

APR 21 2016

Jill Thompson
Athens County Auditor

EXHIBIT "A"

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

"9.356 Acre TRACT "B" & Ingress-Egress Easement"

1) Being part of a 25.0 Acre (by deed) tract (Auditor's Office Parcel # *N010010066401*) now, or formerly, owned by *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, the Grantors herein, as recorded in the Athens County Recorder's Office, Athens County, OH, and, being situate in Section 18, 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 Northeast corner of Section 18:

3) Thence **S 04°52'30" W** along the East line of Section 18, **2,375.62 feet** (by deeds) to a point:

4) Thence **N 84°54'48" W** along a line, **1,860.18 feet** (by deeds) to a MagNail set in Hamley Short Cut Road (Twp.Rd.No.261) in the Grantors', *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)* existing North property line, said MagNail set also being the real **POINT OF BEGINNING** of the **"9.356 Acre TRACT "B"**;

5) Thence the following three (3) new courses through the lands of the Grantors', *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*;

5.1) **S 00°36'59" W**, along a new line, leaving said Hamley Short Cut Road (Twp.Rd.No.261), **93.38 feet** to an iron pin w/cap set (IPCS), passing through an iron pin w/cap set (IPCS) for reference at 25.58 feet:

5.2) **S 11°38'40" E**, along another new line, **145.60 feet** to an iron pin w/cap set (IPCS) passing through a 5' long x 3/4" ID PVC Post set at 78.0 feet, and:

5.3) **S 17°59'53" W**, along another new line, **222.20 feet** to an iron pin found in one of an existing Grantors', *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, Southwesterly property corners, and the Northeast property corner of a 40 (+/-) acre (by deed) tract now, or formerly, owned by Sue Ellen Miller, etal (Tract 3 - OR.237/Pg.387) (40.276 acres by a 1998 survey by G.W.Wright, P.S.No.S-6535), passing through a 5' long x 3/4" ID PVC Post set at 96.2 feet:

6) Thence **N 84°43'36" W** along one of the said existing Grantors', *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, Southwesterly property

lines and the North property line of said 40 (+/-) acre (by deed) tract owned by Sue Ellen Miller, etal (Tract 3 - OR.237/Pg.387) (40.276 acres by a 1998 survey by G.W.Wright, P.S.No.S-6535), **906.62 feet** to a stone w/"x" notch found in the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, most Westerly Southwesterly property corners and the Southeast property corner of a 10.0 +/- Acre (by deed) Tract now, or formerly, owned by Michael R. Simms & Pamela L. Simms (OR.342/Pg.1830), passing through iron pins found at 229.56 feet and 615.15 feet:

7) Thence **N 04°53'09" E** along the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, West property line and the East property line of the said 10.0 +/- Acre (by deed) Tract owned by Michael J. Simms & Pamela L. Simms (OR.342/Pg.1830), **237.26 feet** to an iron pin w/cap set (IPCS) in the Southwest corner of a **"0.193 Acre Adjoining Property Owner Transfer Parcel "A"** to be transferred to said Michael J. Simms & Pamela L. Simms, passing through a 5' long x 3/4" ID PVC Post set at 142.9 feet:

8) Thence the following three (3) courses around the said **"0.193 Acre Adjoining Property Owner Transfer Parcel "A"** to be transferred to said Michael J. Simms & Pamela L. Simms;

1) **N 88°32'33" E, 74.40 feet** to an iron pin w/cap set (IPCS):

2) **N 02°38'54" E, 113.22 feet** to a point in the centerline of Hamley Short Cut Road (Twp.Rd.No.261), passing through an iron pin w/cap set (IPCS) for reference at 83.17 feet, and:

3) **N 85°06'09" W**, along the said centerline of Hamley Short Cut Road (Twp.Rd. No.261), **69.53 feet** to a point in the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, West property line and the East property line of the said 10.0 +/- Acre (by deed) Tract owned by Michael J. Simms & Pamela L. Simms (OR.342/Pg.1830):

9) Thence **N 04°53'09" E** along the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, West property line and the East property line of the said 10.0 +/- Acre (by deed) Tract owned by Michael J. Simms & Pamela L. Simms (OR.342/Pg.1830), **87.54 feet** to a stone w/"x" notch found in the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, Northwest property corner, the Northeast property corner of the said 10.0 +/- Acre (by deed) Tract owned by Michael J. Simms & Pamela L. Simms (OR.342/Pg.1830), and, also being in the South property line of a 32.26 acre (by tax maps) tract now, or formerly, owned by Columbus & Southern Ohio Electric Co. (DB.337/Pg.43), passing through an iron pin w/cap set for reference at 15.74 feet:

10) Thence **S 84°54'48" E** along the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, North property line and the South property line of said 32.26 acre (by tax maps) tract owned by Columbus & Southern Ohio Electric Co. (DB.337/Pg.43), **908.63 feet** to the **point of beginning**, passing through 5' long x 3/4" ID PVC Posts set at 182.6 feet, 404.4 feet and 599.4 feet, and, an iron pin w/cap set (IPCS) for reference at 702.90 feet, and, **containing 9.356 Acres.**

11) Also included for the BENEFIT of the GRANTEE/S herein, and their heirs and/or assigns, is the following described **"INGRESS-EGRESS EASEMENT"** across the residue (15.45 Acres by calculation) property of the said existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, and their heirs and/or assigns:

12) **BEGINNING** at the above **POINT OF BEGINNING** of the **"9.356 Acre TRACT "B"** in the above description:

13) Thence **S 84°54'48" E** along existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, North property line and the South property line of said 32.26 acre (by tax maps) tract owned by Columbus & Southern Ohio Electric Co. (DB.337/Pg.43), **70.00 feet** to a point in said Hamley Short Cut Road (Twp.Rd.No.261):

14) Thence the following two (2) new courses through the lands of the *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*:

1) **S 25°21'30" W**, along a new line, leaving said Hamley Short Cut Road (Twp.Rd.No.261), **74.00 feet** to a point, and:

2) **S 62°31'21" W**, along another new line, **44.00 feet** to an iron pin w/cap set (IPCS) at the terminus of the first course in paragraph 5.1 (five point one) above:


15) Thence **N 00°36'59" E** back along the said first course in paragraph 5.1 (five point one) above, **93.38 feet** to point of beginning, passing through and iron pin w/cap set for reference at 67.80 feet, and containing **0.097 Acre**.


16) The above described **"9.356 Acre TRACT "B" & INGRESS-EGRESS EASEMENT"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc./CADD/Billing Job No. 0215-01*), with the field work being completed on 08 April 2016, the "Plat of Survey" (Exhibit "B") being last revised on 19 April 2016, and, the "Legal Description" (Exhibit "A") being completed on 19 April 2016.

17) The bearings used in the above description are based on the East line Section 18 as bearing: **S 04°52'30" W** and are only for the determination of relative angles.

18) Subject to all legal highways and easements.

19) All iron pins w/cap set (IPCS) 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".


Gerald W. Bayha, P.S. 6139



19 APRIL 2016
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
E-mail: jbayha@hughes.net



Plat Date: 04.13.16

Billing Job No: 0215-01
Calc. Job No: 0215-01

By: [Signature] Chk'd: [Signature]

