

# EXHIBIT "A"

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

**1.099 Acre Parcel encompassing Auditor's Parcels No:  
J010270104000 (FKA: Lot 39) & J010270104100 (FKA: Lot 40)  
in what was FKA: "Village of Pleasant Valley" & "Village of  
Jerseyville" at various times in the past, but is now known as the  
unincorporated area of Shade, OH.**

1) Being a 1.099 Acre Parcel as delineated above intended to correct the very inaccurate & inadequate deed description as presently owned by *Laek A. & Maria J. Mirza* and recorded in (OR.388/Pg.1098) in the Athens County Recorder's Office, Athens County, OH, and, being situate in the South one-half (S-1/2) of Fraction 32 (Sections 27 & 21), Town-4-North, Range-13-West, the Unincorporated area known as Shade, Lodi Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin found in a 2002 survey by Robert C. Canter, P.S.7226, and also found by me during the course of this survey, in the Southwest corner of Fraction 30 (Section 21) and also being in the East line of Fraction 32 (Sections 27 & 21):

3) Thence **N 87°46'12" W** along a line through Fraction 32 (Section 21 into Section 27) **542.51 feet** (bearing & distance based on the said 2002 survey by Robert C. Canter, P.S.7226) to an iron pin found w/cap stamped "Canter - P.S.7226" in the Northeast property corner of a 0.50 Acre (by said Canter survey & deed) parcel owned by Candace C. Birch, Trustee (OR.483/Pg.1652)(Auditor's Parcel No: J010270103900), and also being in the Northwest property corner of a residue parcel owned by Shade United Methodist Church (OR.320/Pg.1933 - First Tract residue after sale of said 0.50 acre parcel surveyed off by said Canter survey - Auditor's Parcel No: J010010036500);

4) Thence **S 18°31'26" E** along the East property line of said Candace C.Birch, 0.50 acre (OR.483/Pg.1652)(Auditor's Parcel No: J010270103900) and the West property line of said Shade U.M.C. residue parcel (OR.320/Pg.1933 - First Tract residue after sale of said 0.50 acre parcel surveyed off by said Canter survey - Auditor's Parcel No: J010010036500), **99.68 feet** to an iron pin found w/cap stamped "Canter - P.S.7226" in the Southeast property corner of said Candace C.Birch 0.50 acre (OR.483/Pg.1652)(Auditor's Parcel No: J010270103900), said iron pin w/cap found also being in the Northeast corner of Auditor's Parcel No: J010270104000, the Northeast property corner of the herein described **"1.099 Acre Parcel"**, and the Northeast property corner of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel and also being the real **POINT**

**OF BEGINNING** of the herein described **"1.099 Acre Parcel"**:

5) Thence continuing **S 18°31'26" E** along the East property line of herein described **"1.099 Acre Parcel"**, the East line of said Auditor's Parcel No: J010270104000 and passing on to the East line of Auditor's Parcel No: J010270104100, the East property line of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, and, the said West property line of said Shade U.M.C. residue parcel (OR.320/Pg.1933 - First Tract residue after sale of said 0.50 acre parcel surveyed off by said Canter survey - Auditor's Parcel No: J010010036500), **247.50 feet** to an iron pin w/cap set in the Southeast property corner of herein described **"1.099 Acre Parcel"**, the Southeast corner of Auditor's Parcel No: J010270104100, the Southeast property corner of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, the Southwest property corner of said Shade U.M.C. residue parcel (OR.320/Pg.1933 - First Tract residue after sale of said 0.50 acre parcel surveyed off by said Canter survey - Auditor's Parcel No: J010010036500), and, said iron pin w/cap being in the North property line of a tract owned by Jack H. & Janet G. Malloy, Trustees (OR.420/Pg.1644), passing through 3/4" I.D. x 5' Long White Sched.40 PVC Posts set at 112.5 feet and 159.0 feet;

6) Thence **N 88°32'41" W** along the South property line of herein described **"1.099 Acre Parcel"**, the South line of said Auditor's Parcel No: J010270104100, the South property line of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, and the North property line of said J.H. & J.G. Malloy, Trustees (OR.420/Pg.1644), **226.72 feet** to a point in the Southwest property corner of herein described **"1.099 Acre Parcel"**, the Southwest corner of Auditor's Parcel No: J010270104100, the Southwest property corner of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, the Northwest property corner of said J.H. & J.G. Malloy, Trustees (OR.420/Pg.1644) tract, and also being in the Old East R/W Line of what was FKA: Main Street, and now being within the R/W of existing Old U.S. 33 (Ath.Co.Rd.No.33A) (60.0' R/W), passing through: 3/4" I.D. x 5' Long White Sched.40 PVC Posts set at 47.5 feet and 122.5 feet, and an iron pin w/cap set at 213.72 feet;

