

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

JUN 17 2016

Jill Thompson
Athens County Auditor

EXHIBIT "A"

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

"50.000 Acre TRACT I"

1) Being part of a 67.0 Acre (by Auditor) tract (70.797 Acre by Survey) (Auditor's Office Parcel # **H010010015200**) presently owned by *Bessie Gillette, the Grantor herein*, as recorded in *Official Record 365 at page 1583* in the Athens County Recorder's Office, Athens County, OH, and, being situate in FR.'s 7 & 13 (Section 14), Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap found stamped "Wright/S-6535" in the Southeast corner of the "Winfield Estates" Subdivision (Envelope 509 A & B) and the Southeast corner of Lot No. 6 in said "Winfield Estates", said iron pin w/cap found also being the real **POINT OF BEGINNING** of the **"50.000 Acre TRACT I"**;

3) Thence **S 07°18'23" W** along one of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, East property lines and the West property line of a 102.1 acre (by Auditor) tract owned by Cornwell Farm Athens County, LLC (OR.500/Pg.41), **794.46 feet** to an iron pin w/cap set in the first of three of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southeasterly property corners and the Southwest property corner of said Cornwell, LLC (OR.500/Pg.41) 102.1 acre (by Auditor) tract, passing through 5' long x 3/4" ID PVC Posts set at 192.1 feet, 327.0 feet, 488.0 feet & 656.3 feet:

4) Thence **S 82°27'22" E** along another of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, East property lines and the South property line of said Cornwell, LLC (OR.500/Pg.41) 102.1 acre (by Auditor) tract, **222.53 feet** to an iron pin w/cap set in the second of three of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southeasterly property corners and the Northwest property corner of a 28.426 acre (by deed) tract owned by Michael David Hobbs (OR.401/Pg.1046), passing through a 5' long x 3/4" ID PVC Post set at 134.1 feet:

5) Thence **S 07°38'48" W** along another of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, East property lines and the West property line of said M.D.Hobbs (OR.401/Pg.1046) 28.426 acre (by deed) tract, **68.46 feet** to a large MagNail set in the third of three of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southeasterly property corners, and, the Northeast corner of the "Walden Woods" Subdivision (Envelope 475 A & B) and the Northeast corner of Lot No. 14 in said "Walden Woods" Subdivision, said large MagNail set also being in the survey centerline of Dickson Road (Lee Twp.Rd.No.3), passing through an iron pin w/cap set for reference at 57.46 feet:

6) Thence the following five (5) courses along existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, South property lines, North lines of Lots 14, 23, 22, 21 & 20 in said "Walden

Woods" Subdivision, and the said survey centerline of Dickson Road (Lee Twp.Rd.No.3);

- 1) **S 73°24'04" W, 98.71 feet** to a point in the Northeast corner of Lot No. 23 in said "Walden Woods" Subdivision, said point being witnessed by an iron pin found that bears S 07°38'48" W - 52.29 feet FROM said point:
 - 2) **S 85°52'34" W, 97.04 feet** to a point:
 - 3) **N 87°56'02" W, 762.77 feet** to a point in the Northwest corner of Lot No. 22 and the Northeast corner of Lot No. 21 in said "Walden Woods" Subdivision, said point being witnessed by an iron pin found that bears S 06°12'57" W - 50.19 feet FROM said point:
 - 4) **N 88°42'44" W, 771.39 feet** to a point, and:
 - 5) **N 89°39'34" W, 377.90 feet** to a MagNail set in the North line of Lot. No. 20 in said "Walden Woods" Subdivision:
- 7) Thence **N 17°30'05" W** along a new line through the lands of the *Grantor, Bessie Gillette (OR.365/Pg.1583)*, **916.72 feet** to an iron pin found in one of *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, existing Northwesterly property corners, and the Southeast property corner of a 5.0 acre (by deed) tract owned by Joshua & Lori Jones (OR.509/Pg.1), passing through; an iron pin w/cap set for reference at 18.00 feet, and, 5' long x 3/4" ID PVC Posts set at; 170.0 feet, 379.2 feet, 523.1 feet and 728.8 feet:
- 8) Thence **N 07°45'37" E** along one the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Northwest property lines and the East property line of said J. & L. Jones (OR.509/Pg.1) 5.0 acre (by deed) tract, **275.02 feet** to an iron pin w/cap found stamped "Wright/S-6535" in another of the *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, existing Northwesterly property corners, the Northeast property corner of said J. & L. Jones (OR.509/Pg.1) 5.0 acre (by deed) tract, and, the Southwest corner of Lot No. 1 in the said "Winfield Estates" Subdivision:
- 9) Thence **S 83°00'27" E** along the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, North property line, and the South lines of Lots 1 - 6 in said "Winfield Estates" Subdivision, **2,247.56 feet** to the **point of beginning**, passing through iron pins w/caps found stamped "Wright/S-6535" at 310.40 feet, 651.29 feet, 1,065.24 feet, 1,512.36 feet and 1,938.40 feet, and also passing through 5' long x 3/4" ID PVC Posts set at 144.4 feet, 424.2 feet, 729.7 feet, 901.6 feet, 1,201.7 feet, 1,337.9 feet, 1,659.5 feet, 1,805.4 feet and 2,094.1 feet, and, **containing 50.000 Acres.**

10) The above described "**50.000 Acre TRACT I**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc./CADD/Billing Job No. 0316-01*), with the field work being completed on 01 June 2016, the "Plat of Survey" (Exhibit "B") being last revised on 03 June 2016, and, the "Legal Description" (Exhibit "A") being completed on 03 June 2016.

11) The bearings used in the above description are based on the North line Lots 1 & 20 in "Walden Woods" as bearing: N 89°39'34" W and are only for the determination of relative angles.

