

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David S. Smith
DATE: 12/6/19

EXHIBIT "A"

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

"10.179 Acre Retracement Survey" of an alleged deed total of 9 Ac. of two parcels, by the inaccurate & inadequate deed (OR.165/Pg.846 - Deed Tract One = 2 acres = Auditor's Parcel No. M010010062000 -and- Deed Tract Two = 7 acres = Auditor's Parcel No. G010010074200) owned by the Grantor herein, Mary H. Hughes (OR.165/Pg.846).

1) **COMMENCING** at an iron pin w/cap set in Greens Run in the NORTH line of T-10-N, R-14-W, Dover Township and the SOUTH line of T-11-N, R-14-W, Trimble Township, the NORTHEAST corner of Section 24, T-10-N, R-14-W, Dover Township and the NORTHWEST corner of Section 18, T-10-N, R-14-W, Dover Township, which is also the Northeast property corner of Auditor's Office Parcel No. G010010074200 owned by Mary H. Hughes, the Grantor herein, (OR.165/Pg.846), said iron pin w/cap set in Greens Run being witnessed by an iron pin found up on the bank that bears: N 67°24'11" E, 13.12 feet FROM said iron pin w/cap set in Greens Run which is also being the real **POINT OF BEGINNING** of this said "**10.179 Acre Retracement Survey**" Tract:

2) Thence **S 03°28'27" W** along the East property line of Mary H. Hughes, the Grantor herein, (OR.165/Pg.846), the West property line of a tract now, or formerly, owned by Steven M. Lowery (OR.299/Pg.94), the East line of Section 24 and the West line of Section 18, **418.32 feet** to an iron pin w/cap set in the Southeast property corner of said Mary H. Hughes, the Grantor herein, (OR.165/Pg.846) and the Northeast property corner of a tract owned by the United States of America (DB.238/Pg.36), passing through 5' long x 3/4" I.D. Sched.40 White PVC Posts set at 100.2', 170.6', 241.5' and 313.1';

3) Thence **N 88°24'55" W** along the South property line of said Mary H. Hughes, the Grantor herein, (OR.165/Pg.846) and the North property line of said tract owned by the United States of America (DB.238/Pg.36), **888.39 feet** to an iron pin w/cap set in the Southwest property corner of said Mary H. Hughes, the Grantor herein, (OR.165/Pg.846) and the Southeast property corner of a tract now, or formerly, owned by Jacob A. Stollard (OR.479/Pg.1490), passing

through 5' long x 3/4" I.D. Sched.40 White PVC Posts set at 169.2', 358.6', 571.7' and 731.1';

4) Thence **N 15°54'28" E** along the West property line of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and one of the Easterly property lines of said Jacob A. Stollard (OR.479/Pg.1490), **566.64 feet** to a point in an existing railroad tie fence corner post in the Northwest property corner of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and one of the Easterly property corners of said Jacob A. Stollard (OR.479/Pg.1490), said point in the existing railroad tie fence corner post being witnessed by an iron pin found that bears: N 10°04'28" W, 0.48 feet FROM said point, passing across the herein stated Dover-Trimble Township line, into Trimble Township, at a calculated distance of 432.22 feet, and, passing through 5' long x 3/4" I.D. Sched.40 White PVC Posts set at 179.6' and 400.3';

5) Thence **N 79°55'10" E** along one of the Northerly property lines of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and another of the Easterly property lines of said Jacob A. Stollard (OR.479/Pg.1490) and one of the Southerly property lines of a tract now, or formerly, owned by Larry J. Reynolds (OR.553/Pg.526), **380.59 feet** to an iron pin found in one of the Northerly property corners of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and one of the Southerly property corners of said Larry J. Reynolds (OR.553/Pg.526), passing an iron pin w/cap stamped "S.A.England #7452" found in another of the Easterly property corners of said Jacob A. Stollard (OR.479/Pg.1490) and another of the Southerly property corners of said Larry J. Reynolds (OR.553/Pg.526) at 217.96 feet, and also, passing through 5' long x 3/4" I.D. Sched.40 White PVC Posts set at 88.4' and 290.0';

6) Thence along another of the Northerly property lines of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and another of the Southerly property lines of said Larry J. Reynolds (OR.553/Pg.526), ALONG and with the ARC of a CURVE to the LEFT for a distance of **340.37 feet** to an iron pin w/cap stamped "S.A.England #7452" found in another of the Northerly property corners of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and another of the Southerly property corners of said Larry J. Reynolds (OR.553/Pg.526), said iron pin w/cap found also being in the North line of Dover Township and the South line of Trimble Township, said CURVE to the LEFT having a Radius of 1,735.62 feet, a Central Angle of 11°14'10", the Long Chord of which bears: **S 50°43'17" E, 339.82 feet** to said iron pin w/cap found;

