newman PS-8043" in the Northeast property corner of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel and the Northwest property corner 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*, passing through; an iron pin w/cap (IPCS) at 20.00 feet, a 60d nail found at 43.02 feet, and, a 3/4" ID x 5' long Sch.40 white PVC post set at 101.0 feet:

11) Thence **S 09°02'50" E** along the East property line of said D.F.Estates, LLC (OR.400/Pg.1750) 3.2846 Acre Parcel, and the West property line 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*, **101.26 feet** to the **point of beginning**, and, containing **0.6621 Acres**.

12) ***NOTE:*** The above described **"0.6621 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL which is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY"**

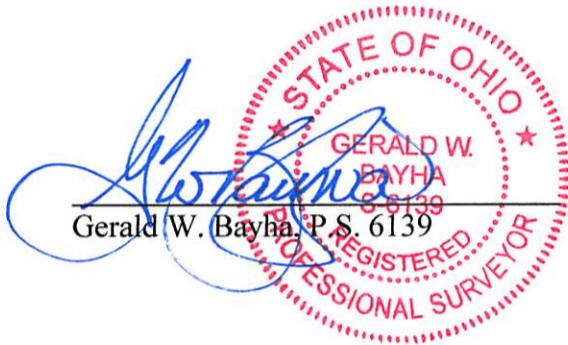
with the adjoining 21.87+/- Ac. (By 4 deed exceptions) (20.461 Acres by deeds, adjoining surveys & calculations) (Auditor's Parcel No: A010010029400) Tract owned by the Grantee herein, lying to the East of the herein described 0.6621 Acre.

13) 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.

14) Subject to all legal highways and easements.

15) 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 ".

16) The above described "**0.6621 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL**" was surveyed by 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.



Gerald W. Bayha, P.S. 6139

03.24.2016
Date Signed

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
Email: jbayha@hughes.net



Plat Date:
03.19.16

Calc. Job No:
0715-03

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

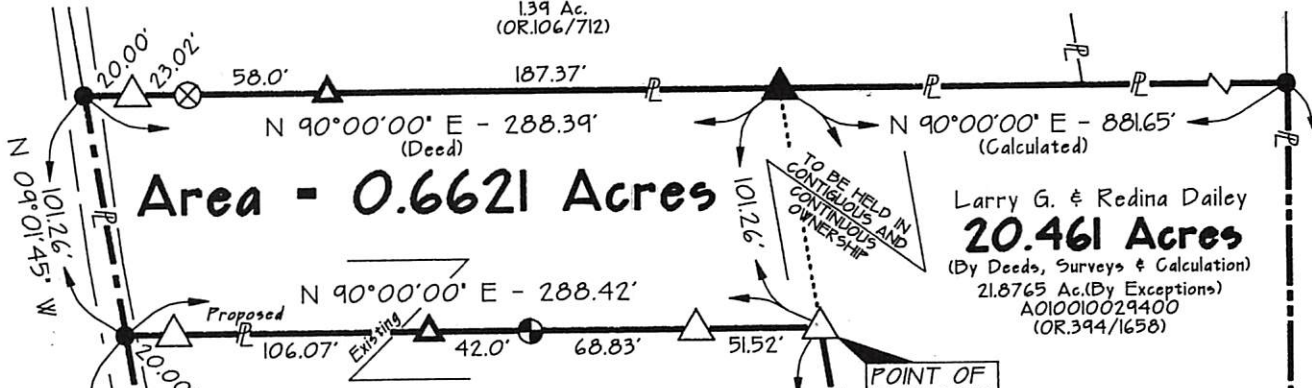
Billing No:
0715-03

PLAT OF SURVEY

Being Situate in FL/LL#36
(Section 13), T-9-N, R-14-W,
Athens Township,
Athens County,
State of Ohio,
U.S.A.

EXHIBIT 'B'

Vicki Williams
1.39 Ac.
(OR.106/712)



Area - 0.6621 Acres

Larry G. & Redina Dailey
20.461 Acres
(By Deeds, Surveys & Calculation)
21.8765 Ac. (By Exceptions)
A010010029400
(OR.394/1658)

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

MAR 24 2016
New Survey System
Nov. 2005

Jill Thompson
Athens County Auditor

Residue Area -
2.6225 Acres

Dailey Family Estates, LLC
3.2846 Acres Existing Prior to Split
A010010029404
(OR.400/1750)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 3/28/16

POINT OF BEGINNING
2.622 AC.

Scott W. Dailey
2.240 Ac.
A010010029403
(OR.394/1650)

Larry G. & Redina Dailey
20.461 Acres
(By Deeds, Surveys & Calculation)
21.8765 Ac. (By Exceptions)
A010010029400
(OR.394/1658)

POINT OF BEGINNING
20.461 AC.

LEGEND

- △ — 5/8" x 30' IRON PIN SET w/I.D.CAP STAMPED * G.W.BAYHA - P.S.6139
- ▲ — IRON PIN FOUND w/I.D.CAP STAMPED * NEWMAN P.S.-8043
- ⊗ — 60d NAIL FOUND
- ⊕ — 60d NAIL SET
- ▲ — 3/4"ID x 5'Long SCH.40 PVC Post Set
- — POINT
- — SQ. HEADED BOLT FOUND

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a field survey completed by me on 18 MARCH, 2016.

By: *[Signature]* **03.24.16**
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139
Date Signed



REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

S 00°21'28" E - 1015.03' (Calculated from deeds & previous surveys)

Larry G. &
5.8955 Ac.
A010010029401
(DB.374/221)

Redina Dailey
6.7030 Ac.
A010010029402
(OR.1/240)

FL/LL
36
SEC. 13
COR.