

EXHIBIT "A"

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

"0.403 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL" which is to be held in **CONTIGUOUS and CONTINUOUS** Ownership in **PERPETUITY** with the adjoining 1.48 Acres (by deed) 1.139 Acres (by my current retracement survey) (Auditor's Parcel No: E010010025500) owned by the Grantee herein, Heather A. Bobo (OR.468/Pg.955), lying NORTH of the herein described **"0.403 Acre Adjoining Property Owner Transfer Parcel"**

1) Being a **0.403 Acre Parcel** lying South of a 1.48 Acres (by deed) 1.139 Acres (by my current retracement survey) owned by *Heather A. Bobo, the Grantee herein (OR.468/Pg.955)* (Parcel No. *E010010025500*). Said **"0.403 Acre Adjoining Property Owner Transfer Parcel"** is being taken out of Auditor's Office Parcel No. *E010010026719* owned by *William J. & Britney E. Reeves, the Grantors herein*, as recorded in OR.545/Pg.2439 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Southwest one-quarter (SW-1/4) of Section 1, Town-5-North, Range-13-West, Canaan Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a point (by deeds) in the Southeast corner of the said SW-1/4 of Section 1:
3) Thence **N 00°17'08" W** along the East line of the said SW-1/4 of Section 1, **2,006.40 feet** (30.40 chains by deeds) to a point in the Northeast property corner of the said Parcel No. *E010010025500* owned by *Heather A. Bobo, the Grantee herein (OR.468/Pg.955)*, said point being in the approximate center of South Canaan Road (Ath.Co.Rd.No.24):
4) Thence **S 64°27'26" W** along the Southeasterly property line of said *Heather A. Bobo, the Grantee herein (OR.468/Pg.955)* and one of the Northerly property lines of a tract owned by Brian E. & Angela C. Hall, Trustees (OR.458/1290), **326.74 feet** to an iron pin w/cap set (P.O.B.) in one of the Southerly property corners of said *Heather A. Bobo, the Grantee herein (OR.468/Pg.955)*, the Northwest property corner of said B.E.& A.C.Hall (OR.458/1290) and the Northeast property corner of a 6.228 acre (by deed) tract (Auditor's Parcel No. *E010010026719*) owned by *William J. & Britney E. Reeves (OR.545/2439)*, the Grantors herein, passing through an iron pin w/cap set for reference at 135.00 feet and a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 236.3 feet, said iron pin w/cap set (P.O.B.) also being the real **POINT OF BEGINNING** of the said **"0.403 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"** which is coming out of said Parcel No. *E010010026719*:

5) Thence **S 06°49'44" E** along the East property line of said Parcel No. *E010010026719* owned by said *William J. & Britney E. Reeves (OR.545/2439)*, the Grantors herein, and the West property line of said B.E.&

A.C.Hall (OR.458/1290), **66.61 feet** to a point in the approx. center of a small stream, passing through an iron pin w/cap set for reference at 60.50 feet:

6) Thence the following six (6) new courses through said Parcel No. E010010026719 owned by said William J. & Britney E. Reeves (OR.545/2439), the Grantors herein;

- 1) Thence **S 60°37'09" W** following said small stream, **18.94 feet** to a point:
- 2) Thence **S 72°10'43" W** following said small stream, **65.55 feet** to a point:
- 3) Thence **S 85°29'18" W** following said small stream, **124.84 feet** to a point:
- 4) Thence **N 74°20'43" W** following said small stream, **30.06 feet** to a point:
- 5) Thence **S 79°26'11" W** following said small stream, **31.58 feet** to an iron pin w/cap set on the North side of a 12" tree, and :

6) Thence **N 44°13'23" W, 88.43 feet** to a 2" MagNail set in the wooden floor of possibly an old building in one of the Northerly property lines of said Parcel No. E010010026719 owned by said William J. & Britney E. Reeves (OR.545/2439), the Grantors herein and one of the Southwesterly property lines of said Heather A. Bobo, the Grantee herein (OR.468/Pg.955):

7) Thence the following two (2) courses along Northerly property lines of said Parcel No. E010010026719 owned by said William J. & Britney E. Reeves (OR.545/2439), the Grantors herein and Southerly property lines of said Parcel No. E010010025500 owned by Heather A. Bobo, the Grantee herein (OR.468/Pg.955);

- 1) Thence **S 72°27'31" E, 80.00 feet** to an iron pin w/cap set, and:
- 2) Thence **N 75°10'42" E, 249.10 feet** to the **POINT OF**

BEGINNING, and containing 0.403 Acres.

