

# EXHIBIT "A"

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

**"0.144 Acre ADJOINING PROPERTY OWNER  
TRANSFER PARCEL"** which is to be held in  
CONTIGUOUS and CONTINUOUS Ownership in  
PERPETUITY with the adjoining :

1) A 1.093 Acre Parcel (Auditor's Parcel No: N010010056800) owned  
by the Grantees herein, David D. & Wanda Renee Matheny  
(OR.27/Pg.594), lying to the NORTHEAST of the herein described  
**"0.144 Acre Adjoining Property Owner Transfer Parcel"**

*-and-*

2) A 5.8445 Acre Tract (Auditor's Parcel No: N010010056603), which  
is currently being held in contiguous and continuous ownership with the  
above cited 1.093 Acre Parcel, said 5.8445 Acre Tract owned by the  
Grantees herein, David & Renee Matheny (OR.53/Pg.263), lying to the  
NORTHWEST of the herein described **"0.144 Acre Adjoining Property  
Owner Transfer Parcel"**

1) Being a **0.144 Acre Parcel** lying on the Southwest side of a 1.093 Acre Parcel owned by *David D. & Wanda Renee Matheny, the Grantees herein (OR.27/Pg.594)* (Auditor's Office Parcel No. *N010010056800*), also lying on the Southeast side of a 5.8445 Acre Tract also owned by *David & Renee Matheny, the Grantees herein (OR.53/Pg.263)* (Auditor's Office Parcel No. *N010010056603*). Said **"0.144 Acre Adjoining Property Owner Transfer Parcel"** is being taken out of a 11.0735 Acre Tract (Auditor's Office Parcel No. *N010010056605*) owned by *Teresa & Kenneth E. Keirns, the Grantors herein*, as recorded in Official Record 92 at Page 220 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Southwest one-quarter (SW-1/4) of Section 16, 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 Southeast corner of FR.17 (Section 22) and the Northeast corner of FR.18 (Section 22), said point also being on the West line of Section 16:

3) Thence **N 00°28'37" E** along the said West line of said Section 16 and the East line of FR.17 (Section 22), **378.78 feet** to an iron pin with a cap stamped "L.F.Swoyer - PS 6765" found in the Northwest property corner of the said 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*, said iron pin w/cap found also being in the Southwest property corner of said 5.8445 Acre Tract owned by *David & Renee Matheny, the Grantees herein (OR.53/Pg.263)* (Auditor's Office Parcel No. **N010010056603**):

4) Thence **N 49°07'32" E** along the Northwesterly property line of said 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*, and the Southeasterly property line of said 5.8445 Acre Tract owned by *David & Renee Matheny, the Grantees herein (OR.53/Pg.263)* (Auditor's Office Parcel No. **N010010056603**), **732.85 feet** to an iron pin with a cap set said iron pin w/cap set also being the real ***POINT OF BEGINNING*** of the said "**0.144 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL**":

5) Thence continuing **N 49°07'32" E** along the Northwesterly property line of said 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*, and the Southeasterly property line of said 5.8445 Acre Tract owned by *David & Renee Matheny, the Grantees herein (OR.53/Pg.263)* (Auditor's Office Parcel No. **N010010056603**), **38.23 feet** to an iron pin found in one of the Northwesterly property corners of said 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*, and the Southwest property corner of said 1.093 Acre Parcel owned by *David D. & Wanda Renee Matheny, the Grantees herein (OR.27/Pg.594)* (Auditor's Office Parcel No. **N010010056800**):

6) Thence **S 51°16'39" E** along the one of the Northwesterly property lines of said 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*, and the Southwest property line of said 1.093 Acre Parcel owned by *David D. & Wanda Renee Matheny, the Grantees herein (OR.27/Pg.594)* (Auditor's Office Parcel No. **N010010056800**), **140.03 feet** to an iron pin found in another of the Northwesterly property corners of said 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*, and the most Southerly property corner of said 1.093 Acre Parcel owned by *David D. & Wanda Renee Matheny, the Grantees herein (OR.27/Pg.594)* (Auditor's Office Parcel No. **N010010056800**):