12) Subject to all legal highways and easements.

13) 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

04 June 2016
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: 06.03.16

Billing Job No: 0316-01
Calc. Job No: 0316-01

By: [Signature] Chk'd: [Signature]

Rev:

PLAT OF SURVEY

Being Two (2) Tracts of Land Situate in FR.7 & FR.13, (Section 14), T-10-N, R-15-W, Lee Township, Athens County, State of Ohio, U.S.A.

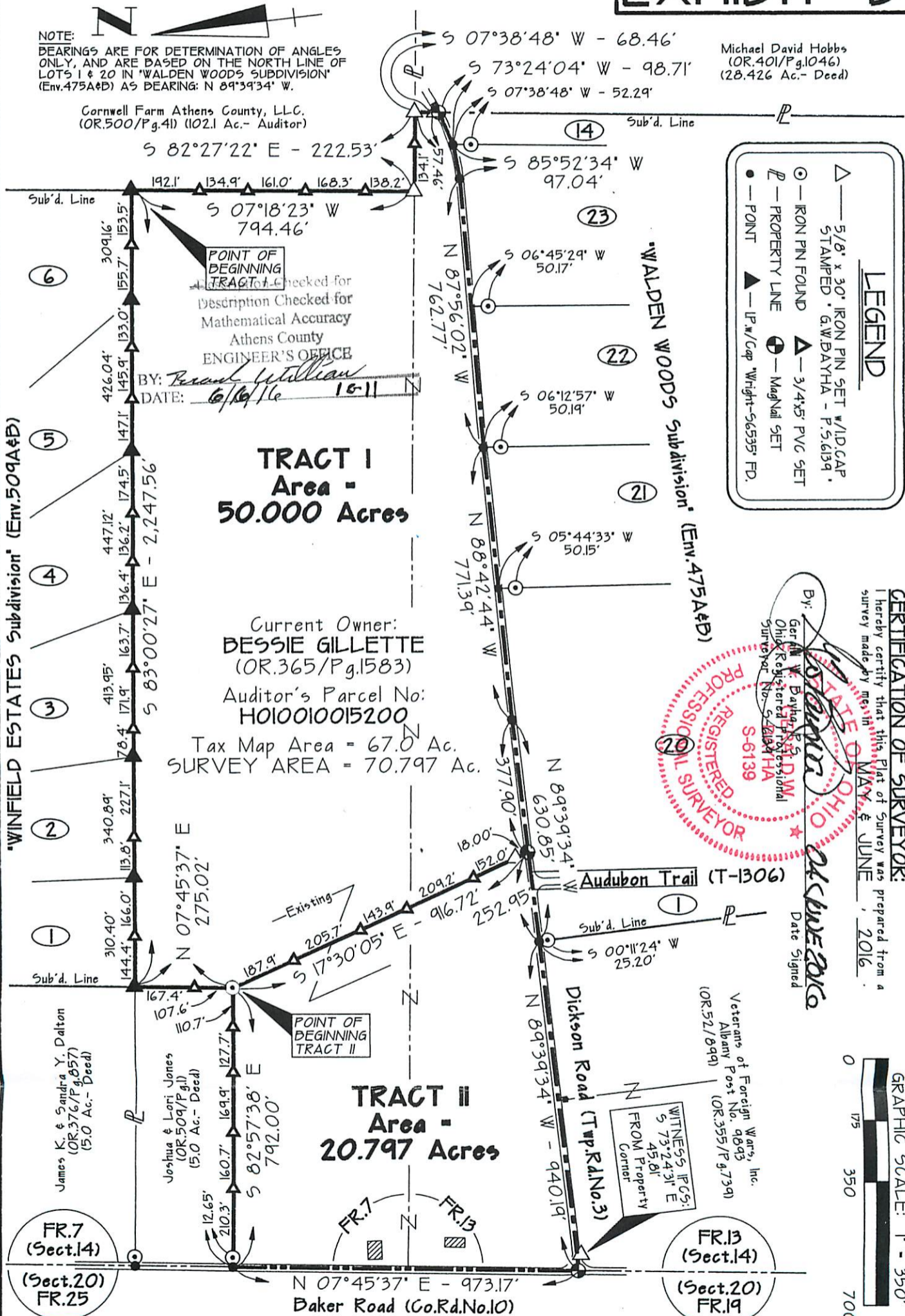
EXHIBIT 'B'

NOTE:

BEARINGS ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE NORTH LINE OF LOTS 1 & 20 IN 'WALDEN WOODS SUBDIVISION' (Env.475A#D) AS BEARING: N 89°39'34" W.

Cornwell Farm Athens County, LLC.
(OR.500/Pg.41) (102.1 Ac.- Auditor)

Michael David Hobbs
(OR.401/Pg.1046)
(28.426 Ac.- Deed)



TRACT I
Area -
50.000 Acres

Current Owner:
BESSIE GILLETTE
(OR.365/Pg.1583)

Auditor's Parcel No:
H010010015200

Tax Map Area = 67.0 Ac.
SURVEY AREA = 70.797 Ac.

TRACT II
Area -
20.797 Acres

LEGEND

- △ 5/8" x 30" IRON PIN SET w/ID,CAP
- STAMPED - G.W.BAYHA - P.S.6139
- IRON PIN FOUND
- △ 3/4"x5" PVC SET
- PROPERTY LINE
- ⊕ MAGNAIL SET
- POINT
- ▲ IP w/ Cap "Wright-56535" FD.



CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a survey made by me in MAY & JUNE, 2016.
By: [Signature]
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. S-6139
Date Signed: 06.03.2016



EXHIBIT 'B'