

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 21 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brent Williams
DATE: 4/20/16

Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.

Not a subdivision; no health dept.

By: Wanda K. ...

Date: 4/20/16

EXHIBIT "A"

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

**"0.193 Acre ADJOINING PROPERTY
OWNER TRANSFER PARCEL "A" which
is to be held in CONTIGUOUS and
CONTINUOUS Ownership in PERPETUITY"
with the adjoining 10.0 +/- Acre (by deed) (Auditor's Parcel No:
N010010066600) Tract owned by the Grantees herein, lying to
the WEST of the herein described 0.193 Acre.**

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, **2,768.81 feet** (by deeds) to a stone w/"x" notch found in the Grantors', *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)* existing Northwest property corner and the Grantees', *Michael R. Simms & Pamela L. Simms (OR.342/Pg.1830)* 10.0 +/- Acre (by deed) Tract existing Northeast property corner:

5) Thence **S 04°53'09" W** along the West property line of the said Grantors', *Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*: and the East property line of said Grantees', *Michael R. Simms & Pamela L. Simms (OR.342/Pg.1830)* 10.0 +/- Acre (by deed) Tract, **87.54 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 71.80 feet, said point also being the real

POINT OF BEGINNING of the **"0.193 Acre ADJOINING
PROPERTY OWNER TRANSFER PARCEL "A" which is to be held in
CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY" with the
adjoining 10.0 +/- Ac. (by deed) (Auditor's Parcel No: N010010066600) Tract
owned by the Grantees herein, lying to the WEST of the herein described 0.193
Acre;**

6) 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)*;

- 1) **S 85°06'09" E**, along a new line, following the said centerline of Hamley Short Cut Road (Twp.Rd.No.261), **69.53 feet** to a point:
- 2) **S 02°38'54" W**, along a new line, **113.22 feet** to an iron pin w/cap set (IPCS) passing through an iron pin w/cap set (IPCS) for reference at 30.05 feet, and:
- 3) **S 88°32'33" W**, along another new line, **74.40 feet** to an iron pin w/cap set in the existing *Grantors', Jerold & Vela Townsend (OR.211/Pg.63) -AND- Tiffany Townsend (OR.402/Pg.1511)*, West property line and the existing *Grantees', Michael R. Simms & Pamela L. Simms (OR.342/Pg.1830)*, East property line:

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 existing *Grantees', Michael R. Simms & Pamela L. Simms (OR.342/Pg.1830)*, East property line, **121.37 feet** to the **point of beginning**, passing through an iron pin w/cap set (IPCS) for reference at 91.74 feet, and, **containing 0.193 Acres.**


8) **NOTE:** The above described **"0.193 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL which is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY" with the adjoining 10.0 +/- Ac. (by deed) (Auditor's Parcel No: N010010066600) Tract owned by the Grantees herein, lying to the WEST of the herein described 0.193 Acre.**

9) 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.

10) Subject to all legal highways and easements.

11) 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 ".

12) The above described **"0.193 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL "A"** 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.


