

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: R. M. Williams
DATE: 4/25/2013

EXHIBIT "A"

64.178 Acre TRACT

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

1) Being part of real estate owned by Joyce Ann & L. James Pearson (all of N010010045900 & none of N010010047300) as, inaccurately and inadequately presently described and, recorded in Official Record 426 at page 2212 in the Athens County Recorder's Office, Athens County, OH, and, being situate in Fraction (FR.) 17, (Section 22), 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 *stone found* in the Northeast corner of FR 17 (Section 22), the West line of Section 16, the Grantors' (OR.426/2212) (N010010045900) Northeast property corner, the Southeast property corner of an existing 5.0 acre (by deed) tract owned by Carolyn Fisk (N010010045601) (OR.56/189 & incorrectly described in OR.452/189), and the West property line of a tract owned by Mona Jean Buckley (OR.24/645), said *stone found* also being the real **POINT OF BEGINNING** of the 64.178 Acre Tract herein described;

3) Thence **S 10°50'23" W** along the East line of said FR 17 (Section 22), the said West line of Section 16, the Grantors' (OR.426/2212) (N010010045900) East property line, the West property lines of: 1) said Mona Jean Buckley (OR.24/645): 2) a 5.84 acre (by deed) tract owned by David & Renee Matheny (OR.53/263): and, 3) an 11.07 acre (by deed) tract owned by Teresa & Kenneth E. Keirns (OR.92/220), **2,240.47 feet** (by this survey) (deed = 34.25 chains = 2,260.50') to a *1-1/4" iron bar found, with a 6" square steel plate welded on the top of the iron bar, with the initials "RL" welded on the plate*, taken to be in the Southeast corner of said FR 17 (Section 22), the said West line of Section 16, the Grantors' (OR.426/2212) (N010010045900) Southeast property corner, the Southwest property corner of said Keirns (OR.92/220) tract, the Northwest property corner of a 16.89 (by deed) tract owned by Gary Richard Lemley (OR.93/195), and, the Northeast property corner of an 11.144 acre (by deed) tract (N010010047301) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.169/554), passing through an *iron pin w/cap set* for reference on the South side of ABANDONED (OR.436/2250) Waterloo Twp. Rd. No. 556 (Lovers Lane) at 35.00 feet;

4) Thence **N 80°04'09" W** along the South line of said FR 17 (Section 22), the Grantors' (OR.426/2212) (N010010045900) South property line, and the North property line of said 11.144 acre (by deed) tract (N010010047301) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.169/554), **572.45 feet** (by this survey)(deed = 580') to an *iron pin w/cap stamped "L.F.Swoyer-RLS 6765"* found in the Grantors' (OR.426/2212) (N010010045900) most Southerly Southwesterly property corner, a Northerly property corner of said 11.144 acre (by deed) tract (N010010047301) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.169/554), the most Easterly property corner of a 3.34 acre (by deed) parcel (N010010047300) owned by the Grantors' herein (OR.426/2212), and, the Southeast property corner of a 6.40 acre (by deed) tract (N010010047200) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.461/276), passing through *3/4" I.D. x 5' tall Sched. 40 White PVC Posts set* at 123.1 feet, 276.2 feet & 429.8 feet;

5) Thence **N 10°01'13" E** along the first of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the East property line of said 6.40 acre (by deed) tract (N010010047200) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.461/276), **443.85 feet** (by this survey) (deed = 429') to a *5/8" iron pin found* in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, and the first of two of the Northeasterly property corners of said 6.40 acre (by deed) tract (N010010047200) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.461/276), passing through *3/4" I.D. x 5' tall Sched. 40 White PVC Posts set* at 102.8 feet, 216.2 feet & 323.0 feet;

(64.178 Acre Tract Cont'd.)

