

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

DEC 21 2022

Jill Thompson
Athens County Auditor

EXHIBIT "A"

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

"3.488 ACRE (Existing Auditor's Parcel No: P010010068000-
Inaccurately Listed as 0.5 Ac.) – and – (Reverted Railroad R/W by
Affidavit without an Auditor's Parcel No.) **COMBINED**
RETRACEMENT SURVEY" of a combined EXISTING
parcel owned by the Grantees herein, Carl L. & Jennifer L. Moore
(OR.503/Pg.774 & Affidavit in OR.557/Pg.1650), which heretofore has
been inaccurately & inadequately described.

1) Being an **EXISTING "3.488 Acre Parcel Combined Retracement Survey"**
owned by *Carl L. & Jennifer L. Moore, the Grantees herein (OR.503/Pg.774 & Affidavit in OR.557/Pg.1650)* in the
Athens County Recorder's Office. Said **"3.488 Acre Parcel Combined Retracement**
Survey" is situate in River Lots 629, 630 & 631 (Section 10), Town-12-North, Range-15-West, York
Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap set in the North line of River Lot 631 (Section 10), the
South line of the SE.1/4 of Section 11, the South property line of property owned by Harold H. Talbert, Jr.
(OR.335/Pg.211 & H.V.R.Co. R/W Relinquishment in OR.553/Pg.951), the CENTERLINE of what was formerly
the R/W of Hocking Valley Railway Company, now the H.V.R.Co's current East property line (DB.310/Pg.45), and,
the *Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650)* Northwest property corner, said
iron pin w/cap set bearing S 86°15'19" E, 1,249.63 feet FROM a cross-notched stone found at the SW corner of the
SE.1/4 of Section 11, said iron pin w/cap set also being the real **POINT OF**
BEGINNING of the said **"3.488 Acre Parcel Combined Retracement**
Survey":

3) Thence **S 86° 15'19" E** along the *Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in*
OR.557/Pg.1650) North property line, the said North line of River Lot 631 (Section 10), the said South line of the
SE.1/4 of Section 11, and, the South property line of said H.H.Talbert, Jr. (OR.335/Pg.211 & H.V.R.Co. R/W
Relinquishment in OR.553/Pg.951, **116.00 feet** to a point in Monday Creek, said point being in the *Grantor's*
(C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Northeast property corner, and also being in
the Northwest property corner of property owned by the United States of America (DB.160/Pg.321), passing
through a 3/4" I.D. x 5' Long White Sched.40 PVC Pipe set at 20.0 feet, and an iron pin w/cap stamped "Seymour &
Assoc." found at 63.97:

4) Thence the following two (2) courses along the Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Northeasterly property lines, the Westerly property lines of said U.S.A. (DB.160/Pg.321) and also staying within said Monday Creek;

1) **S 35°32'55" E, 408.33 feet** to a point, and;

2) **S 33°07'48" E, 639.42 feet** to a point in the Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Southeasterly property corner and one of the Southwesterly property corners of said U.S.A. (DB.160/Pg.321):

5) Thence **S 65°28'20" W** along the Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Southeasterly property line and another of the Westerly property lines of said U.S.A. (DB.160/Pg.321), **312.50 feet** to an iron pin found in the Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Southwesterly property corner and another of the said Southwesterly property corners of said U.S.A. (DB.160/Pg.321), said iron pin found also being in the CENTERLINE of what was formerly the R/W of Hocking Valley Railway Company, now the H.V.R.Co's current East property line (DB.310/Pg.45), passing through an iron pin with cap set at 44.00 feet, a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 123.4 feet, and, an iron pin w/cap stamped "Seymour & Assoc." found at 256.97 feet:

6) Thence along the Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Westerly property line, the CENTERLINE of what was formerly the R/W of Hocking Valley Railway Company, now the H.V.R.Co's current East property line (DB.310/Pg.45), going along and with the arc of a **Non-tangent CURVE to the Left** having a **Length of Curve (Lc)** of **746.46 feet** to an iron pin w/cap set at the P.T. of said curve, said curve having a **Central Angle (Delta)** of **36°41'23"**, a **RADIUS** of **1,165.70 feet**, the **LONG CHORD** of said curve bearing **N 16°30'09" W, 733.78 feet** to said iron pin w/cap set at said P.T., also, passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at Length of Curve (Lc) distances of 124.4 feet, 248.8 feet, 373.2 feet, 497.6 feet and 622.0 feet:

7) Thence **N 34°50'51" W** continuing along the Grantor's (C.L. & J.L. Moore - OR.503/Pg.774 & Affidavit in OR.557/Pg.1650) Westerly property line, the CENTERLINE of what was formerly the R/W of Hocking Valley Railway Company, now the H.V.R.Co's current East property line (DB.310/Pg.45), **367.32 feet** to the **POINT OF BEGINNING**, passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 122.4 feet and 244.8 feet, and, **containing 3.488 Acres** by this Survey.

8) The bearings used in the description/s hereon are based on the North line of River Lot 631 (Section 10) as bearing S 86°15'19" E, and are only for the determination of relative angles.

9) Subject to all legal highways and easements.

10) 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".

11) The above described **"3.488 Acre Parcel Combined Retracement Survey"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc. & CADD Job No. 0919-03 / Billing Job No. 0919-03), with the field work being completed on 24 June 2020, the "Plat of Survey" (Exhibit "B") being last revised on 19 July 2020, and, the "Legal Description" (Exhibit "A") being last revised on 19 July 2020.


Gerald W. Bayha, P.S. 6139

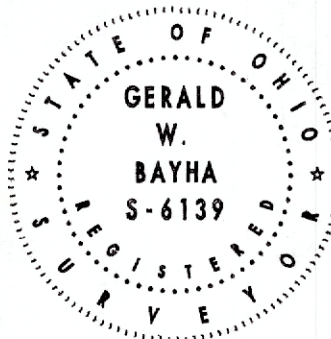


19 July 2020
Date Signed

Gerald W. Bayha, P.S.

Registered Professional
Surveyor No. S-6139

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Athens, OH 45701-9557
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E-mail: gbayha@frontier.com



Plat Date:
07.19.20

CADD Job No:
0919-03

BILLING Job No:
0919-03

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Being Part of River Lots
629, 630 & 631 (Section 10)
T.12.N, R.15.W, York Township,
Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 7/20/20

CERTIFICATION OF SURVEYOR:

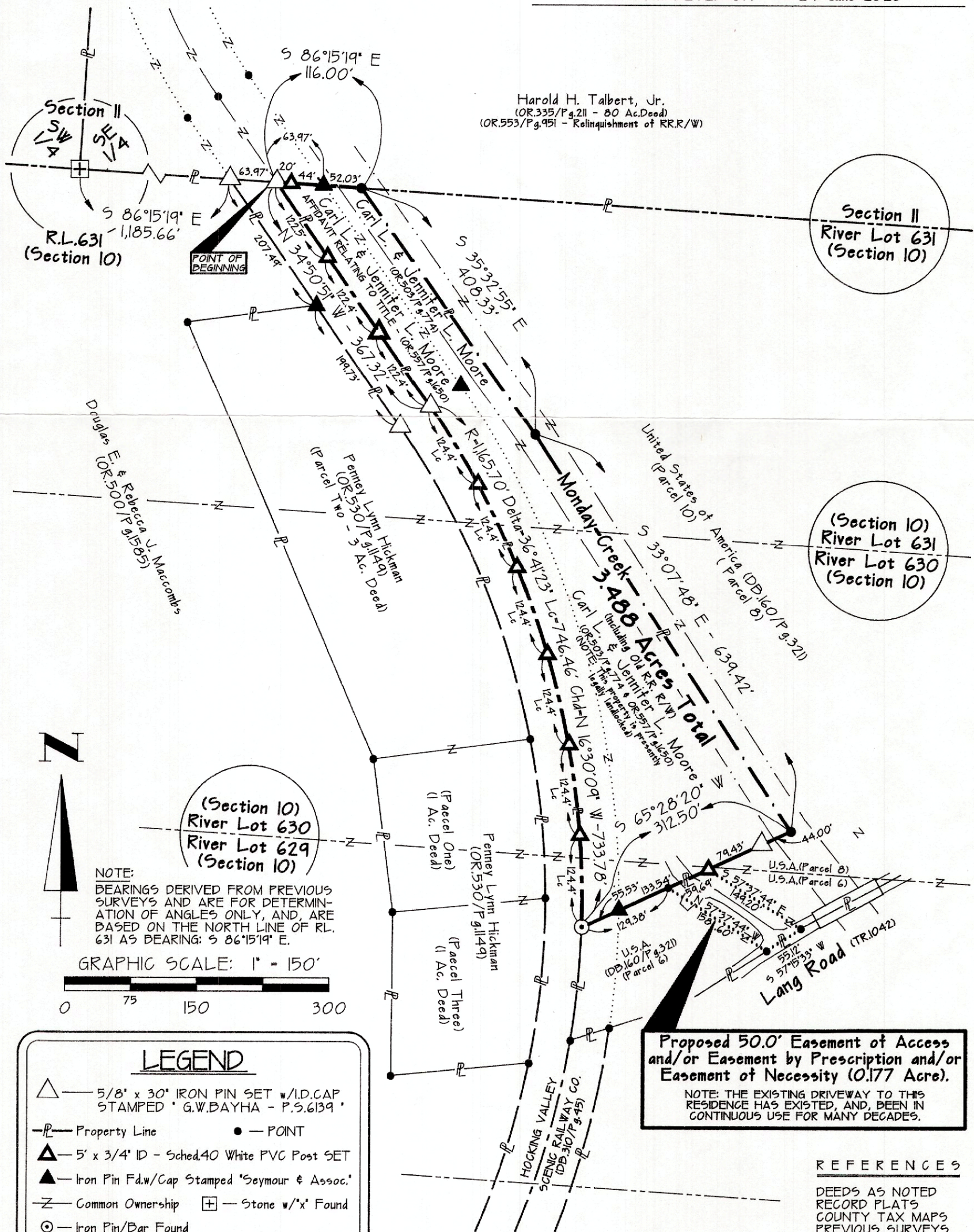
I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in June 2020

By: *[Signature]* Gerald W. Bayha, P.S.
Ohio Registered Professional
Surveyor No. S-6139

18 July 2020

Date Signed

FIELD WORK COMPLETED ON: 24 June 2020



NOTE:
BEARINGS DERIVED FROM PREVIOUS
SURVEYS AND ARE FOR DETERMINATION
OF ANGLES ONLY, AND, ARE
BASED ON THE NORTH LINE OF RL
631 AS BEARING: S 86°15'19" E.

GRAPHIC SCALE: 1" = 150'
0 75 150 300

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- P— Property Line • — POINT
- ▲ — 5" x 3/4" ID - Sched.40 White PVC Post SET
- ▲ — Iron Pin F.d.w/Cap Stamped "Seymour & Assoc."
- Z- Common Ownership ⊕ — Stone w/"x" Found
- — Iron Pin/Bar Found

Proposed 50.0' Easement of Access and/or Easement by Prescription and/or Easement of Necessity (0.177 Acre).

NOTE: THE EXISTING DRIVEWAY TO THIS RESIDENCE HAS EXISTED, AND, BEEN IN CONTINUOUS USE FOR MANY DECADES.

REFERENCES

- DEEDS AS NOTED
- RECORD PLATS
- COUNTY TAX MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS