

Exhibit B

LEGAL DESCRIPTION OF LOT SPLIT  
JOSEPH CARMEN DECARLO  
TRACT I  
0.525 ACRES

Situated in the State of Ohio, County of Athens, Township of Bern, being located in Section 15, Township 7, Range 12, and being part of a 40 acre tract of land conveyed to Joseph Carmen DeCarlo as recorded in Volume 38, Page 613 (all recorded references refer to the Athens County Recorder's Office or Athens County Engineer's Office), and being more particularly described as followed;

**BEGINNING** at a 5/8" rebar found ("Cannon" cap) at the northwest corner of Section 15, also being the northwest corner of Fraction 36, also being on the east line of Fraction 18, also being the northwest corner of a 141.08 acre tract of land conveyed to James Michael Milligan as recorded in Instrument Number 200700000578, and also being on the east line of a 35.467 acre tract of land conveyed to Kerry Hile and Cathy D. Hile as recorded in Volume 223, Page 713;

Thence along the north line of said Section 15, **South 87°44'34" East** for a distance of **1355.42 feet** to a point on a westerly line of said 141.08 acre tract;

Thence along said westerly line, **South 02°52'10" West** for a distance of **33.72 feet** to a point at a corner of said 141.08 acre tract;

Thence along a north line of said 141.08 acre tract, **North 86°19'03" West**, for a distance of **1355.48 feet** to the **POINT OF BEGINNING**;

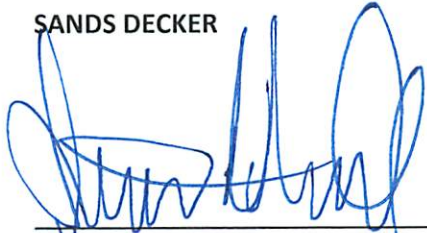
**Containing a total of 0.525 acres, more or less.**

Together with and subject to covenants, easements, and restrictions of record.

Being a 0.525 acre part of Tax Parcel D01-00100077-00.

The above described land is based on an actual field survey performed under my direct supervision in January, 2019, and was prepared in conformance with OAC 4733-37 Standards for Boundary Surveys.

Bearings are based on the Ohio state plane coordinate system - Ohio south zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

SANDS DECKER  
  
Steven W. Newell  
Ohio Registered  
Surveyor No. 7212


06/11/2020  
Date



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 8/28/20

Approved By  
Athens County Regional Planning Commission

Date: 8-28-20 Transfer approved  


**SURVEY EXHIBIT OF PROPOSED LOT SPLIT**  
**PART OF LANDS OF JOSEPH CARMEN DECARLO,**  
**JAMES MICHAEL MILLIGAN, AND DEER VALLEY TRAILS, LLC**  
**PART OF SECTIONS 15 & 16, FRACTION 36, TOWNSHIP 7, RANGE 12**  
**TOWNSHIP OF BERN, COUNTY OF ATHENS, STATE OF OHIO**