- 6) Thence **N 70°58'49" W** along the second of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and one of the Northerly property lines of said 6.40 acre (by deed) tract (N010010047200) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.461/276), **217.10 feet** (by this survey) (deed = 289.74') to a 2' tall x 2" I.D. iron pipe found in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, and the second of two of the Northeasterly property corners of said 6.40 acre (by deed) tract (N010010047200) owned by the Grantors' herein (Joyce Ann & L. James Pearson - OR.461/276), the most Easterly Northeast property corner of a 1.36 acre (by deed) Tract 2 owned by Linda & David Swart (OR.312/2341), and, the Southeasterly property corner of a 5 acre (by deed) tract owned by Pearl Graham (OR.246/214, 216 & 218), passing through a ¾" I.D. x 5' tall Sched. 40 White PVC Post set at 113.2 feet;
- 7) Thence **N 07°50'58" E** along the third of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the first of two of the Easterly property lines of said 5 acre (by deed) tract owned by Pearl Graham (OR.246/214, 216 & 218), **210.73 feet** (by this survey) (deed = 198') to an iron pin w/cap set in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, and the first of two of the Northeasterly property corners of said 5 acre (by deed) tract owned by Pearl Graham (OR.246/214, 216 & 218), passing through a ¾" I.D. x 5' tall Sched. 40 White PVC Post set at 94.3 feet;
- 8) Thence **N 44°38'45" W** along the fourth of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the second of two of the Easterly property lines of said 5 acre (by deed) tract owned by Pearl Graham (OR.246/214, 216 & 218), **175.61 feet** (by this survey) (deed = 165') to a 36" (dead) Black Oak (said tree being called out as a 30" Black Oak in a Jan. 1981 survey, by William M. Watkins S-5216, of an adjoining 3.364 Acre Parcel created by said survey) in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, and the second of two of the Northeasterly property corners of said 5 acre (by deed) tract owned by Pearl Graham (OR.246/214, 216 & 218), and the Southeast property corner of a 3.364 acre (by deed & said Jan. 1981 Watkins' survey) also owned by Pearl Graham (DB.366/142-Tract 1), passing through a ¾" I.D. x 5' tall Sched. 40 White PVC Post set at 104.6 feet and an iron pin w/cap set for reference at 165.61 feet;
- 9) Thence **N 05°41'25" W** along the fifth of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the East property line of said 3.364 acre (by deed & said Jan. 1981 Watkins' survey) owned by Pearl Graham (DB.366/142-Tract 1), **378.27 feet** (by this survey & deed) to an iron pin w/cap set in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, and the Northeast property corner of said 3.364 acre (by deed & said Jan. 1981 Watkins' survey) owned by Pearl Graham (DB.366/142-Tract 1), passing through an iron pin w/cap set for reference at 10.00 feet, and, ¾" I.D. x 5' tall Sched. 40 White PVC Posts set at 159.5 feet and 289.7 feet;
- 10) Thence **N 72°44'59" W** along the sixth of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the North property line of said 3.364 acre (by deed & said Jan. 1981 Watkins' survey) owned by Pearl Graham (DB.366/142-Tract 1), **477.82 feet** (by this survey & deed) to a ¾" iron pin found in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, the Northwest property corner of said 3.364 acre (by deed & said Jan. 1981 Watkins' survey) owned by Pearl Graham (DB.366/142-Tract 1), and, one of two of the Northeast property corners of a 1.46 acre (by deed) parcel owned by Dorsey & Mary Lawson (DB.351/687), passing through ¾" I.D. x 5' tall Sched. 40 White PVC Posts set at 181.8 feet and 385.9 feet;
- 11) Thence **N 67°25'33" W** along the seventh of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the first of two North property lines of the said 1.46 acre (by deed) parcel owned by Dorsey & Mary Lawson (DB.351/687), **50.94 feet** (by this survey) (deed = 47.52) to an iron pin w/cap stamped "Highland-S 7581" found in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, the second of two of the Northeast property corners of said 1.46 acre (by deed) parcel owned by Dorsey & Mary Lawson (DB.351/687), and, the Southeast property corner of a combined three parcels under land contract to Keith A. O'Conner & Christie A. Hopps (OR.457/869);
- 12) Thence **N 13°09'09" W** along the eighth of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the East property line of said combined three parcels under land contract to Keith A. O'Conner & Christie A. Hopps (OR.457/869), **278.01 feet** (by this survey) (deed = 280.91') to a "T" bar found in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, and the Northeast property corner of said combined three parcels under land contract to Keith A. O'Conner & Christie A. Hopps (OR.457/869), passing through ¾" I.D. x 5' tall Sched. 40 White PVC Posts set at 77.5 feet, 131.9 feet and 222.4 feet;
- 13) Thence **N 88°09'09" W** along the ninth of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, and the North property line of said combined three parcels under land contract to Keith A. O'Conner & Christie A. Hopps (OR.457/869), **198.85 feet** (by this survey & deed) to a point in another of the Grantors' (OR.426/2212) (N010010045900) Southwesterly property corners, the Northwest property corner of said combined three parcels under land contract to Keith A. O'Conner & Christie A. Hopps (OR.457/869), one of the Easterly property lines of property owned by William F. Barber & Diane M. Smith (OR.292/1549-Tract Two), said point also being State Route No. 56, passing through a 5/8" iron pin found at 100.00 feet and an iron pin w/cap set for reference at 173.85 feet;

(64.178 Acre Tract Cont'd.)

