

BY: Robert Williams  
DATE: 4/24/17

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Di E SW  
DATE: 6/6/17

# EXHIBIT "A"

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

## **" 0.479 Acre - Parcel III "**

1) *The following description is intended to COMBINE existing OR.520/Pg.2079 "Tract One/Non-Building Site Parcel I - 0.0454 Acre (Auditor's Parcel No. G020060001400), OR.524/Pg.1118 "Parcel One - 0.2617 Acre" (Auditor's Parcel No. G020060001001), and, OR.524/Pg.1118 "Parcel Two - 0.1722 Acre" (Auditor's Parcel No. G020060002000) into a NEW "0.479 Acre - Parcel III".*

2) Being part of the real estate presently owned by William G. Henry, etal, as recorded in Official Record 520 at page 2079 and Official Record 524 at page 1118 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, **121.29 feet** to an iron pin w/cap stamped "Seymour-6044/Bayha-6139" set by me in May 1994 and found in September 2006 in the *Grantors'* (OR.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) Northeast property corner and the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Ac.)(#G020060001002) Northwest corner, said iron pin w/cap stamped "Seymour-6044/Bayha-6139" also being the real **POINT OF BEGINNING** of the "**0.479 Acre - Parcel III**" herein described;

5) Thence **S 15°36'10" E** along the *Grantors'* (OR.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) East line and one of the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Ac.)(#G020060001002) Northwesterly lines, **292.33 feet** to an iron pin w/cap stamped

"Seymour-6044/Bayha-6139" set by me in May 1994 and found in September 2006 in the *Grantors'* (OR.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) Southeast corner and one of the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Ac.)(#G020060001002) Northwesterly corners, passing through an iron pin w/cap stamped "Seymour-6044/Bayha-6139" set by me in May 1994 and found in September 2006 at 150.00 feet:

6) Thence **S 76°48'47" W** along the *Grantors'* (OR.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) South line and one of the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Acres)(G020060001002) Northwesterly lines, **65.06 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.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) Southwest corner and the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) Southeast corner:

7) Thence **N 15°36'10" W** along the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) East line and the *Grantors'* (OR.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) West line, **139.14 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 One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) Northeast corner, one of the *Grantors'* (OR.524/Pg.1118-Parcel One/0.2617 Ac.)(#G020060001001) Northwesterly corners and also being in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(G020060001400) Southeast corner, passing through a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 at 41.20 feet:

8) Thence **S 74°00'00" W** along the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) North line, the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) South line, **11.86 feet** to a point in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) Southwest corner, and the *Grantors'* (OR.520/Pg.2079 - Tract Three/Second Tract/0.099 ac.)(#G020060002100) Southeast corner:

9) 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 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) Northwest corner, the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 Ac.)(G020060002100) Northeast corner, and also being in the said South R/W line of Main Street (79.5' R/W), aka State Route No. 682:

10) Thence **N 74°00'00" E** along the said South R/W line of Main Street (79.5' R/W), aka State Route No. 682, the *Grantors'* (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 ac.)(#G020060002100) North line, the *Grantors'* (OR.524/Pg.1118 - Parcel Two/0.1722 ac.)(G020060002000), and the *Grantors'* (OR.524/Pg.1118 - Parcel One/0.2617 ac.)(G020060001001) North line, **80.00 feet** to the **point of beginning**, passing through a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 at 15.00 feet, and, containing a combined total of **0.479 Acre**.

11) The above described "**0.479 Acre - Parcel III**" 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.

12) 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.

13) Subject to all legal highways and easements.

14) 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

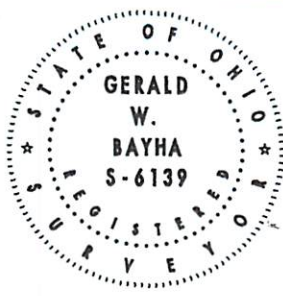


Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

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'

