

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barry Williams
DATE: 3/13/17

EXHIBIT "A"

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

"1.0701 Acre Residue Parcel"

1) Being a new legal description of the 1.0701 Acre RESIDUE part (Auditor's Parcel #H020090003000) of a 4 +/- Acre (by deed) (4.0238 Ac. by survey) Tract (after the deduction of 2.5712 Acres in Lots 1-8 and 0.3825 Acre in the New Mace Dr. R/W in the "Mace Estates Subdivision" as recorded in Envelope 542-A in the Athens County Recorder's Office, Athens County, Ohio), presently owned by *Loretta D. Hobbs, the Grantor herein*, as recorded in *Official Record 311 at page 537* in the said Recorder's Office, and, being situate in Outlot 17 in the Village of Albany, Section 3, 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 set (Feb.2005) in the *Grantor's* Southeast property corner and the Northeast corner of Lot No.8 in said "Mace Estates Subdivision" (Env. 542-A), said iron pin w/cap set also being the real **POINT OF BEGINNING** of the "**1.0701 Acre Residue Parcel**" herein described;

3) Thence **N 89° 54' 28" W** along the *Grantor's* South property line and the North line of said Lot No.8 in said "Mace Estates Subdivision" (Env. 542-A), **176.06 feet** to an iron pin w/cap set (Feb.2005) in the *Grantor's* Southwest property corner, the Northwest corner of said Lot No.8 in said "Mace Estates Subdivision" (Env. 542-A), said iron pin w/cap set also being in the East property line of a 0.603 +/- acre (by deed calc.) residue parcel (Auditor's Parcel #H020090002700) owned by Thomas E. & Joyce C. Bobo as recorded in DB.351/Pg.927 (1st Tract) in said Recorder's Office:

4) Thence **N 00° 05' 31" E** along the *Grantor's* West property line, the East line of said T.E. & J.C. Bobo (0.603 +/- acre (by deed calc.) residue parcel) (DB.351/Pg.927), **254.98 feet** to a point in the *Grantor's* Northwest property corner, the Northeast property corner of said T.E. & J.C. Bobo (0.603 +/- acre (by deed calc.) residue parcel) (DB.351/Pg.927), the Northwest corner of a 10.0' Easement granted to Lee Township on Aug.30, 1966 as recorded in DB.273/Pg.275, and, being in what is presumed to be the North line of Outlot 17 in the Village of Albany, also, said point being within the Right-of-Way of Hamil Road, passing through an iron pin found at 240.08 feet and an iron pin w/cap set (Feb.2005) at 244.84 feet in the Southwest corner of said 10.0' Easement granted to Lee Township:

5) Thence **N 83°35'31" E** along the *Grantor's* North property line, said presumed North line of Outlot 17 in the Village of Albany, the North line of said 10.0' Easement granted to Lee Township, and, remaining within the Right-of-Way of Hamil Road, **176.88 feet** (deed = 2.68 chains = 176.88 feet) to a point in the *Grantor's* Northeast property corner, the Northwest property corner of a tract of land owned by Jerry K. & Karen S. Bobo (DB.299/Pg.83)(Auditor's Parcel #H020090003100), and, the Northeast corner of said 10.0' Easement granted to Lee Township:

6) Thence **S 00°01'35" W** along the *Grantor's* East property line, the West line of said J.K. & K.S. Bobo tract (DB.299/Pg.83), **275.00 feet** to the **point of beginning**, passing through an iron pin w/cap set (Feb.2005) at 10.14 feet in the Southeast corner of said 10.0' Easement granted to Lee Township, and, **containing 1.0701 Acres.**

7) The above described "**1.0701 Acre Residue Parcel**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. Job No. 0704-02 / CADD Drawing & Billing Job No. 0317-01*), with the field work being completed in February 2005, the "Plat of Survey" (Exhibit "B") being last revised on 12 March 2017, and, the "Legal Description" (Exhibit "A") being completed on 11 March 2017.

8) The bearings used in the above description are based on the previously surveyed East line of the "Reynolds' Subdivision of O.L.18" (Envelope 354-A) as bearing: N 00°05'32" E, and, are only for the determination of relative angles.

9) Subject to all legal highways and easements.

10) 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 S-6139


12 MARCH 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:
03.12.17

Billing Job No:
0317-01
Calc. Job No:
0704-02

By: *GB* Chk'd: *GB*

Rev:

PLAT OF SURVEY

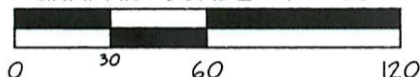
Being Part of Outlot 17 in the Village of Albany, Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, U.S.A.

