

FOR : Andrew and Clarice Ann Kovach
DATE: 26 March 1985

Situate in F.R. 19, (Section 20), Town 11, Range 14, Trimble Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a 1" solid iron bar found in the Northeast corner of a 6.02 acre (by deed) tract owned by Henry C. and Evelyn M. Beard as recorded in Deed Book 376, Page 597 in the Athens County Recorder's Office, Athens County, Ohio, said 1" bar also being in the Northwest corner of a 8.35 acre tract owned by John S. Lawler, Senior (et al) as recorded in Deed Book 379, Page 613 in said Recorder's Office, said 1" iron bar found also being in the North line of F.R. 19 (Section 20) and the South line of F.R. 25 (Section 20); thence N 85°51'16" W along the North line of said 6.02 acre (Beard) tract, the North line of F.R. 19 (Section 20) and the South line of F.R. 25 (Section 20), 422.40 feet to a 1/2" iron pin found in the Northwest corner of said 6.02 acre (Beard) tract and the Grantor's most Northerly Northeasterly property corner; thence S 00°38'44" W along one of the Grantor's Northeasterly lines and one of the Westerly lines of said 6.02 acre (Beard) tract, 229.02 feet to a 1/2" iron pin found just South of the Southerly edge of pavement of Athens County Road No. 96, said iron pin found being in one of the Westerly corners of said 6.02 acre (Beard) tract and in another of the Grantor's Northeasterly property corners, passing through a 1/2" iron pin found at 179.02 feet; thence S 48°51'16" E along Athens County Road No. 96, another Westerly line of said 6.02 acre (Beard) tract and another of the Grantor's Easterly property lines, 142.33 feet to a railroad spike set at the Southerly edge of pavement of said Athens County Road No. 96, said railroad spike set also being the real point of beginning of the parcel herein described:

Thence continuing S 48°51'16" E along the previously described line, 94.61 feet to a railroad spike found that is 4' offset Northerly from the Southerly edge of pavement of Athens County Road No. 96, said railroad spike found also being in another of the Westerly corners of said 6.02 acre (Beard) tract and in another of the Grantor's Easterly property corners; thence S 31°25'03" E along another of the Grantor's Easterly property lines and another of the Westerly property lines of said 6.02 acre (Beard) tract, 82.43 feet to a 1/2" iron pin found in another of the Grantor's Easterly property corners and another of the Westerly corners of said 6.02 acre (Beard) tract, passing through an additional 1/2" iron pin set at 49.15 feet; thence S 04°00'49" W along the Grantor's most Easterly East property line and another of the Westerly lines of said 6.02 acre (Beard) tract, 356.41 feet to a 1/2" iron pin set; thence N 39°58'22" W along a random line, 391.80 feet to a 1/2" iron pin set, passing through an additional 1/2" iron pin set at 195.00 feet; thence N 40°50'49" E along another random line, 248.36 feet to the point of beginning, passing through a 1/2" iron pin set for reference at 234.18 feet, and containing 1.6335 acres.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by D.B. 218, Pg. 470 as recorded in the Athens Co. Recorder's Office, Athens Co., Ohio.

The above description is based on a survey by Gerald W. Bayha, Registered Professional Surveyor No. S-6139 (Job No. 385-03), completed on 26 March 1985.

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APR 22 1985
T.M. 220

ATH. CO. ENGINEER'S OFFICE

SUNDAY CREEK COAL Co. (189.04 Ac.) (55/613)

FR. 25
FR. 19
(SECT. 20)

3.6455 ACRE TRACT
(NORTH OF ROAD)
(SURVEYED BY ME ON 27 AUG '84)

ANDREW & CLARICE ANN KOVACH
(218/470) (24.96 AC. - DEED)

AREA =
1.6335 AC.

(FOR WILL PURPOSES)

RESIDUE AREA
SOUTH OF 1.6335
AC. PARCEL =
2.478 ACRES (SEE NOTE)
(BY DEED CALC.)

NOTE: EXACT AREA & DIMENSIONS
ARE SUBJECT TO CHANGE,
CONTINGENT UPON AN
ACTUAL FIELD SURVEY.

Gerald W. Bayha

THE UNITED STATES OF AMERICA (244,385) (106.07 AC.)

DRAWN: (B) CHECKED: (B) SURVEYED FOR: ANDREW & CLARICE ANN KOVACH SCALE: 1" = 100'

PLAT OF SURVEY

OF A 1.6335 ACRE PARCEL SITUATE IN F.R. 19 (SECTION 20)
TOWN 11 - RANGE 14 - TRIMBLE TWP. -
ATHENS COUNTY - OHIO.

BY: **GERALD W. BAYHA, P.S.**

REGISTERED PROFESSIONAL SURVEYOR No. 5-6139
ROUTE No. 5 - BOX No. 204 (PESANT HILL) ATHENS, OHIO - 45701 - (614) 592-4398

DATE: 26 MARCH 1985 UG 616: 385-03

Gerald W. Bayha

John S. Lawler, et al.
(379/613) (8.35 AC.)

M. BEARD
(6.02 AC. - DEED)

HENRY C. & EVELYN
(376/597)

ELIZABETH STANLEY
(370/151) (2.2 AC.)

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WM. & JANE
WINTERSTEEN
(215/359)
(42.21 AC.)