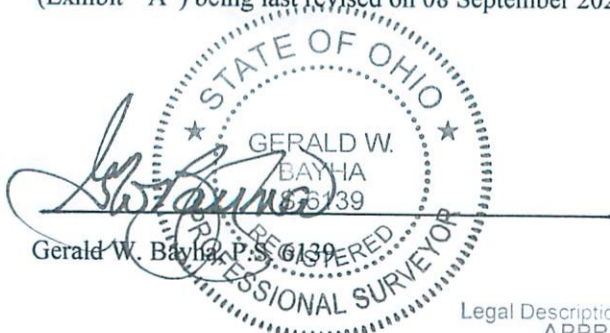
8) **NOTE:** The above described **"0.403 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"** is to be held in **CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY** with the adjoining 1.48 Acres (by deed) 1.139 Acres (by my current retracement survey) (Auditor's Parcel No: E010010025500) owned by the Grantee herein, Heather A. Bobo (OR.468/Pg.955), lying **NORTH** of the herein described **"0.403 Acre Adjoining Property Owner Transfer Parcel"**

9) The bearings used in the description/s hereon are based on the East line of the SW-1/4 of Section 1 as bearing: N 00°17'08" W and are ONLY for the determination of relative angles.

10) Subject to all legal highways and easements.

11) 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".

12) The above described **"0.403 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. 0721-01), with the field work being completed on 03 August 2022, the "Plat of Survey" (Exhibit "B") being last revised on 08 September 2022, and, the "Legal Description" (Exhibit "A") being last revised on 08 September 2022.



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

FEB 02 2023

BY:
DATE: 9/9/22

Gerald W. Dayha, 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:
09.08.22
CADD Job No:
0721-01
BILLING Job No:
0721-01
By: **GB** Chk'd: **GB**
Rev:

PLAT OF SURVEY

Being Parts of the Southwest One-Quarter (SW-1/4) of Section 1, Canaan Township, Athens County, Town-5-N, Range-13-W, State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

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

Llewelyn D. & Patti L. Weaver
(OR.517/1649)
69.8 Ac.(Deed)

