

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brennan Williams
DATE: 7/25/14

EXHIBIT "A"

Newly Described 6.685 Acre TRACT "A"

1) Being a NEW DESCRIPTION of the BOUNDARY of an EXISTING 6.7 Acre (by numerous deed exceptions) (G010010032700) that is intended to correct inaccuracies and inadequacies as presently recorded in Official Record 417 at page 671 in the Athens County Recorder's Office, Athens County, OH, presently owned by Sandy L. & Rebecca L. Harold, and being situate in the Northwest one-quarter (NW.1/4) of the Northeast one-quarter (NE.1/4) of Section 7, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) COMMENCING at a MagNail set in what is taken to be the North line of the NW.1/4 of the NE.1/4 of Section 7, the Northeast property corner of a 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold, the Southeast property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), the Northwest property corner of a 15.0 acre (by deed) tract owned by John W. Schneider (DB.379/Pg.959), and also being 6 feet West of the East edge of pavement in the traveled portion of Mill Creek Road (Twp.Rd.No.325), said MagNail set bearing: N 84°34'59" W, 925.0 feet (by deeds) FROM the alleged Northeast corner of the NW.1/4 of the NE.1/4 of Section 7:

3) Thence S 01°32'50" W along the East property line of said Grantor's 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), Mill Creek Road (Twp.Rd.No.325), and one of the West property lines of said J.W.Schneider (DB.379/Pg.959) tract, 80.00 feet (this survey & deeds) to a POINT in the Southeast property corner of said Grantors' 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), and, the Northeast property corner of another 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold:

4) Thence continuing S 01°32'50" W along one of the East property lines of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641, Mill Creek Road (Twp.Rd.No.325), and another of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract, 20.00 feet (this survey & deeds) to a POINT:

5) Thence S 08°23'20" E along another of the East property lines of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641, Mill Creek Road (Twp.Rd.No.325), and another of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract, 60.00 feet (this survey & deeds) to a POINT in the Southeast property corner of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641) and the Northeast property corner of a 6.7 acre (by numerous deed exceptions) tract also owned by the Grantor's herein, Sandy L. & Rebecca L. Harold (OR.417/Pg.671): said POINT also being the real **POINT OF BEGINNING** of the Newly Described 6.685 Acre TRACT "A":

6) Thence the following five (5) courses along Grantors' Easterly property lines of the said 6.7 acre (by numerous deed exceptions) tract (OR.417/Pg.671), Mill Creek Road (Twp.Rd.No.325), and other of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract;

1) S 08°23'20" E, 40.00 feet (this survey & deeds) to a POINT:

2) S 17°58'40" E, 100.00 feet (this survey & deeds) to a POINT:

3) S 23°44'10" E, 100.00 feet (this survey & deeds) to a POINT:

4) S 32°41'00" E, 100.00 feet (this survey & deeds) to a POINT, and:

5) S 41°43'30" E, 122.00 feet (this survey & deeds) to a MagNail set in the Grantors' Southeast property corner and also being in one of the Northeasterly property corners of a 44.79 ac. (by deed exceptions) tract owned by Sarah Harold (OR.450/Pg.323):

7) Thence the following six (6) courses along Grantors' Southerly and Westerly property lines of the said 6.7 acre (by numerous deed exceptions) tract (OR.417/Pg.671), and Northeasterly property lines of said S.Harold (OR.450/Pg.323) tract;

1) S 42°30'35" W, 295.07 feet (this survey) (adjoining deed exception #4 = 295.69') to an iron pin w/cap set inside a 3/4" I.D. iron pipe found, passing through an iron pin w/cap set for reference at 22.51 feet and a 3/4" ID x 5' long Sched.40 White PVC Post set at 140.4':

2) S 60°44'10" W, 159.95 feet (this survey) (adj. deed exception #4 = should be 159.26', but due to typo. error, adj. deed reads 195.26') to an iron pin w/cap set:

3) S 67°51'00" W, 215.71 feet (this survey & deeds) to an iron pin w/cap set, passing through a 3/4" ID x 5' long Sched.40 White PVC Post set at 110.7':

4) N 12°21'19" W, 306.56 feet (this survey) (adj. deed exception #4 = 307.69') to a 3/4" I.D. iron pipe found, passing through 3/4" ID x 5' long Sched.40 White PVC Posts set at 101.3' & 208.2':

5) N 28°21'28" E, 157.45 feet (this survey) (adj. deed exception #4 = 155.14') to an iron pin found, passing through a 3/4" ID x 5' long Sched.40 White PVC Post set at 74.5' and:

(Newly Described 6.685 Acre TRACT "A" Cont'd.)

