

# EXHIBIT "A"

## "0.645 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"

"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this  
description.

1) Being part of the real estate owned by Donald Kincaid (Auditor's Parcel No. **H010010020104**, alleged to contain **20 acres** as per current Auditor's records -ACTUAL ACREAGE as per my survey last revised on 03.11.2008 = **35.936 acres**) presently being recorded in Official Record 422 at page 2142, in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in FR.17 (Section 22), 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 "X" *notched stone* found in the Northeast corner of FR.17 (Section 22), the Grantors' Northeast property corner (D. Kincaid-OR.422/Pg.2142), the Southeast property corner of a 57.99 acre (by deed) tract owned by Ralph & Catherine Keefer (359/Pg.277), the Northeast property corner of an 18.90 acre (by deed) tract owned by John M. & Cheri L. Brannon (OR.321/Pg.1091), and, the West line of Section 16;

3) Thence **N 89°17'45" W** along the said Grantor's (D. Kincaid-OR.422/Pg.2142) North property line, the North line of said FR.17 (Section 22), the South line of FR.23 (Section 22), and the South property line of said Keefer (359/Pg.277) tract, **989.56 feet** (survey & deeds) to an *iron pin w/cap* set in one of the said Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly property corners and the existing Northeast property corner of a 3.198 Ac.(by deed)(**3.160 Acres by this survey**) owned by Pamela M. Stansberry, the Grantee herein, (OR.481/Pg.624 - First Tract), said *iron pin w/cap* set also being the real **POINT OF BEGINNING** of the "**0.645 Acre - Adjoining Property Owner Transfer Parcel**" herein described:

4) Thence **S 89°17'45" E** back along the said Grantor's (D. Kincaid-OR.422/Pg.2142) North property line, the North line of said FR.17 (Section 22), the South line of FR.23 (Section 22), and the South property line of said Keefer (359/Pg.277) tract, **14.81 feet** to an *iron pin w/cap* set;

5) Thence the following two (2) new courses through the lands of the Grantor;

- 1) **S 09°42'03" W - 281.80 feet** to an *iron pin w/cap* set by an existing fence corner post near the most Easterly corner of an existing 16' x 40' pole barn, passing through a *3/4" ID x 5' long white PVC post* set at 101.6', and;
- 2) **S 50°29'41" W - 294.00 feet** to a point in the centerline of Parker Road (Twp.Rd.No.9) in one of the Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly

**"0.645 Acre - Adjoining Property Owner Transfer Parcel" Cont'd.**

property lines and one of the Easterly property lines of a 5.029 acre (deed) tract owned by Wm.S. & Gladys Marie Stanley, Trustees of the STANLEY REVOCABLE LIVING TRUST (OR.422/Pg.1485), passing through a 3/4" ID x 5' long white PVC post set at 138.0', and, an iron pin w/cap set for reference at 269.07 feet:

6) Thence the following five (5) courses along other of the Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly property lines and the Easterly property lines of said "STANLEY REVOCABLE LIVING TRUST" - 5.029 acre (deed) tract(OR.422/Pg.1485):

- 1) **N 22°58'46" W - 34.05 feet to a point;**
- 2) **N 27°55'27" W - 79.67 feet to a point;**
- 3) **N 32°32'27" W - 81.89 feet to a point;**
- 4) **N 38°18'25" W - 174.15 feet to a point** in the most Northerly property corner of said "STANLEY REVOCABLE LIVING TRUST" - 5.029 acre (deed) tract (OR.422 /Pg.1485) and the first of two Northeast property corners of a 110.69 acre (deed) tract owned by Wm.S. & Gladys Marie Stanley, Trustees of the STANLEY REVOCABLE LIVING TRUST (OR.422/Pg.1483), and;
- 5) **N 36°10'26" W - 25.33 feet to a point** in the second of two Northeast property corners of said "STANLEY REVOCABLE LIVING TRUST" - 110.69 acre (deed) tract (OR.422/Pg.1483), and another of the said Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly property corners;

7) Thence the following three (3) new courses through the lands of the Grantor and along the said centerline of Parker Road (Twp.Rd.No.9);

- 1) **N 46°41'22" W - 38.13 feet to a point;**
- 2) **N 50°08'01" W - 54.62 feet to a point, and;**
- 3) **N 53°21'34" W - 132.78 feet to a point** in one of the said Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly property lines, the said North line of FR.17 (Section 22), and the South line of FR.23 (Section 22), said point being witnessed by an iron pin w/cap set that bears: **S 89°57'15" W, 27.00 feet FROM said point**

8) Thence **N 89°57'15" E** along the said Grantor's (D. Kincaid-OR.422/Pg.2142) North property line, the said North line of FR.17 (Section 22), and the South line of FR.23 (Section 22), **93.15 feet** to an iron pin w/cap set in another of the said Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly property corners and the existing Northwest property corner of said P.M. Stansberry 3.198 Ac.(by deed)(3.160 Acres by this survey)(OR.481/Pg.624 - First Tract), passing through an iron pin w/cap set for reference at 36.00 feet;