7) Thence **S 88°21'56" E** along another of the Northerly property lines of said *Mary H. Hughes, the Grantor herein, (OR.165/Pg.846)* and another of the Southerly property lines of said Larry J. Reynolds (OR.553/Pg.526), the said North line of Dover Township and the said South line of Trimble Township, **120.37 feet** to the **POINT OF BEGINNING**, passing through a 5' long x 3/4" I.D. Sched.40 White PVC Post set at 24.7' , and, **containing 10.179 Acres**, of which, **8.087 Acres** (by this retracement survey) - (7 acres by deed - #G010010074200) lie in Section 24, T-10-N, R-14-W, Dover Township, Athens County, OH -and- **2.092 Acres** (by this retracement survey) - (2 acres by deed - #M010010062000) lie in Section 19, T-11-N, R-14-W, Trimble Township, Athens County, OH.

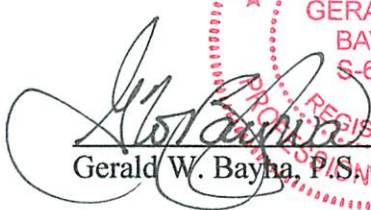
8) ***NOTE:*** Access to the above described landlocked **“10.179 Acre Retracement Survey”** TRACT is over and across an Existing INGRESS-EGRESS EASEMENT as recorded in Official Record 558 at page 493 in the Athens County Recorder’s Office.

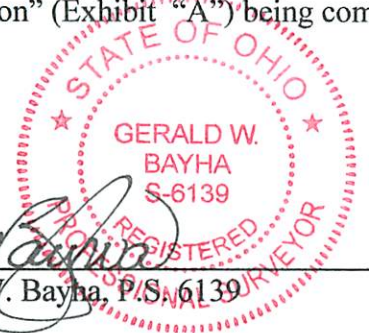
9) The bearings used in the description hereon are based on the East line of Section 24 as bearing: S 03°28'27" W and are ONLY for the determination of relative angles.

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 **“10.179 ACRE RETRACEMENT SURVEY”** TRACT was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc., CADD & Billing Job No. 0819-01), with the field work being completed on 20 November 2019, the “Plat of Survey” (Exhibit “B”) being last revised on 05 December 2019, and, the “Legal Description” (Exhibit “A”) being completed on 05 December 2019.


Gerald W. Bayha, P.S. 6139



05 DECEMBER 2019
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: gbayha@frontier.com



Plat Date: 12.02.19

CADD Job No: 0819-01

BILLING Job No: 0216-01

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Of Part of the SE-1/4 of Sect. 19, Trimble Twp., T-11-N, R-14-W, & Part of the NE-1/4 of Sect. 24, Dover Twp., T-10-N, R-14-W, Athens County, Ohio, U.S.A.

EXHIBIT 'B'