7) Thence the following two (2) new courses through the lands of the said existing 11.0735 Acre Tract (Auditor's Office Parcel No. **N010010056605**) owned by *Teresa & Kenneth E. Keirns (OR.92/Pg.220), the Grantors herein*;

1) **S 49°49'00" W, 52.99 feet** to an iron pin w/cap set, and:

2) **N 45°16'06" W, 137.49 feet** to the **POINT OF**

**BEGINNING**, passing through an ***additional iron pin w/cap set*** at **49.85 feet** in the existing center line of an eight foot wide gravel driveway, said additional iron pin w/cap set also being at the **POINT OF BEGINNING** of a new **25.0' wide New INGRESS-EGRESS EASEMENT**, being fully described at the end of this description, and, **containing 0.144 Acres.**

8) ***NOTE:*** The above described "**0.144 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL**" is to be held in **CONTIGUOUS and CONTINUOUS** Ownership in **PERPETUITY** with the adjoining **1.093 Acre Parcel** (Auditor's Parcel No: N010010056800) owned by the Grantees herein, **David D. & Wanda Renee Matheny (OR.27/Pg.594)**, lying to the **NORTHEAST** of the herein described **0.144 Acre Parcel -and- a 5.8445 Acre Tract** (Auditor's Parcel No: D010010027600), which is currently being held in contiguous and continuous ownership with the above cited **1.093 Acre Parcel**, said **5.8445 Acre Tract** owned by the Grantees herein, **David & Renee Matheny (OR.53/Pg.263)**, lying to the **NORTHWEST** of the herein described **0.144 Acre Parcel**:

9) The bearings used in the description/s hereon are based on the West line of Section 16 as bearing: N 00°28'37" E and are ONLY for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the descriptions hereon are 5/8" x 30" iron pins with plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 ".

12) "**CENTERLINE OF A NEW 25.0' WIDE INGRESS-EGRESS EASEMENT**" for the benefit of the above cited **GRANTORS**, and their heirs or assigns, across the above described "**0.144 Acre Adjoining Property Owner Transfer Parcel**" -and- also crossing the above cited **1.093 Acre Parcel** (Auditor's Parcel No: N010010056800) owned by the **GRANTEES** herein, **David D. & Wanda Renee Matheny (OR.27/Pg.594)**,

13) **COMMENCING** at the **additional iron pin w/cap set** referred to in subparagraph two (2) in paragraph seven (7) in the above described "**0.144 Acre Adjoining Property Owner Transfer Parcel**"

14) Thence the following five (5) new courses through the above described "**0.144 Acre Adjoining Property Owner Transfer Parcel**" and the said 1.093 Acre Parcel owned by *David D. & Wanda Renee Matheny (OR.27/Pg.594)*, the **GRANTORS** of this **NEW 25.0' WIDE INGRESS-EGRESS EASEMENT**" (Auditor's Office Parcel No. N010010056800);

1) **N 48°54'31" E, 90.64 feet** to a point:

2) **N 51°11'35" E, 79.38 feet** to a point:

3) **N 54°45'27" E, 110.15 feet** to a point:

4) **N 61°01'18" E, 105.58 feet** to a point, and

5) **N 69°34'54" E, 34.59 feet** to the **POINT OF**

**TERMINATION** of the "**Centerline of this New 25.0' wide New INGRESS-EGRESS EASEMENT**" in the North property line of the said 1.093 Acre Parcel owned by *David D. & Wanda Renee Matheny (OR.27/Pg.594)*, the **GRANTORS** of this **NEW 25.0' WIDE**

INGRESS-EGRESS EASEMENT" (Auditor's Office Parcel No. N010010056800), said POINT OF TERMINATION also being in the West end of an existing "INGRESS-EGRESS R/W" as described in DB.324/Pg.261, OR.27/Pg.594 and OR.92/Pg.221 which provides Ingress-Egress to and from State Route 691, said POINT OF TERMINATION also bearing: S 00°02'18" W, 32.43 feet -FROM- a point in the Northeast property corner of said 1.093 Acre Parcel owned by David D. & Wanda Renee Matheny (OR.27/Pg.594), the GRANTORS of this NEW 25.0' WIDE INGRESS-EGRESS EASEMENT", said point being witnessed by an iron pin found that bears: N 25°00'02" W, 0.66 feet -FROM- said point in the Northeast property corner of said 1.093 Acre Parcel.