9) Thence the following three (3) courses along the said Grantor's (D. Kincaid-OR.422/Pg.2142) Northerly property lines and the Southerly property lines of said P.M. Stansberry 3.198 Ac.(by deed)(3.160 Acres by this survey)(OR.481/Pg.624 - First Tract):

- 1) **S 35°46'45" E - 509.35 feet** (survey & deeds) to an iron pin w/cap set, passing through 3/4" ID x 5' long white PVC posts set at 106.5' and 220.6';
- 2) **N 52°14'28" E - 268.39 feet** (survey & deeds) to an iron pin w/cap set, and;
- 3) **N 11°32'36" E - 250.57 feet** (survey & deeds) to the **point of beginning**, and, containing **0.645 Acres.**

10) The above described "**0.645 Acre - Adjoining Property Owner Transfer Parcel**" comes out of the existing **Auditor's Parcel No. H010010020104.**

**"0.645 Acre - Adjoining Property Owner Transfer Parcel" Cont'd.**

- 11) The above described "**0.645 Acre - Adjoining Property Owner Transfer Parcel**" is intended to be held in **CONTIGUOUS & CONTINUOUS Ownership** with the said P.M. Stansberry 3.198 Ac.(by deed)(**3.160 Acres by this survey**)(OR.481/Pg.624 - First Tract) adjoining the above described "**0.645 Acre - Adjoining Property Owner Transfer Parcel**" on the North side.
- 12) The bearings used in the above description are based on the East - 1,281.72 feet of the North line of FR.17 (Section 22) as bearing: S 89° 17'45" E and are only for the determination of 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 ".
- 15) The above described "**0.645 Acre - Adjoining Property Owner Transfer Parcel**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 1207-03 / Billing No. 0813-03*), with the field work being completed on 11 February 2008 and 05 November 2013, the "Plat of Survey" (Exhibit "B") being completed on 05 November 2013, and, the "Legal Description" (Exhibit "A") being completed on 07 November 2013.

  
Gerald W. Bayha, P.S. 6139



07 NOV. 2013  
Date Signed

Approved By  
~~Adams County Regional Planning Commission~~

Date 6.29.20



Transfer approved to remain continuously contiguous w/3.160 AC.

Gerald W. Dayha, 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:  
11.05.13

CALC. Job No:  
1207-03

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

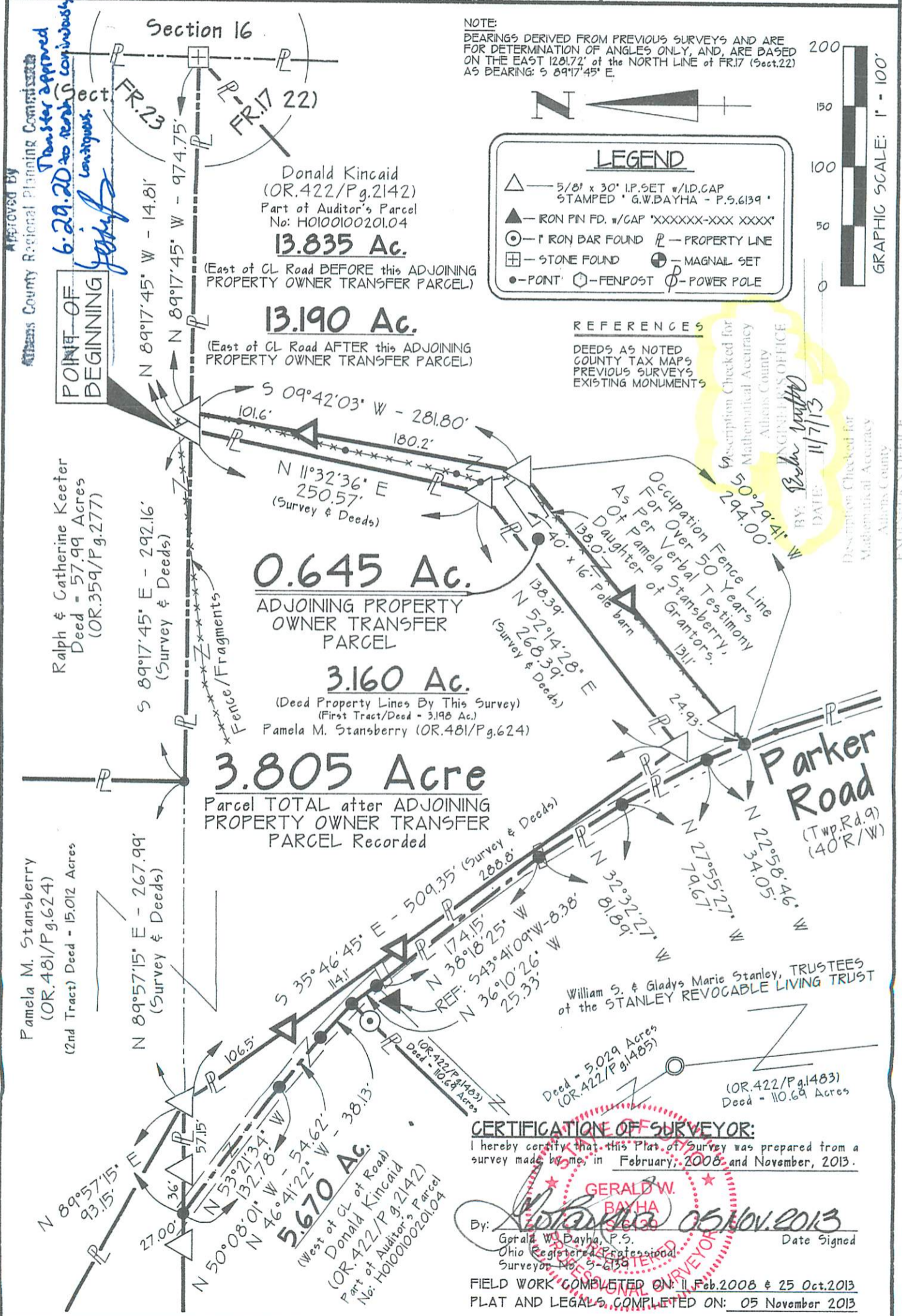
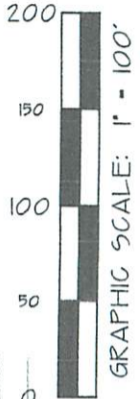
Billing No:  
0813-03