EXHIBIT 'B'

LEGEND

- △ — 5/8" x 30" IRON PIN SET ID.CAP STAMPED "G.W.BAYHA/P.S.6139"
- — IRON PIPE FOUND
- — IRON PIN FOUND
- — POINT

GRAPHIC SCALE: 1" = 60'



REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a survey made by me, in FEBRUARY, 2005.

By: *Gerald W. Bayha* Date Signed 03.12.17
 Gerald W. Bayha, P.S. GERALD W. BAYHA
 Ohio Registered Professional Surveyor No. S-6139
 REGISTERED PROFESSIONAL SURVEYOR

NOTE:

BEARINGS DERIVED FROM PREVIOUS SURVEYS, ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE EAST LINE OF 'Reynolds' Sub'd. of O.L.18", AS RECORDED IN ENVELOPE 354-A, AS AS BEARING: N 00°05'32" E.

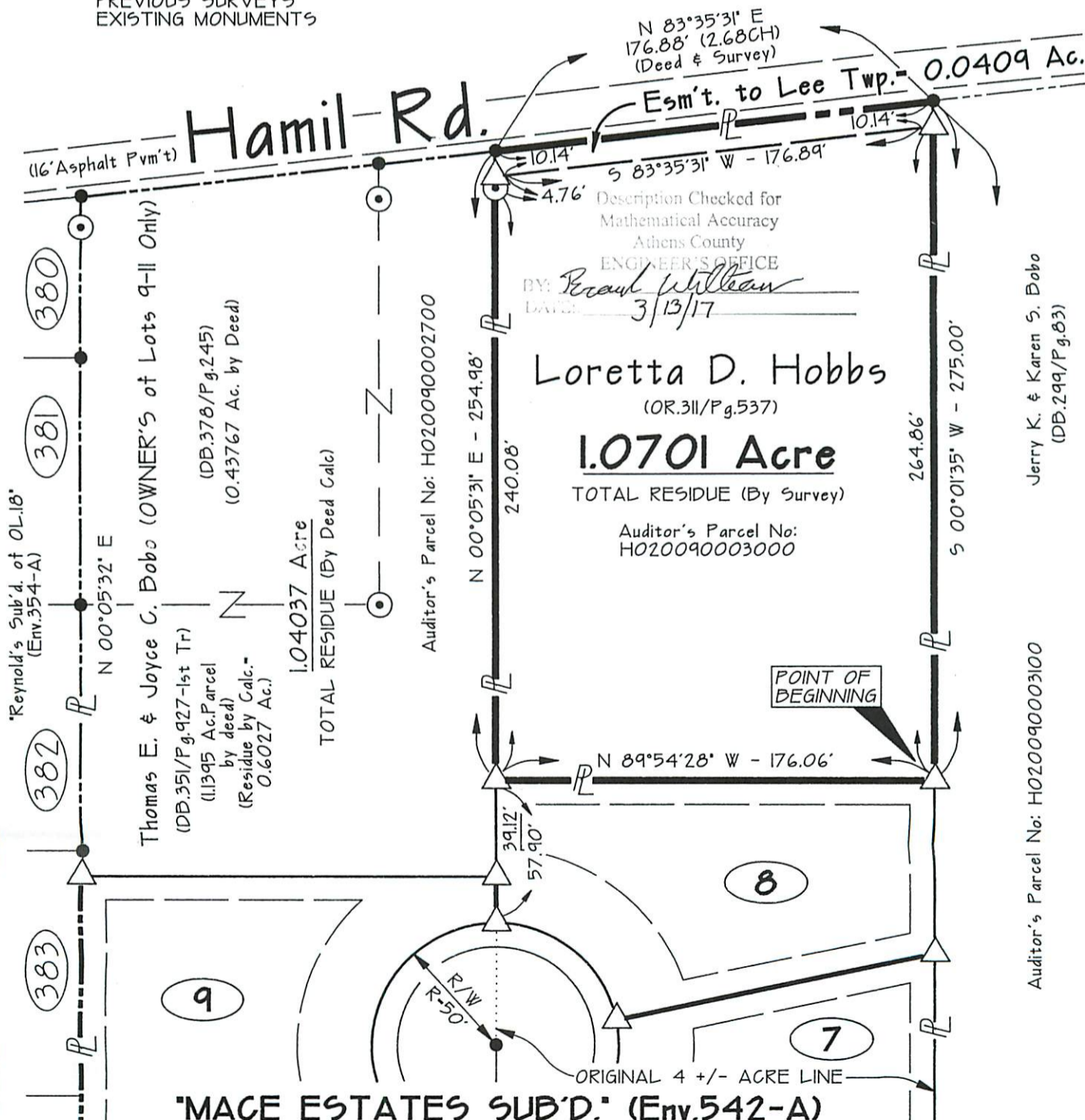


EXHIBIT 'B'