14) Thence the following three (3) courses along the tenth, eleventh & twelfth, of twelve of the Grantors' (OR.426/2212) (N010010045900) Westerly property lines, the said Easterly property lines of property owned by William F. Barber & Diane M. Smith (OR.292/1549-Tract Two), and, also being in said State Route No. 56:

- 1) **N 08° 21' 34" W, 122.43 feet** to a *point*;
- 2) **N 09° 36' 37" E, 243.20 feet** to a *point*, and;
- 3) **N 08° 29' 23" W, 159.20 feet** to a *point* in the first of four of the Grantors' (OR.426/2212)

(N010010045900) Northwesterly property corners and the Southwest property corner of a 1.14 acre (by deed) (1.132 acre by this survey) parcel also owned by William F. Barber & Diane M. Smith (OR.292/1549-Tract One);

15) Thence **N 78° 18' 38" E** along the first of four of the Grantors' (OR.426/2212) (N010010045900) Northerly property lines, and the South property line of said 1.14 acre (by deed) (1.132 acre by this survey) parcel owned by William F. Barber & Diane M. Smith (OR.292/1549-Tract One), **526.30 feet** (by this survey & deed) to an *iron pin w/cap set* in the second of four of the Grantors' (OR.426/2212) (N010010045900) Northwesterly property corners, the Northeast property corner of the said 1.14 acre (by deed) (1.132 acre by this survey) parcel owned by William F. Barber & Diane M. Smith (OR.292/1549-Tract One), and, one of the Southerly property lines of a 1.75 acre (by deed) parcel owned by Carolyn Fisk (OR.467/883) (N010010045700), said *iron pin w/cap set* also being in said ABANDONED (OR.436/2250) Waterloo Twp. Rd. No. 556 (Lovers Lane), passing through: 1) a *Magnail set* near the Easterly edge of pavement of said State Route No. 56 at 13.50 feet: 2) an *iron pin w/cap set* for reference at 78.00 feet, and: 3) $\frac{3}{4}$ " I.D. x 5' tall *Sched. 40 White PVC Posts set* at 237.0 feet, 380.7 feet & 481.8 feet;

16) Thence the following two (2) courses along the second and third of four of the Grantors' (OR.426/2212) (N010010045900) Northerly property lines and along additional Southerly property lines of said 1.75 acre (by deed) parcel owned by Carolyn Fisk (OR.467/883) (N010010045700), and, also staying in said ABANDONED (OR.436/2250) Waterloo Twp. Rd. No. 556 (Lovers Lane):

- 1) **S 83° 23' 23" E, 115.89 feet** to an *iron pin w/cap set*, and;
- 2) **N 84° 10' 03" E, 257.40 feet** to an *iron pin w/cap set* in the North line of FR 17 (Section 22)

and also, the Northeast property corner of said 1.75 acre (by deed) parcel owned by Carolyn Fisk (OR.467/883) (N010010045700), also being in the South property line of a 74.654 acre (by deed) tract also owned by Carolyn Fisk (OR.473/886) (N010010045600);

17) Thence **S 80° 17' 46" E** along the said North line of FR 17 (Section 22), the fourth of four of the Grantors' (OR.426/2212) (N010010045900) Northerly property lines, and the said South property line of said 74.654 acre (by deed) tract owned by Carolyn Fisk (OR.473/886) (N010010045600), **1,141.20 feet** (by this survey)

(deed = 1,167.54') to the **point of beginning**, passing through: $\frac{3}{4}$ " I.D. x 5' tall *Sched. 40 White PVC Posts set* at 136.9 feet, 375.2 feet and 538.6 feet: a 1" *iron bar found* at 705.39 feet: a $\frac{3}{4}$ " I.D. x 5' tall *Sched. 40 White PVC Post set* at 832.3 feet: a 1" *iron bar found* at 876.25 feet: and, $\frac{3}{4}$ " I.D. x 5' tall *Sched. 40 White PVC Posts set* at 1,004.0 feet and 1,090.8 feet, and **containing 64.178 Acres.**