Rev: 04.19.16

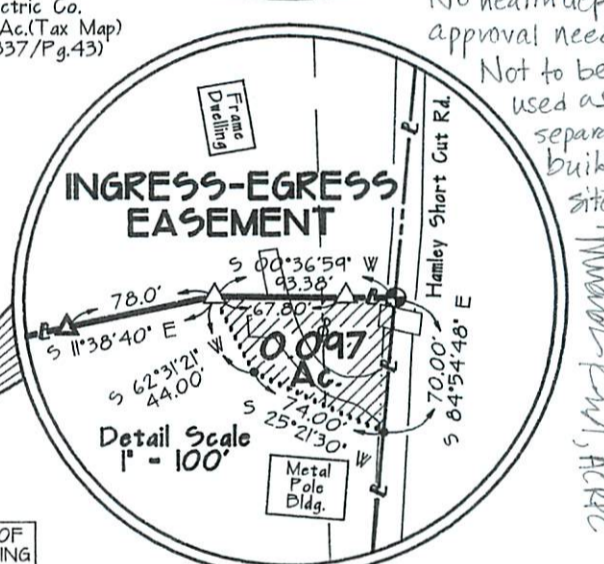
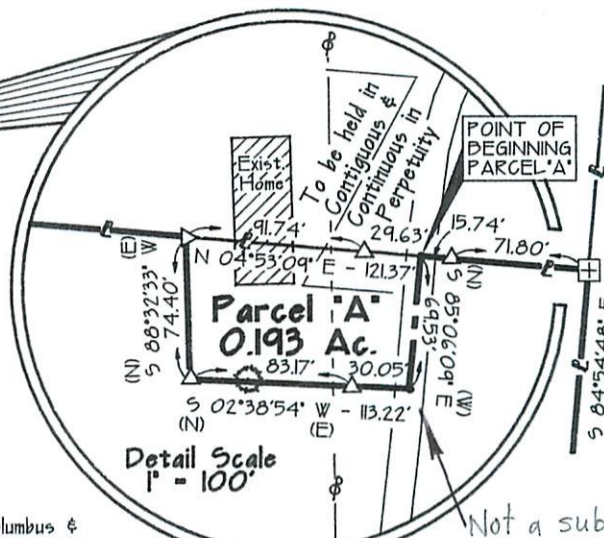
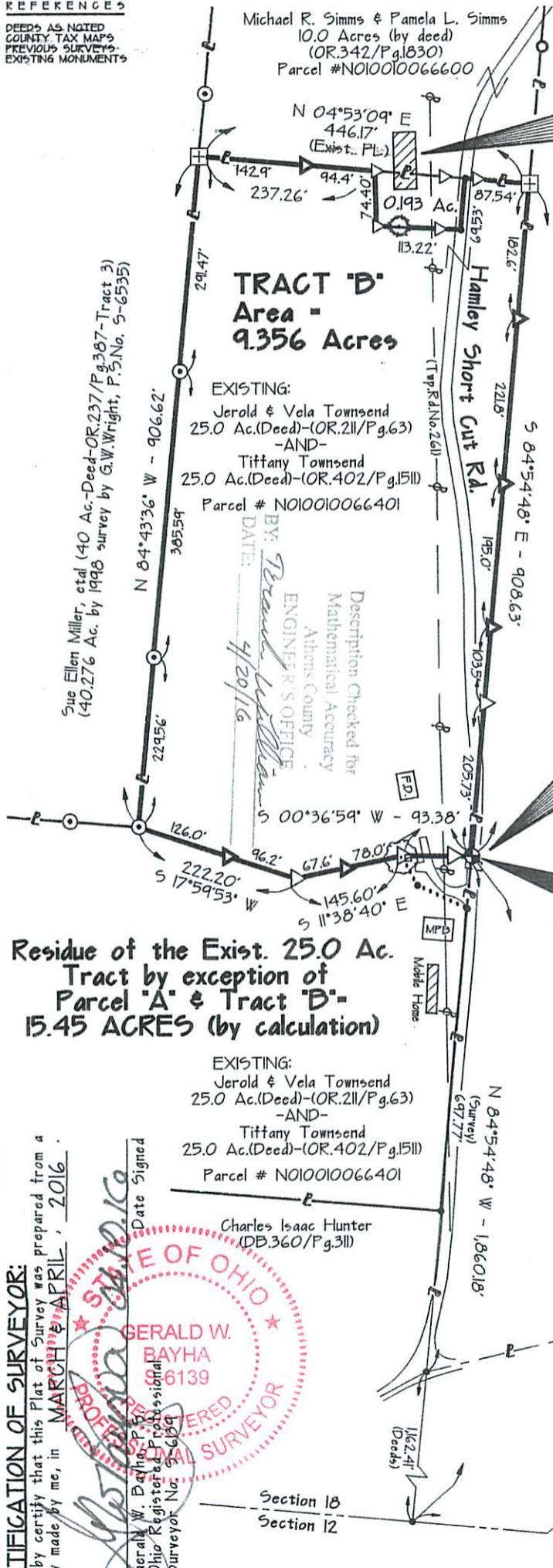
PLAT OF SURVEY

Being Part of Section 18,
Town-II-North, Range-15-West,
Waterloo Township,
Athens County,
State of Ohio,
U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



Columbus & Southern Ohio Electric Co.
32.26 Ac. (Tax Map)
(DB.337/Pg.43)

Not a subdivision
No health dept. approval needed.
Not to be used as a separate building site.
Maurice L. Miller, ACPRC

Residue of the Exist. 25.0 Ac. Tract by exception of Parcel 'A' & Tract 'B' - 15.45 ACRES (by calculation)

EXISTING:
Jerold & Vela Townsend
25.0 Ac. (Deed) - (OR.211/Pg.63)
-AND-
Tiffany Townsend
25.0 Ac. (Deed) - (OR.402/Pg.1511)
Parcel # NO10010066401

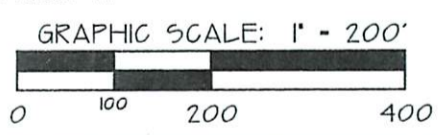
Charles Isaac Hunter
(DB.360/Pg.311)

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a survey made by me, in MARCH & APRIL, 2016.

By: [Signature] Date Signed: [Blank]
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS & ARE FOR DETERMINATION OF ANGLES ONLY, & ARE BASED ON THE EAST LINE OF SECTION 18, WATERLOO TWP., T-II-N, R-15-W, AS BEARING: S 04°52'30" W.



| LEGEND | |
|--------|---|
| △ | 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W.BAYHA - P.S.6139" |
| ○ | IRON PIPE FOUND |
| ● | IRON PIN FOUND |
| ● | POINT |
| ⊕ | "X" NOTCHED STONE FOUND |
| ⊕ | POWER POLE |
| — | PROPERTY LINE |
| △ | 3/4"x5" PVC SET |
| ⬡ | 3/4" HEX BAR FD. |

EXHIBIT 'B'