

NOV 19 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
Recorder's OFFICE
BY: Quinn E. Smith
DATE: 11/17/2021

EXHIBIT "A"

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

"0.761 ACRE"

(Existing Auditor's Parcels No: N010090201100 and N010090201200)

RETRACEMENT SURVEY" of an **EXISTING**
PARCEL owned by the *Grantor/s herein, Teresa K. Keirns, David D.
Matheny, Dennis E. Matheny & Curtis N. Matheny*
(OR.356/Pg.1362 – No Area Given), which heretofore has been inaccurately &
inadequately described.

1) Being a **"0.761 Acre Retracement Survey"** of land owned by *Teresa K. Keirns, David D. Matheny, Dennis E. Matheny & Curtis N. Matheny, the Grantors' herein* as recorded in OR.356/Pg.1362 (No Area Given) in the Athens County Recorder's Office. Said **"0.761 Acre Retracement Survey"** being part of the Southeast part of Inlot 65 along with land outside of the Inlots, and, is situate in the Village of New Marshfield, Fraction 2 in Section 9, Town-11-North, Range-15-West, Waterloo Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a point in the Northwest corner of Inlot 64 in said Village, said point also being at the intersection of the East R/W line of a 16.5' R/W Alley with the South R/W line of Old State Route 56:

3) Thence **N 89° 42' 52" E** along the North line of said Inlot 64 and the existing said South R/W line of Old S.R. 56, **117.50 feet** to an iron pipe found on the North line of Inlot 65 and being in the Northwest property corner of a Parcel owned by Denz Ventures, LLC (OR.499/Pg.423) and the Northeast property corner of a Parcel owned by Beky Hartlage (OR.99/Pg.3), passing through, a point in the Northeast corner of said Inlot 64 & the Northwest corner of said Inlot 65 at 82.50 feet:

4) Thence **S 01° 28' 39" W** along the West property line of said Denz Ventures, LLC (OR.499/Pg.423) Parcel and the East property line of said Beky Hartlage (OR.99/Pg.3) Parcel, through Inlot 65, **183.00 feet** to an iron pin w/cap set in the Southwest property corner of said Denz Ventures, LLC (OR.499/Pg.423) parcel and the Northwest property corner of the herein described parcel owned by the Grantors herein, said iron pin w/cap set also being the real **POINT OF BEGINNING** of this said **"0.761 Acre Retracement Survey"**:

5) Thence **N 89° 42' 52" E** along the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing North property line, the South property line of said Denz Ventures, LLC (OR.499/Pg.423) Parcel, passing on to the South property line of the Church Lot (now or formerly) owned by the M.P. Church (DB.70/Pg.179), **248.49 feet** an iron pin w/cap set in the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing Northeast property corner, the Southeast

property corner of said Church Lot (now or formerly) owned by the M.P. Church (DB.70/Pg.179), and, also being in the West R/W line of Hawk Road (Twp.Rd.No.25), passing through an iron pin w/cap set in the Southeast property corner of said Denz Ventures, LLC (OR.499/Pg.423) Parcel and the Southwest property corner of said Church Lot (now or formerly) owned by the M.P. Church (DB.70?Pg.179) at **66.33 feet**, also passing through a 3/4" I.D. x 5' Long White Sched.40 PVC Pipe set at 132.4 feet :

6) Thence **S 10°41'01" W** along the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing East property line and the said West R/W line of Hawk Road (Twp.Rd.No.25), **143.10 feet** to an iron pin w/cap set in the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing Southeast property corner and the Northeast property corner of a Parcel owned by My Maddy, Ltd. (OR.435/Pg.1215):

7) Thence **S 89°48'30" W** along the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing South property line and the North property line of said Parcel owned by My Maddy, Ltd. (OR.435/Pg.1215), **222.27 feet** to a 1.25" square iron bar found in the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing Southwest property corner, the Northwest property corner of said Parcel owned by My Maddy, Ltd. (OR.435/Pg.1215), said 1.25" square iron bar also being in the East line of Inlot 94:

8) Thence **N 01°41'50" W** along one of the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing West property lines and the East line of said Inlot 94, **59.67 feet** to an iron pipe found in the South line of said Inlot 65 and the Southeast property corner of said Beky Hartlage (OR.99/Pg.3) Parcel:

9) Thence **N 01°28'39" E** continuing along another of the *Grantors' (T.K.Keirns, D.D.Matheny, D.E.Matheny & C.N.Matheny – OR.356/Pg.1362)* existing West property lines and the existing East property line of said Beky Hartlage (OR.99/Pg.3) Parcel, **80.50 feet** to the **POINT OF BEGINNING**, and, **containing 0.761 Acre** by this **“Retracement Survey”**, of which, 0.12 Acre lies in Inlot 65.

10) The herein described **“0.761 Acre Retracement Survey”** is the same premises that is inadequately and inaccurately described in OR.580/Pg.2601.

11) The bearings used in the description/s hereon are based on the South R/W line of Old State Route No. 56 as bearing: N 89°42'52" E, 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 this description are 5/8" x 30" iron pins with plastic I.D. caps stamped “G.W. BAYHA - P.S.6139”.

14) The above described **“0.761 Acre Retracement Survey”** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 0521-01*), with the field work being completed on 15 November 2021, the “Plat of Survey” (Exhibit “B”) being last revised on 17 November 2021, and the “Legal Description” (Exhibit “A”) being last revised on 17 November 2021.