# PLAT OF SURVEY

Being Situate in Fraction (FR.) 17  
(Section 22), T-10-N,  
R-15-W, Lee Township,  
Athens Co., State of Ohio, U.S.A.

## EXHIBIT 'B'

NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST 1201.72' of the NORTH LINE of FR.17 (Sect.22) AS BEARING: S 89°17'45" E.



**LEGEND**

- $\triangle$  — 5/8" x 30" I.P. SET w/ID. CAP STAMPED "G.W.DAYHA - P.S.6139"
- $\blacktriangle$  — IRON PIN FD. w/CAP "XXXXXX-XXX XXXX"
- $\odot$  — 1" IRON BAR FOUND
- $\oplus$  — STONE FOUND
- $\ominus$  — MAGNAL SET
- $\bullet$  — POINT
- $\square$  — FENPOST
- $\phi$  — POWER POLE
- $\text{---}$  — PROPERTY LINE

### REFERENCES

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

Occupation Fence Line  
For Over 50 Years  
As Per Verbal Testimony  
Of Pamela Stansberry,  
Daughter of Grantor's.

Approved By  
Athens County Regional Planning Commission  
Transfer approved  
6.29.20 to re-verify contiguous  
contiguous.  
*Dayha*

Ralph & Catherine Keefe  
Deed - 57.99 Acres  
(OR.359/P.g.277)

Pamela M. Stansberry  
(OR.481/P.g.624)  
(2nd Tract) Deed - 15.012 Acres  
(Survey & Deeds)

Section 16  
FR.17 (22)  
FR.23  
Donald Kincaid  
(OR.422/P.g.2142)  
Part of Auditor's Parcel  
No: H0100100201.04  
**13.835 Ac.**  
(East of CL Road BEFORE this ADJOINING PROPERTY OWNER TRANSFER PARCEL)

**13.190 Ac.**  
(East of CL Road AFTER this ADJOINING PROPERTY OWNER TRANSFER PARCEL)

**0.645 Ac.**  
ADJOINING PROPERTY OWNER TRANSFER PARCEL

**3.160 Ac.**  
(Deed Property Lines By This Survey)  
(First Tract/Deed - 3.198 Ac.)  
Pamela M. Stansberry (OR.481/P.g.624)

**3.805 Acre**  
Parcel TOTAL after ADJOINING PROPERTY OWNER TRANSFER PARCEL Recorded

**5.670 Ac.**  
(West of CL of Road)  
Donald Kincaid  
(OR.422/P.g.2142)  
Part of Auditor's Parcel  
No: H0100100201.04

**CERTIFICATION OF SURVEYOR:**  
I hereby certify that this Plat of Survey was prepared from a survey made by me in February, 2008 and November, 2013.

By: *Gerald W. Dayha*  
Gerald W. Dayha, P.S.  
Ohio Registered Professional Surveyor No. S-6139  
Date Signed: 05 NOV. 2013

FIELD WORK COMPLETED ON: 11 Feb. 2008 & 25 Oct. 2013  
PLAT AND LEGALS COMPLETED ON: 05 November 2013