CO. ENGINEER APPROVAL

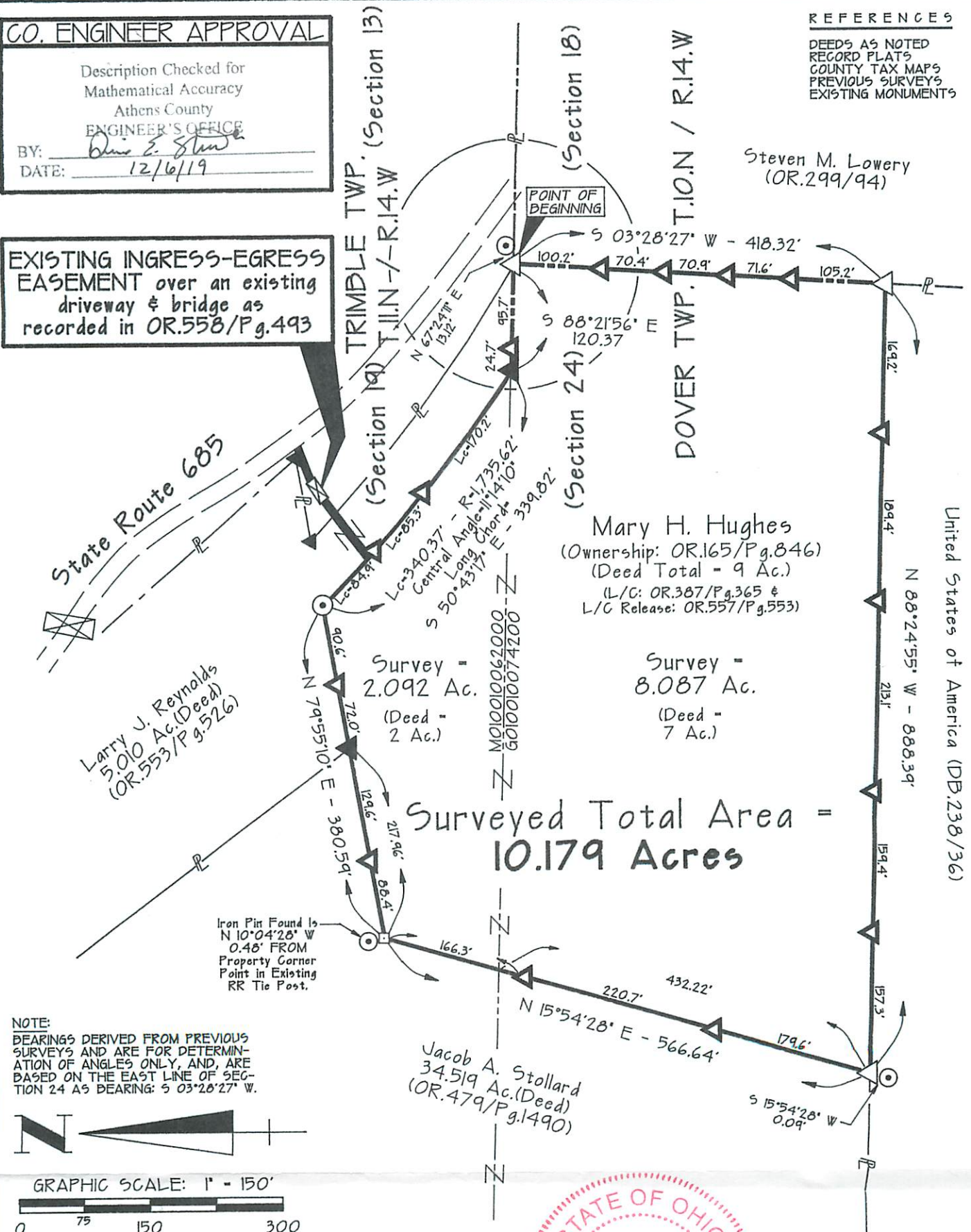
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Stuntz*
DATE: 12/6/19

REFERENCES

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

EXISTING INGRESS-EGRESS
EASEMENT over an existing
driveway & bridge as
recorded in OR.558/Pg.493



State Route 685

Larry J. Reynolds
5.000 Ac. (Deed)
(OR.553/Pg.526)

TRIMBLE TWP. (Section 13)
T.11-N / R.14-W
(Section 19)

POINT OF BEGINNING
(Section 18)

DOVER TWP. T.10-N / R.14-W
(Section 24)

Mary H. Hughes
(Ownership: OR.165/Pg.846)
(Deed Total - 9 Ac.)
(L/C: OR.387/Pg.365 &
L/C Release: OR.557/Pg.553)

Survey -
8.087 Ac.
(Deed -
7 Ac.)

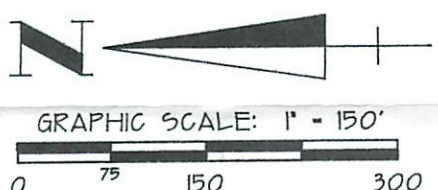
Survey -
2.092 Ac.
(Deed -
2 Ac.)

Surveyed Total Area =
10.179 Acres

Iron Pin Found to
N 10°04'28" W
0.48' FROM
Property Corner
Point in Existing
RR Tie Post.

Jacob A. Stollard
34.519 Ac. (Deed)
(OR.479/Pg.1490)

NOTE:
BEARINGS DERIVED FROM PREVIOUS
SURVEYS AND ARE FOR DETERMIN-
ATION OF ANGLES ONLY, AND, ARE
BASED ON THE EAST LINE OF SEC-
TION 24 AS BEARING: S 03°28'27" W.



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊕ — MAGNAIL SET
- — POINT
- ▲ — 5" x 3/4" D - Sched.40 White PVC Post SET
- ▲ — Iron Pin Found w/ID.Cap "S.A.England #7452"
- — Iron Pin Found
- — Exist. RR Tie Post

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in November 2019

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

Date Signed: 05 December 2019

FIELD WORK COMPLETED ON: 20 November 2019