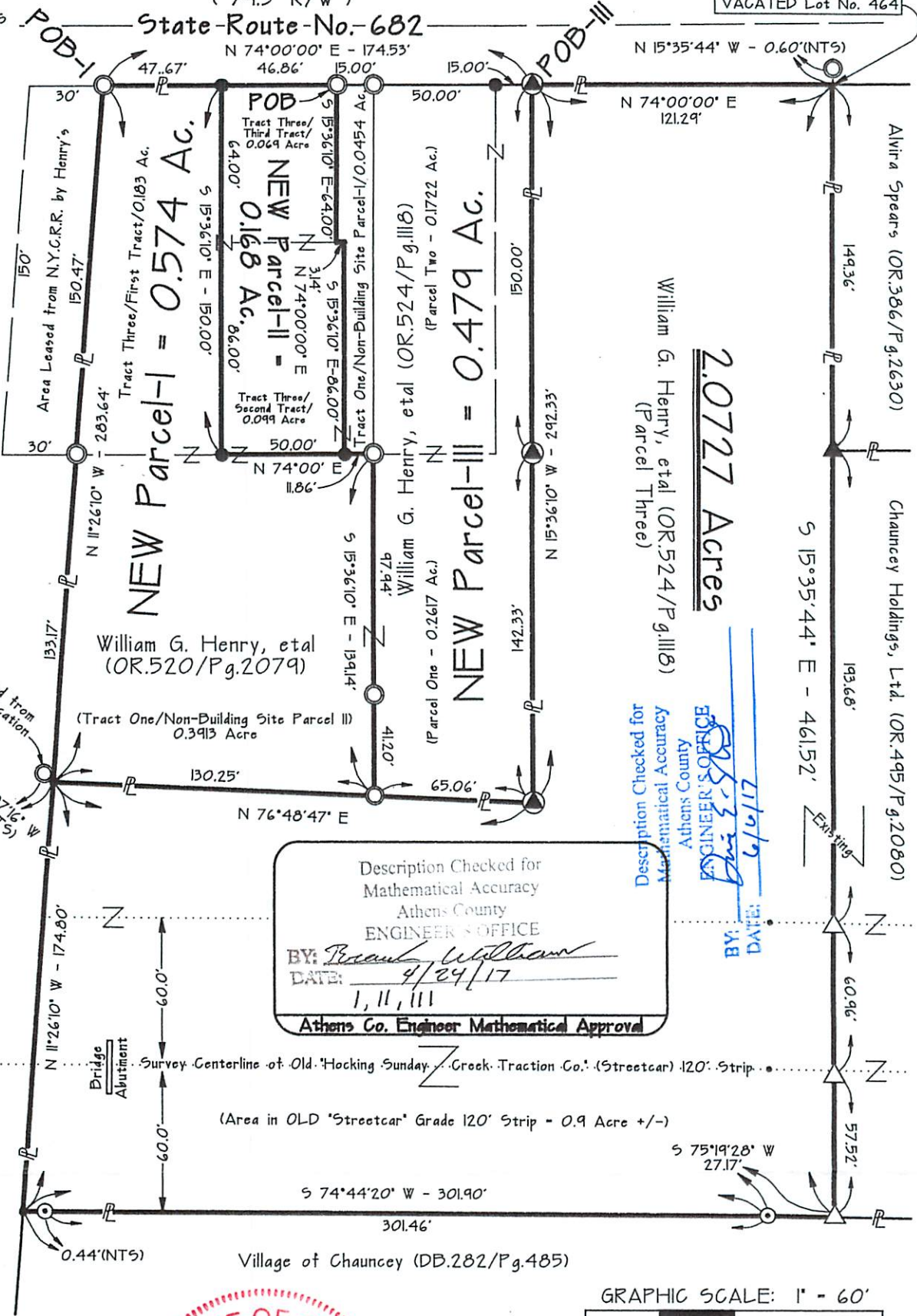
REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

### 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



NEW Parcel-I = 0.574 Ac.  
NEW Parcel-II = 0.168 Ac.  
NEW Parcel-III = 0.479 Ac.

2.0727 Acres

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Paul Williams*  
DATE: 4/29/17  
Athens Co. Engineer Mathematical Approval

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 7/19/17

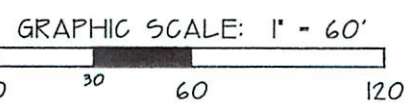


NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND  
ARE FOR DETERMINATION OF ANGLES ONLY, AND  
ARE BASED ON THE SOUTH R/W LINE OF MAIN ST.  
AS BEARING: N 74°00'00" E.

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