7) Thence **N 14°01'40" W** along the West property line of herein described **"1.099 Acre Parcel"**, the West line of said Auditor's Parcel No: J010270104100 and passing on to the West line of Auditor's Parcel No: J010270104000, the West property line of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, and, the said Old East R/W Line of what was FKA: Main Street, **215.97 feet** to an iron pin found w/cap stamped "Canter - P.S.7226" in the Southwest property corner of said Candace C. Birch 0.50 acre (OR.483/Pg.1652)(Auditor's Parcel No: J010270103900), said iron pin w/cap found also being in the Northwest corner of Auditor's Parcel No: J010270104000, the Northwest property corner of the herein described **"1.099 Acre Parcel"**, and the Northwest property corner of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, now being slightly outside the R/W of existing Old U.S. 33 (Ath.Co.Rd.No.33A) (60.0' R/W);

8) Thence **N 84°28'22" E** along the North property line of herein described **"1.099 Acre Parcel"**, the North line of said Auditor's Parcel No: J010270104000, the North property line of said *L.A. & M.J. Mirza* (OR.388/Pg.1098) parcel, and the South property line of said Candace C. Birch, 0.50 acre (OR.483/Pg.1652)(Auditor's Parcel No: J010270103900), **201.30 feet** to **point of beginning**, passing through 3/4" I.D. x 5' Long White Sched.40 PVC Posts set at 92.2 feet and 151.4 feet, and, **containing 1.099 Acres.**

9) The bearings used in the above description are based on the East line of the Fraction 32 (Sections 27 & 21) as bearing: N 01°28'20" E 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 plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 ".

12) The above described "**1.099 ACRE PARCEL**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc., CADD & Billing Job No. 0818-02*), with the field work being completed on 12 December 2018, the "Plat of Survey" (Exhibit "B") being last revised on 16 December 2018, and, the "Legal Description" (Exhibit "A") being completed on 16 December 2018.



Gerald W. Bayha, P.S. 6139

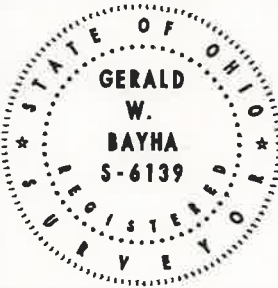
STATE OF OHIO  
GERALD W. BAYHA  
S-6139  
REGISTERED PROFESSIONAL SURVEYOR

16 DECEMBER 2018  
Date Signed

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: gbayha@frontier.com



Plat Date:  
12.16.18

CADD Job No:  
0818-02  
BILLING Job No:  
0818-02

By: *GD* Chk'd: *GD*

Rev:

# PLAT OF SURVEY

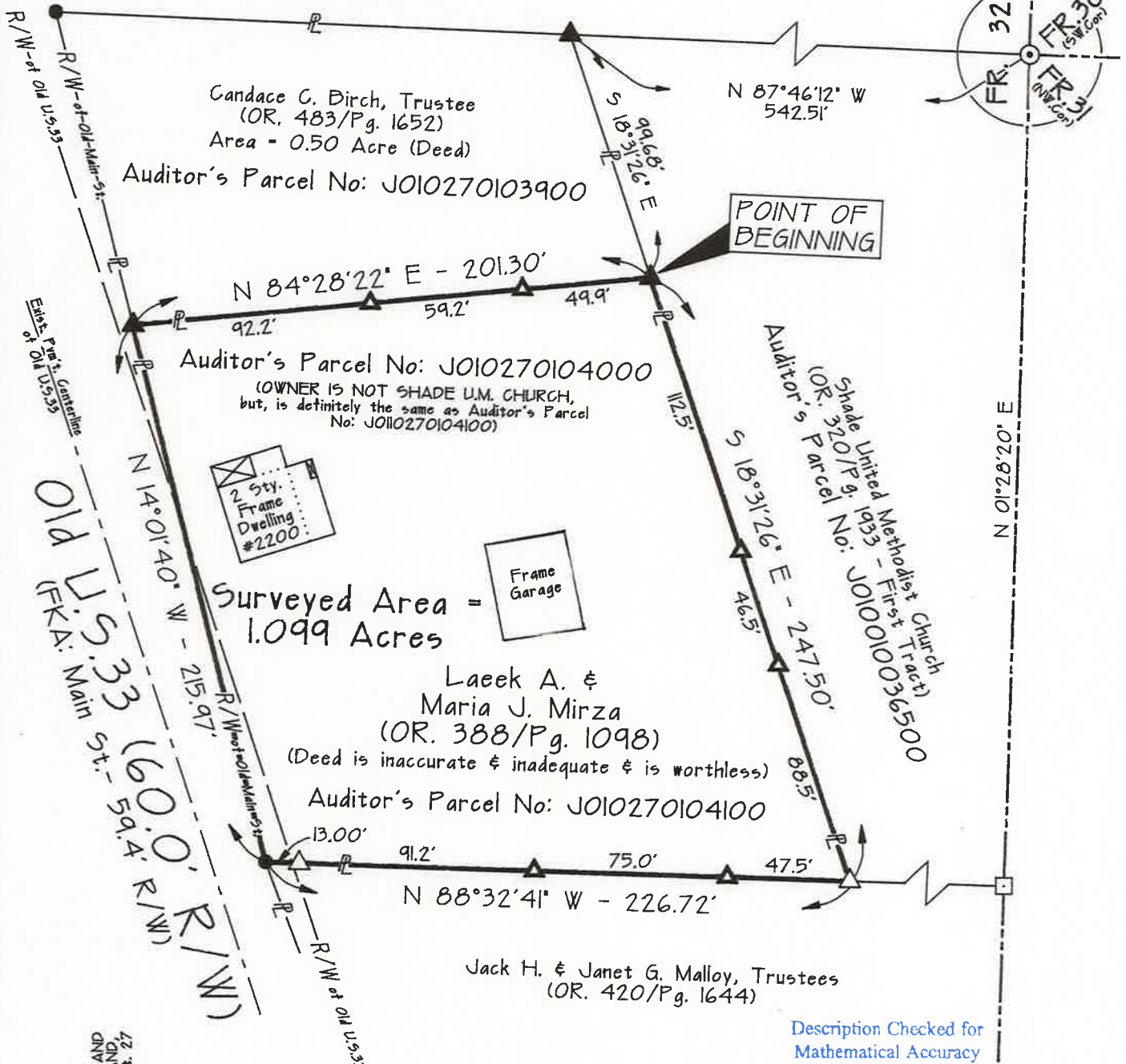
Being Part of the S-1/2 of FR32,  
(Sect. 27 & 21), T-4-N, R-13-W,  
(Shade) Lodi Twp., Athens Co.,  
State of Ohio, U.S.A.

## EXHIBIT 'B'

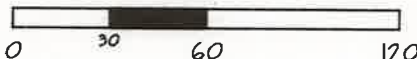
### REFERENCES

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

## Shade Road (Co.Rd.No.44) (FKA: Pierce St.)



GRAPHIC SCALE: 1" = 60'



NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS, AND  
ARE FOR DETERMINATION OF ANGLES ONLY, AND  
ARE BASED ON THE EAST LINE OF FR.32 (Sect. 27  
& 21) AS BEARING: N 01°28'20" E.

### LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP  
STAMPED "G.W.DAYHA - P.S.6139"
- — 2" MAGNAL SET
- ▲ — 5" x 3/4" ID - Sched.40 White PVC Post SET
- ▲ — Iron Pin Found w/Cap "Carrier - PS.7226"
- — Iron Pin Found
- — Stone Found (Non-Typical)
- — POINT

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brian W. Hutton*  
DATE: *12/17/18*

### CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an  
actual field survey made by me, in November & December 2018.

By: *Gerald W. Dayha*  
Gerald W. Dayha, P.S.  
Ohio Registered Professional  
Surveyor No. S-6139  
16 December 2018  
Date Signed

FIELD WORK COMPLETED ON: 12 December 2018

.Point	Bearing	Distance	Northing	Easting	Elevation
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Database opened by owner: Monday, December 17, 2018 7:34 AM.

Assigned Point					
	1		5000.00000	5000.00000	
Start					
	1		5000.00000	5000.00000	
Raw:	18.3126SE	247.50			
TR	S 18° 31' 26" E	247.50			
	2		4765.32266	5078.63076	
Raw:	88.3241NW	226.72			
TR	N 88° 32' 41" W	226.72			
	3		4771.08059	4851.98388	
Raw:	14.0140NW	215.97			
TR	N 14° 01' 40" W	215.97			
	4		4980.61000	4799.63442	
Raw:	84.2822NE	201.30			
TR	N 84° 28' 22" E	201.30			
	5		4999.99895	4999.99849	
IN	N 55° 14' 44" E	0.00			
	1		5000.00000	5000.00000	
Area = 47866.75 Sq Feet or 1.10 Acres more or less					

Database saved on Monday, December 17, 2018 at 7:35 AM.