

BY: Paul William
DATE: 7/24/17

EXHIBIT "A"

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

"0.168 Acre - Parcel II"

1) The following description is intended to COMBINE existing OR.520/Pg.2079 "Tract Three / Second Tract - 0.099 Acre (Auditor's Parcel No. G020060002100), and , OR.520/Pg.2079 "Tract Three / Third Tract - 0.069 Acre" (Auditor's Parcel No. G020060002100) into a NEW "0.168 Acre - Parcel II".

2) Being part of the real estate presently owned by William G. Henry, etal, as recorded in Official Record 520 at page 2079 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in River Lots 345 & 346 in Northeast one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 20, and, being situate in the Village of Chauncey, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

3) **COMMENCING** at a point in the Northwest corner of now vacated Lot No. 464 in the Village of Chauncey, the Northwest property corner of a parcel owned by Alvira Spears (O.R.386/Pg.2630), the Northeast property corner of an existing 2.0727 Acre Parcel presently owned by the *Grantors* herein, William G. Henry, etal (OR.524/Pg.1118 - Parcel Three), and, said point also being in the South R/W line of Main Street (79.5' R/W), aka State Route No. 682, said point being witnessed by a 3/4" I.D. iron pipe found that bears: N 15°35'44" W - 0.60' FROM said point;

4) Thence **S 74°00'00" W** along the said South R/W line of Main Street (79.5' R/W), aka State Route No. 682, **201.29 feet** to a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 in the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 ac.) Northeast property corner (G020060002100) and the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) Northwest corner, said 1" O.D. pinch pipe also being the real **POINT OF BEGINNING** of the "**0.574 Acre - Parcel I**" herein described;

5) Thence continuing **S 74°00'00" W** along the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 ac.) (#G020060002100) North line and the said South R/W line of Main Street (79.5' R/W), aka State Route No. 682, **46.86 feet** to a point in the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 ac.) (#G020060002100) Northwest corner and the *Grantor's* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.) Northeast corner (#G020060002200):

6) Thence **S 15°36'10" E** along the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.)(#G020060002200) East line, and the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 and Tract Three/Second Tract/0.099 Ac.)(G020060002100) West lines, **150.00 feet** to a point in the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.)(#G020060002200) Southeast corner, the Southwest corner of said (OR.520/Pg.2079 - Tract Three/Second Tract/0.099 Ac.) (#G020060002100), and, said point also being in the North line of a 0.3913 Acre Parcel owned by the *Grantors* herein (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II)(#G020060001300):

7) Thence **N 74°00'00" E** along the *Grantors'* (OR.520/Pg.2079 - Tract Three/Second Tract/0.099 ac.)(#G020060002100) South line, the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) North line, **50.00 feet** to a point in the *Grantors'* (OR.520/Pg.2079 - Tract Three/Second Tract/0.099 ac.)(#G020060002100) Southeast corner and the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) Southwest corner, from which, a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) Southeast corner, bears: N 74°00'00" E, 11.86 feet FROM said point:

8) Thence following three (3) courses along the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) West lines and the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 and Tract Three/Second Tract/0.099 Ac.)(G020060002100) East lines;

- 1) **N 15°36'10" W, 86.00 feet** to a point:
- 2) **S 74°00'00" W, 3.14 feet** to a point, and:
- 3) **N 15°36'10" W, 64.00 feet** to the **point of beginning**, and, **containing a combined total of 0.168 Acre.**


9) The above described "**0.168 Acre - Parcel II**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. and CADD file Job No. 0906-01 / Billing Job No. 0616-01*), with the field work being completed in June 1978, May 1994 and September 2006, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2017, and, the "Legal Description" (Exhibit "A") being completed on 23 April 2017.

10) The bearings used in the above description are based on the South R/W line of Main Street, aka State Route No. 682, as bearing: N 74°00'00" E, and, are only for the determination of relative angles.

11) Subject to all legal highways and easements.

12) All iron pins w/cap set 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. 6139



23 APRIL 2017
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361

E-mail: jbayha@hughes.net



Plat Date: 04.23.17

CADD Job No: 0906-01

BILLING Job No: 0616-01

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Being Part of River Lots 345 & 346 (Section 20), T-10-N, R-14-W, Village of Chauncey, Dover Twp., Athens Co., State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