Gerald W. Bayha, P.S. 6139


17 Nov. 2021
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
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Plat Date:
 11.17.21
 CADD Job No:
 0521-01
 BILLING Job No:
 0521-01
 By: **GB** Chk'd: **GB**
 Rev:

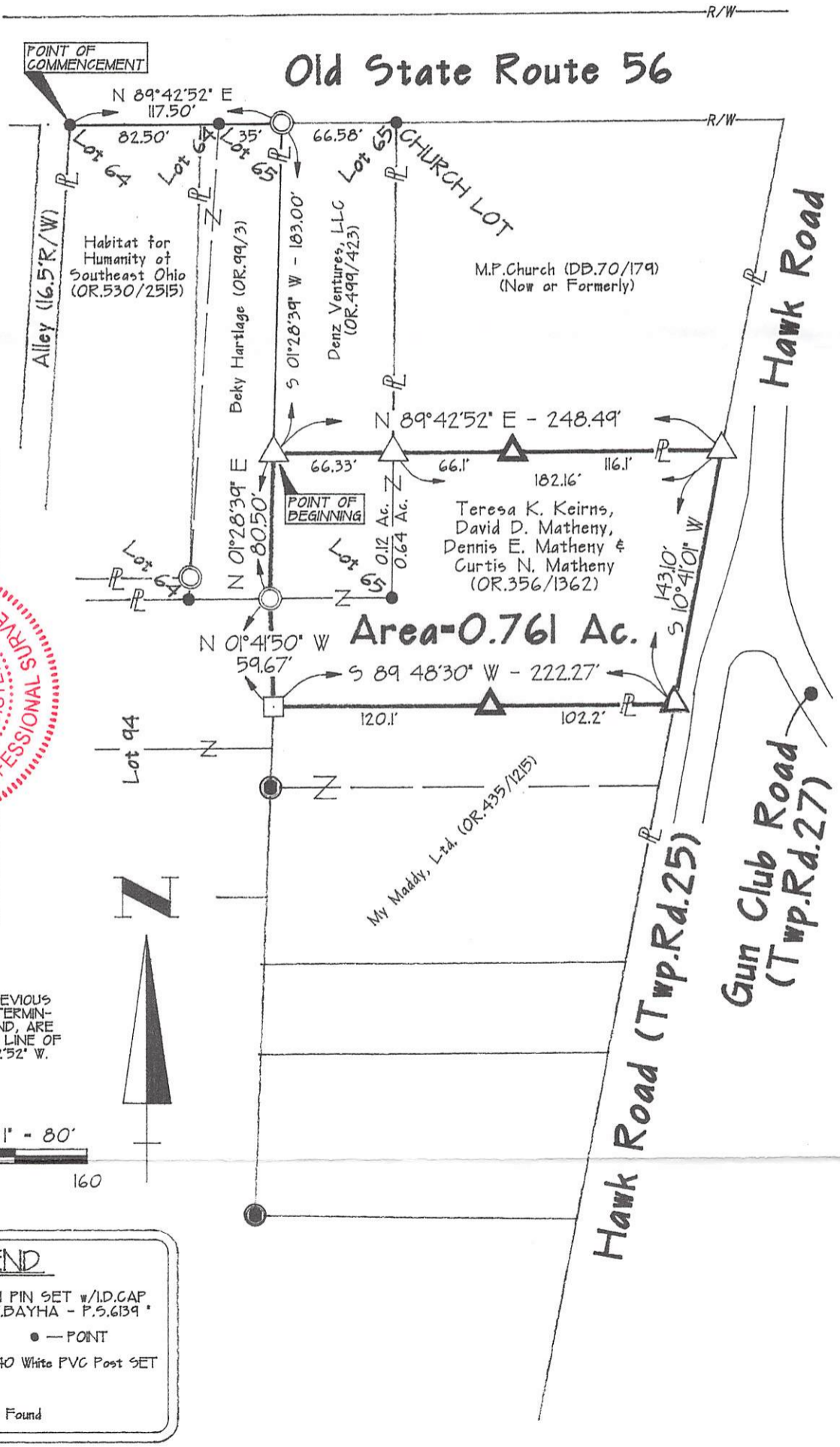
PLAT OF SURVEY
 Being Part of Fraction 2 in
 Section 9, T-11-N, R-15-W,
 Village of New Marshfield
 Waterloo Township, Athens County,
 State of Ohio, U.S.A.
EXHIBIT 'B'

REFERENCES

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

CO. ENGINEER APPROVAL
 Description Checked for
 Mather: Accuracy
 Date: 11/17/2021
 BY: *[Signature]*
 DATE: 11/17/2021

CERTIFICATION OF SURVEYOR:
 I hereby certify that this Plat of Survey was prepared from an
 actual field survey made by me, in
 November 2021
 By: *[Signature]* Gerald W. Bayha, P.S. 5-6139
 Date Signed: 17 November 2021
 FIELD WORK COMPLETED ON: 15 November 2021



NOTE:
 BEARINGS DERIVED FROM PREVIOUS
 SURVEYS AND ARE FOR DETERMINA-
 TION OF ANGLES ONLY, AND ARE
 BASED ON THE SOUTH R/W LINE OF
 OLD S.R.56 AS BRG: S 89°42'52" W.



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- — 1" Iron Bar Found
- ▲ — 5' x 3/4" ID - Sched.40 White PVC Post SET
- — Iron Pipe Found
- — 1.25" Square Iron Bar Found
- — POINT