**OFFICES**

128 East Main Street  
 Logan, Ohio 43138  
 740-385-2140

1495 Old Henderson Road  
 Columbus, Ohio 43220  
 614-459-6992

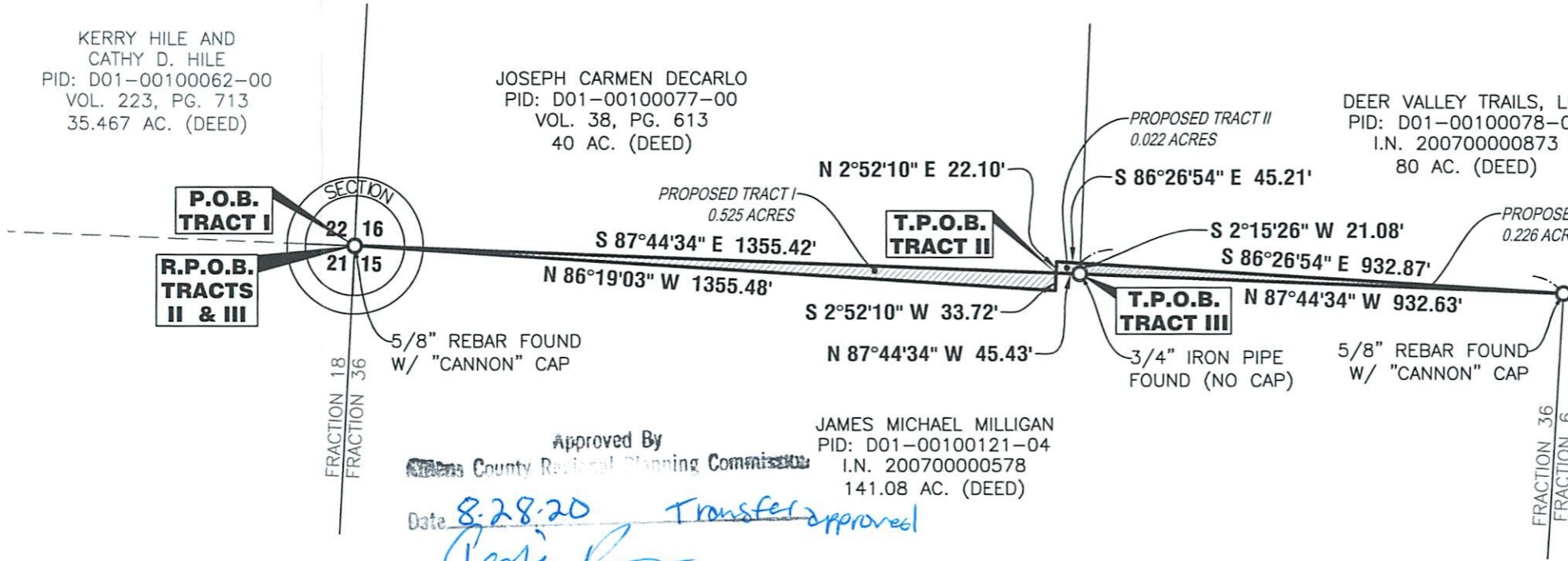
507 Main Street  
 Zanesville, Ohio 43701  
 740-450-1640

KERRY HILE AND  
 CATHY D. HILE  
 PID: D01-00100062-00  
 VOL. 223, PG. 713  
 35.467 AC. (DEED)

JOSEPH CARMEN DECARLO  
 PID: D01-00100077-00  
 VOL. 38, PG. 613  
 40 AC. (DEED)

DEER VALLEY TRAILS, LLC  
 PID: D01-00100078-00  
 I.N. 200700000873  
 80 AC. (DEED)

TIMOTHY C. HOLLEY  
 AND MISTY D. HOLLEY  
 PID: D01-00100118-00  
 I.N. 201600002286  
 186.90 AC. (DEED)



Approved By  
  
 Athens County Regional Planning Commission  
 Date: 8.28.20 Transfer approved  
 JAMES MICHAEL MILLIGAN  
 PID: D01-00100121-04  
 I.N. 200700000578  
 141.08 AC. (DEED)

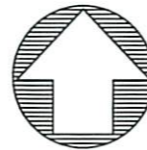
**CERTIFICATION**

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JANUARY, 2020. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

SANDS DECKER CPS

STEVEN W. NEWELL  
 OHIO PROFESSIONAL  
 SURVEYOR 7212

07/16/2020  
 DATE



**NORTH**

**GRAPHIC SCALE**



1" = 300'

**SURVEYOR'S NOTES**

- 1) BASED ON RECORDS ON FILE AT THE ATHENS COUNTY RECORDER'S OFFICE AND THE ATHENS COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
- 4) THIS SURVEY IS FOR PURPOSES OF REMOVING A JOG IN THE SUBJECT PROPERTY LINE AND TO CREATE A STRAIGHT LINE FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY TO CONFORM WITH THE ADJOINING PROPERTIES OF BOTH PARCEL NUMBERS D01-00100077-00 & D01-00100078-00. THEREFORE, NO IRON PINS WILL BE SET AS THE FINAL PROPERTY LINE IS ALREADY MONUMENTED.

○ IRON PIN FOUND