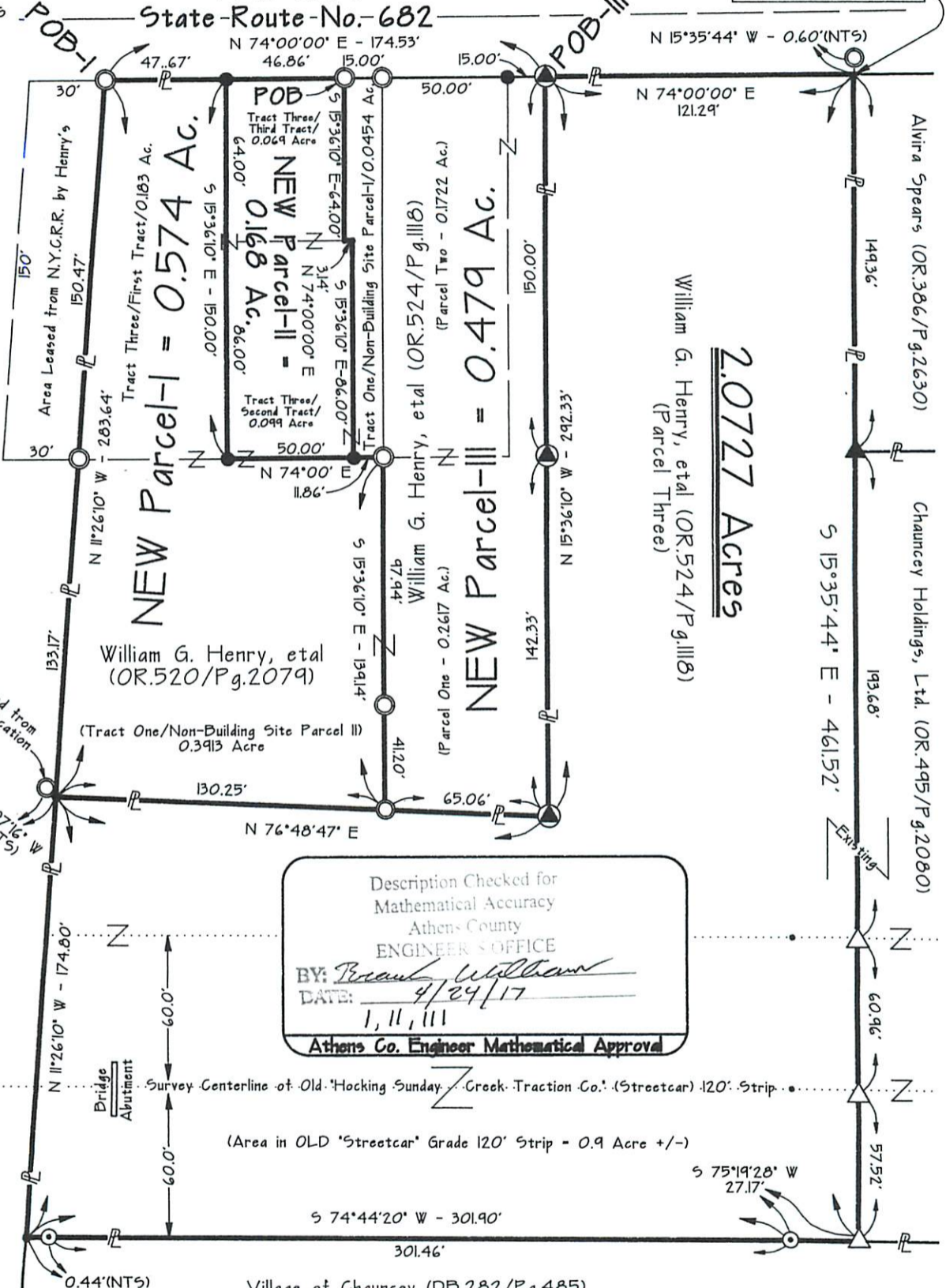
Main-Street

(79.5' R/W)

State-Route-No.-682

Point of Commencement:
N.W. Corner of
VACATED Lot No. 464

New York Central Railroad - 100'R/W



2.0727 Acres

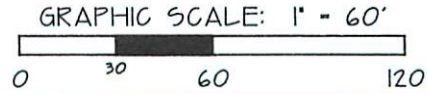
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brant Williams*
DATE: 4/24/17
1, 11, 111
Athens Co. Engineer Mathematical Approval

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a surveys made by me, in June 1978, May 1994 & September 2006.

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. S-6139
Date Signed: 04.23.17

FIELD WORK COMPLETED IN: 06/1978, 05/1994 & 09/2006



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W.BAYHA - P.S.6139"
- — I.P.F.d.w/Cap "BAYHA-6139/SEYMOUR-6044"
- ▲ — I.P.F.d.w/Cap "EMHT Inc"
- — IRON PIN/BAR FD.
- — IRON PIPE FOUND

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
FOR DETERMINATION OF ANGLES ONLY, AND
ARE BASED ON THE SOUTH R/W LINE OF MAIN ST.
AS BEARING: N 74°00'00" E