18) The above described **64.178 Acre Tract** includes a **5.87 Acre Area** as designated on the "PLAT OF SURVEY" (Exhibit "B") (at the South end of said 64.178 Acre Tract) upon which, **NO PERMANENT STRUCTURES** shall be erected by Grantee/s herein, or, their heirs, or assigns, while either of the Grantors herein, being Joyce Ann and/or L. James Pearson, own the real estate bordering this 5.87 Acre Area on the West and South sides

19) The above described **64.178 Acre Tract** is a complete re-survey of existing **Auditor's Parcel No. N010010045900**, which is incorrectly shown on existing Auditor's Office records as containing 62.85 Acres (as derived by numerous exceptions).

20) The bearings used in the above description are based on the East line of FR.17 (Section 22) as bearing: S 10° 50' 23" W, and, are only for the determination of relative angles.

21) Subject to all legal highways and easements.

22) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

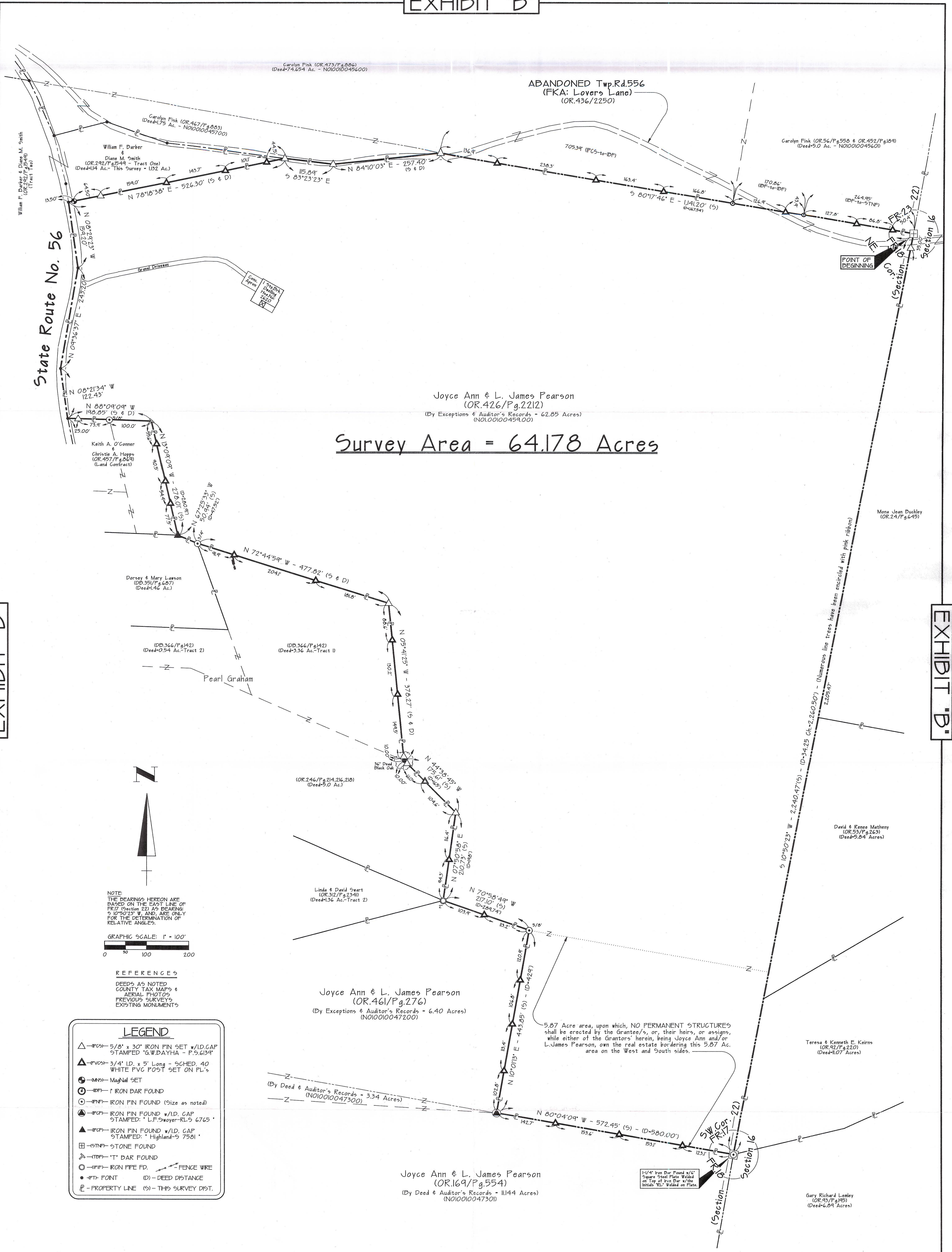
23) The above described **64.178 Acre Tract** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Billing Job No. 0313-01 - Calc. File No. 0511-02*), with the field work being completed on 10 April 2013, the "Plat of Survey" (Exhibit "B") being last revised on 24 April 2013, and, the "Legal Description" (Exhibit "A") being completed on 24 April 2013.