15) The above described "0.144 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL" -and- the "Centerline of the New 25.0' wide New INGRESS-EGRESS EASEMENT" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc. Job No. 0918-02 / CADD File No. 0918-02 / Billing Job No. 0918-02), with the field work being completed on 15 May 2019, the "Plat of Survey" (Exhibit "B") being last revised on 20 May 2019, and, the "Legal Description" (Exhibit "A") being completed on 20 May 2019.

  
Gerald W. Bayha, P.S. 6139  


20 May 2019  
Date Signed

- OK TO TRANSFER
- NOT A SUBDIVISION (TRANSFER BETWEEN ADJOINING OWNERS - NO BUILDING SITE INTENDED)
- HEALTH DEPT. APPROVAL NOT REQUIRED

*Bob Eichenberg for  
Jessie Powers, PLANNING DIRECTOR*

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

AUG 21 2019

Jill Thompson  
Athens County Auditor

**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: gbayha@frontier.com



Plat Date:  
05.20.19

CADD Job No:  
0918-02

BILLING Job No:  
0918-02

By: *GB* Chk'd: *GB*

Rev:

# PLAT OF SURVEY

Being Part of the SW-1/4 of  
Section 16, T-11-N, R-15-W,  
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  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
*By: [Signature]*  
DATE: 5/21/19

State Route 691

Alicia M. & Joshua L. Green  
(OR.398/Pg.1065)

Existing INGRESS-  
EGRESS R/W as  
per: DB.324/261,  
OR.27/Pg.594 &  
OR.92/Pg.221.

Helen & Richard Young  
(OR.54/Pg.15)

Teresa & Kenneth E. Keirns (OR.92/Pg.220)

Auditor's Parcel No: N010010056605

**CENTERLINE OF 25.0' WIDE  
INGRESS-EGRESS EASEMENT**

Line No.	Bearing	Distance
A	N 48°54'31" E	90.64'
B	N 51°11'35" E	79.38'
C	N 54°45'27" E	110.15'
D	N 61°01'18" E	105.58'
E	N 69°34'54" E	34.59'

**0.144 Acre  
Adjoining  
Property Owner  
Transfer Parcel**

David D. & Wanda  
Renee Matheny  
(OR.27/Pg.594)

1.093 Acres  
(Including Existing  
INGRESS-EGRESS  
R/W)

Auditor's Parcel No:  
N010010056600

David & Renee Matheny  
(OR.53/Pg.263)

5.8445 Acres  
(To be held contiguously  
with the 1.093 Acre Parcel)

Auditor's Parcel No:  
N010010056603

Teresa & Kenneth E.  
Keirns (OR.92/Pg.220)

11.0735 Acres  
Auditor's Parcel No:  
N010010056605

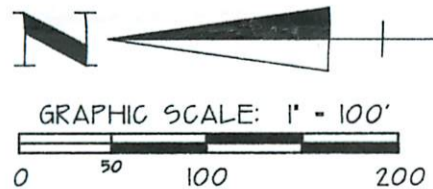
**CERTIFICATION OF SURVEYOR**

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in  
Date Signed: 30 May 2019

By: *[Signature]*  
GERALD W. BAYHA  
S-6139  
REGISTERED  
Ohio Registered Professional  
Surveyor No. 5-6139

FIELD WORK COMPLETED ON: 15 May 2019

**NOTE:**  
BEARINGS DERIVED FROM PREVIOUS  
SURVEYS AND ARE FOR DETERMINA-  
TION OF ANGLES ONLY, AND, ARE  
BASED ON THE WEST LINE OF SEC-  
TION 16 AS BEARING: N 00°28'37" E.



**LEGEND**

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊕ — MAGNAIL SET
- ▲ — 5" x 3/4" D - Sched.40 White PVC Post SET
- — Iron Pin Found
- — POINT
- ⊙ — Iron Pipe Found
- — Iron Bolt Found
- — Stone Found