6) **N 10°11'34" W, 253.04 feet** (this survey) (adj. deed exception #4 = 261.41') to a ¾" iron pipe found in the Grantors' Northwest property corner, one of the Northeasterly property corners of said S. Harold (OR.450/Pg.323) tract, and, the Southwest property corner of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), passing through a ¾" ID x 5' long Sched.40 White PVC Post set at 146.6':

8) Thence **N 75°49'55" E** along the Grantors' North property line, the South property line of said Grantor's other 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), **373.51 feet** (this survey) (adj. deed = 379.62') to the **point of beginning**, passing through an iron pin w/cap set for reference at 345.01 feet, and, **containing 6.685 Acres.**

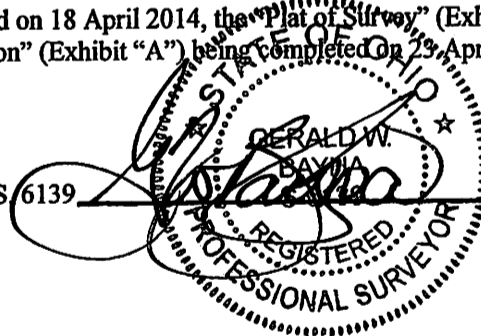
9) The bearings used in the above description are based on the North line of the NW.1/4 of the NE.1/4 of Section 7 as bearing: N 84°34'59" W, and, are only for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

12) The above **Newly Described 6.685 Acre TRACT "A"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in April 2014 (*Job No. 1213-02*), with the field work being completed on 18 April 2014, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2014, and the "Legal Description" (Exhibit "A") being completed on 23 April 2014.

Gerald W. Bayha, P.S. 6139



Date Signed 23 Apr. 2014

EXHIBIT 'B'

NOTE: BEARINGS ARE DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF RELATIVE ANGLES ONLY. THEY ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 7 AS PER: N 04°34'34" W.



GRAPHIC SCALE: 1" = 60'

COPY REDUCED

John W. Dehaener
DB 374/F 254 - Dist 2, 0 Ac.

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PLAT OF SURVEY - Exhibit "B"

Of Three (3) Tracts Situate in the Northwest One-Quarter (NW-1/4) of the Northeast One-Quarter (NE-1/4) of Section 7, T.10N, R.14.W, Dover Township, Athens County, State of Ohio, U.S.A.

204 Gerald W. Deha, P.S.

EXHIBIT 'B'

Sandy L. & Rebecca L. Harold
DB 450/F 223 - Dist - 100 Ac. with area exception - 44.71 Ac.

Sandy L. & Rebecca L. Harold
TRACT 'A' - 6.685 Acres
DB 417/F 5670
Dist Area = 100 Ac. with area exception 44.71 Ac. = 55.29 Ac.
AREA STATED IN P.C. = 6.685 Ac.

COPY REDUCED

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

LEGEND

- ▲ 3/8" x 30" IRON PIN SET w/ID. CAP STAMPED "G.W. DEHA - 7,9,68"
- ▲ 3/4" ID. x 5" Lx - SCHED. 40 WHITE P.C. POST SET ON P.C.
- IRON PIN SET
- IRON PIN FOUND
- 3/4" ID. IRON PIPE FOUND
- 1/2" SET w/ID. CAP "G.W. DEHA - 7,9,68" INSIDE IRON PIPE FOUND
- IRON PIN FOUND w/ID. CAP STAMPED "0000000000000000"
- IRON STONE w/T FOUND
- IRON STONE w/T FOUND
- AS NOTED ON PLAT
- FENCE WIRE
- POINT
- DIST. DISTANCE
- PROPERTY LINE
- THIS SURVEY DIST.



MATHEMATICAL CLOSEURE APPROVAL OF 6.686, 0.999 & 1.001 Acre Tracts:

Mathematically approved this 25 day of April 2014.

Brandon Williams
Athens County Engineer's Office

EXHIBIT 'B'