BY: G. W. Bayha
DATE: 4/25/2013

Gerald W. Bayha, P.S. 6139

25 APRIL 2013
Date Signed

EXHIBIT "B"



Joyce Ann & L. James Pearson
 (OR.426/Pg.2212)
 (By Exceptions & Auditor's Records - 62.85 Acres)
 (NO100100459.00)

Survey Area = 64.178 Acres

NOTE:
 THE BEARINGS HEREON ARE
 BASED ON THE EAST LINE OF
 FR17 (Section 22) AS BEARING
 S 10°50'23\" W AND ARE ONLY
 FOR THE DETERMINATION OF
 RELATIVE ANGLES.

GRAPHIC SCALE: 1" = 100'

0 50 100 200

REFERENCES
 DEEDS AS NOTED
 COUNTY TAX MAPS &
 AERIAL PHOTOS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS

LEGEND

- △-IP03- 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.DAYHA - P.5.6139"
- △-IP05- 3/4" ID. x 5" Long - SCHED. 40 WHITE PVC POST SET ON PL'S
- ⊙-MPS- Magnet SET
- ⊙-IP1- IRON BAR FOUND
- ⊙-IP2- IRON PIN FOUND (Size as noted)
- ⊙-IP3- IRON PIN FOUND w/ID. CAP STAMPED: "L.F.Swoyer-RLS 6765"
- ⊙-IP4- IRON PIN FOUND w/ID. CAP STAMPED: "Highland-9 7501"
- ⊙-STN- STONE FOUND
- ⊙-T- T BAR FOUND
- ⊙-IPF- IRON PIPE FD.
- ⊙-PT- POINT (D)-DEED DISTANCE
- ⊙-P- PROPERTY LINE (S)-THIS SURVEY DIST.

5.87 Acre area, upon which, NO PERMANENT STRUCTURES shall be erected by the Grantee/s, or, their heirs, or assigns, while either of the Grantors' herein, being Joyce Ann and/or L. James Pearson, own the real estate bordering this 5.87 Ac. area on the West and South sides.

CERTIFICATE OF SURVEYOR
 I hereby certify that this map reflects the results of a survey made by me, with the field work being completed on 10 APRIL, 2013, and that all monuments called for hereon are set as shown.

Dy: *[Signature]*
 Gerald W. Dayha, P.S.
 Ohio Registered Professional Surveyor No. 5-6139

MATHEMATICAL CLOSURE APPROVAL OF 64.178 Acre Tract:
 Mathematically approved this 25th day of April, 2013.
[Signature]
 Athens County Engineer's Office

SHEET	REVISIONS	PLAT OF SURVEY - Exhibit "B"		Of A Tract Situate in FR17 (Section 22), Town-11-North, Range-15-West, Waterloo Township, Athens County, State of Ohio, U.S.A.		Gerald W. Dayha. P.S. Registered Professional Surveyor No. 5-6139 10916 Pleasanton Road Athens, OH 45701-4557 Voice: 740.543.5606 Fax: 740.544.7361 E-mail: jdayha@hughes.net
	CALC. & CADD FILE: 0511-02 BILLING DRAWN PLAT DATE JOB NO: 02B-01 24 Apr. 13 SURVEYED FOR: Joyce A. & L. James Pearson, 2814 State Route No. 56, New Marshfield, OH - 45766					