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

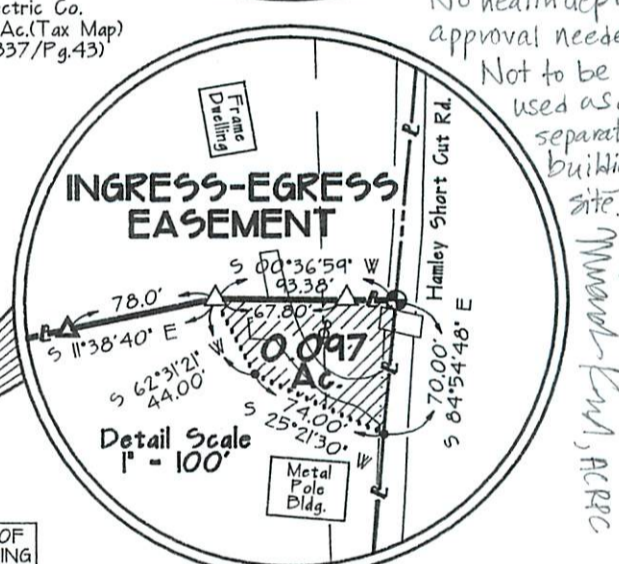
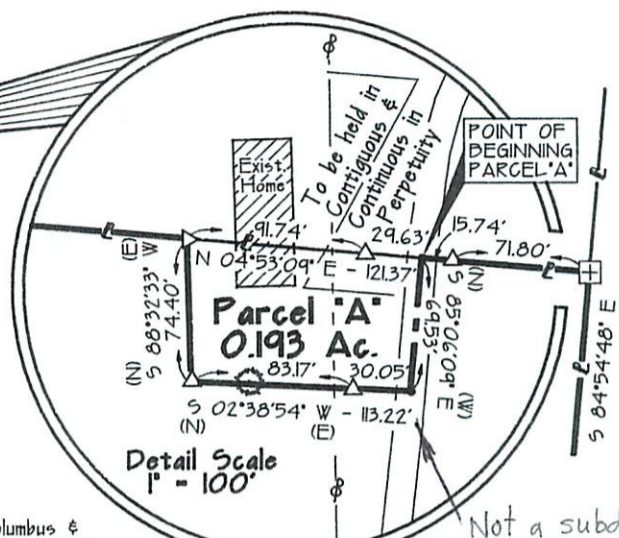
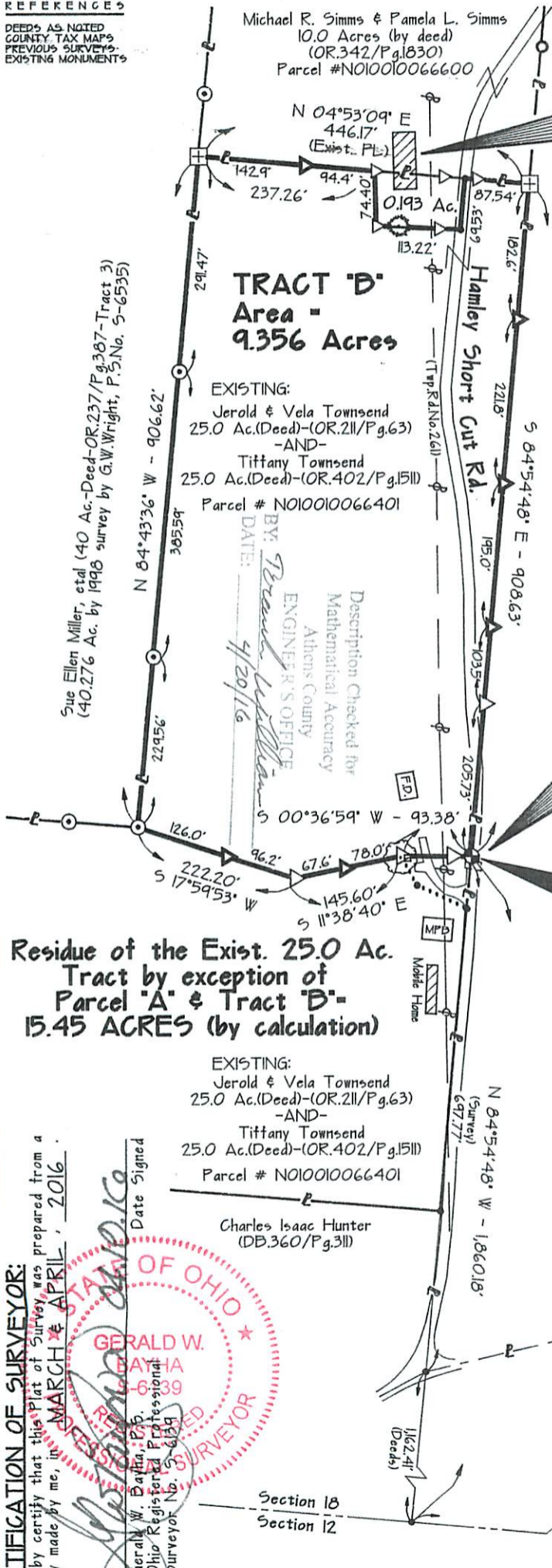
PLAT OF SURVEY

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.

Mward Km, APCPC

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)

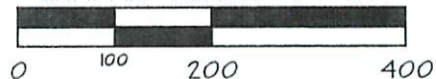
CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a
survey made by me, in MARCH & APRIL, 2016.

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.

GRAPHIC SCALE: 1" = 200'



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
- ⊕ — "X" NOTCHED STONE FOUND
- ⊕ — 3/4"x5" PVC SET
- ⬡ — 3/4" HEX BAR FD.
- — POINT
- ⊕ — POWER POLE
- ℙ — PROPERTY LINE

EXHIBIT 'B'