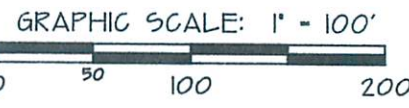
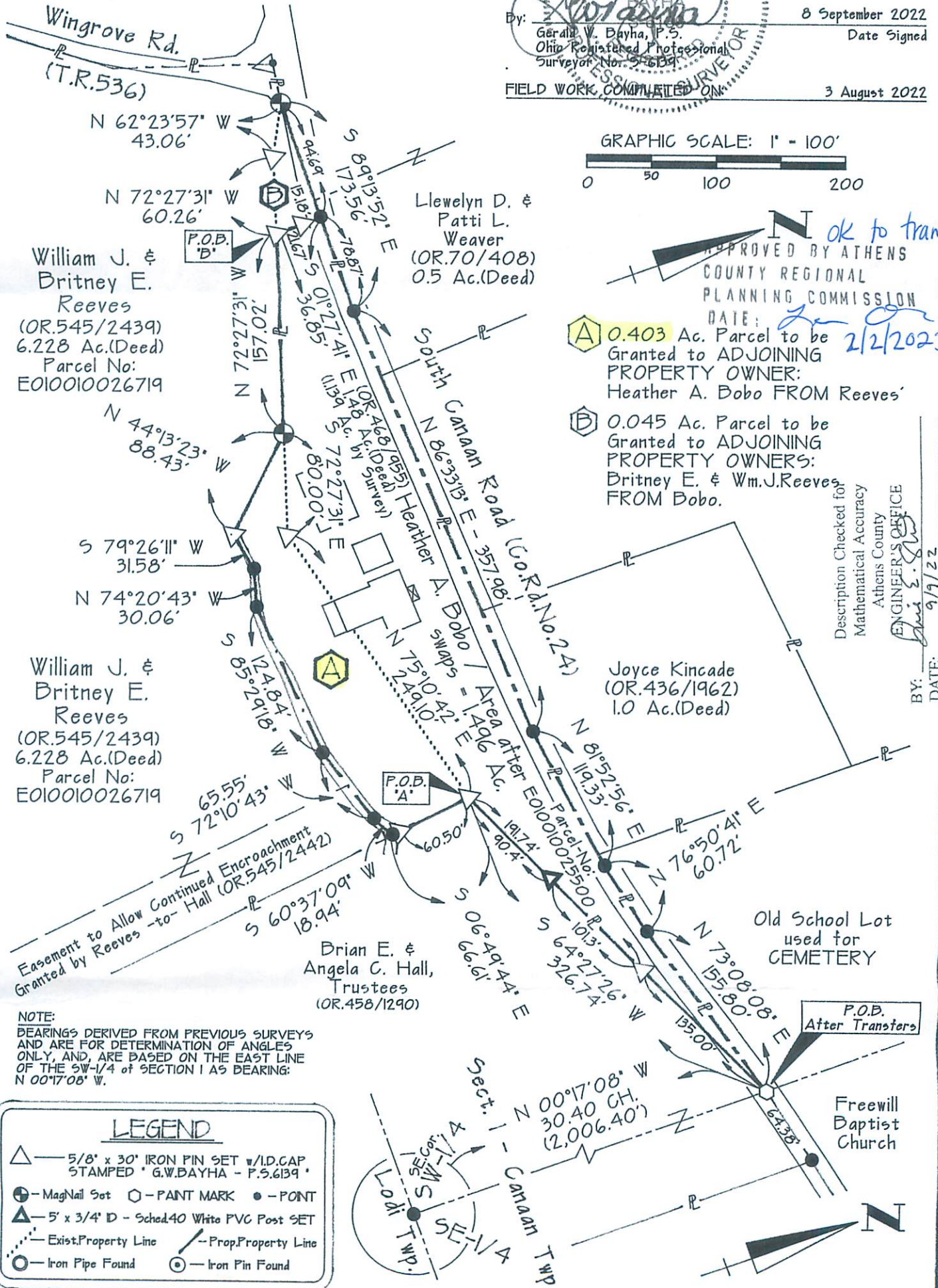
CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in June-August 2022

By: *[Signature]* 8 September 2022
Date Signed

Gerald W. Dayha, P.S.
Ohio Registered Professional
Surveyor No. S-6139

FIELD WORK COMPLETED ON: 3 August 2022



APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
DATE: *Jan 2023*

- A** 0.403 Ac. Parcel to be Granted to ADJOINING PROPERTY OWNER: Heather A. Dobo FROM Reeves'
- B** 0.045 Ac. Parcel to be Granted to ADJOINING PROPERTY OWNERS: Britney E. & Wm.J.Reeves FROM Dobo.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]* DATE: 9/9/22

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE EAST LINE OF THE SW-1/4 OF SECTION 1 AS BEARING: N 00°17'08" W.

LEGEND

- △ — 5/8" x 30' IRON PIN SET w/ I.D. CAP STAMPED "G.W.DAYHA - P.S.6139"
- ⊕ — MagNail Set ○ — PAINT MARK ● — POINT
- ▲ — 5" x 3/4" ID - Sched.40 White PVC Post SET
- — Exist. Property Line - - - — Prop. Property Line
- — Iron Pipe Found ⊙ — Iron Pin Found

