

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brenda Whitten  
DATE: 11/25/19

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brenda Whitten  
DATE: 11/12/19

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

NOV 25 2019

Jill Thompson  
Athens County Auditor

# EXHIBIT "A"

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

**"3.679 Acre (Existing Auditor's Parcel No: B010010019100-3.672  
Ac.) ADJOINING PROPERTY OWNER TRANSFER  
PARCEL" which is now to be held in  
CONTIGUOUS and CONTINUOUS Ownership in  
PERPETUITY with the adjoining combined 11.421 Acres (by my  
current retracement survey / deed combined total of the two tracts =  
11.429 Acres) (Auditor's Parcels No: B010010019101-5.685 Ac. &  
B010010019102-5.744 Ac.) owned by the Grantee's herein, Fred K. &  
Anne W. Drogula (OR.545/Pg.1072), lying NORTH & EAST of the  
herein described "3.679 Acre Adjoining Property Owner Transfer  
Parcel" which is being REUNIFIED with the adjoining Auditor's Parcel  
B010010019102 (Deed = 5.744 Ac.), said 5.744 acre tract originally  
included the herein described 3.679 Acre ADJOINING PROPERTY  
OWNER TRANSFER PARCEL.**

1) Being an **EXISTING 3.679 Acre Parcel** by my retracement survey (Auditor's Parcel No. B010010019100 – 3.672 Ac.) lying South of a combined 11.421 Acre Tract (by my current retracement survey) owned by Fred K. & Anne W. Drogula, the Grantee's herein (OR.545/Pg.1072) (Auditor's Office Parcels No. B010010019101 & B010010019102). Said "**3.679 Acre Adjoining Property Owner Transfer Parcel**" is an existing parcel, Auditor's Office Parcel No. B010010019100 owned by John D. & Tracy M. Hansen, the Grantor's herein, as recorded in OR.454/Pg.575 in the Athens County Recorder's Office, Athens County, OH, and, being situate in FL/L's 6 & 7 (Section 6), Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

- 2) **COMMENCING** at stone (by surveys & deeds) in the Southeast corner of FL/LL 6 (Section 6):
- 3) Thence **N 00°27'33" W** along the calculated East line of FF/LL.6 (Section 6), **2,552.16 feet** to an iron pin found in the Northeast property corner of the said Auditor's Parcel No. B010010018907 owned by John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel One), and, the Southeasterly property corner of Auditor's Office Parcel No. B010010019102 owned by Fred K. & Anne W. Drogula, the Grantee's herein, (OR.545/Pg.1072-Parcel 2);
- 4) Thence the following two (2) courses along Northerly property lines of said Auditor's Parcel No. B010010018907 owned by John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel One), and,

Southerly property lines of Auditor's Office Parcel No. **B010010019102** owned by *Fred K. & Anne W. Drogula, the Grantee's herein, (OR.545/Pg.1072-Parcel 2;*

- 1) Thence **S 88°26'36" W, 604.68 feet** to an iron pin w/cap set in a ravine, and:
- 2) Thence **S 55°00'03" W, 213.39 feet** to an iron pin w/cap found stamped "Swoyer-PS6765, said iron pin w/cap found also being the real **POINT OF BEGINNING** of the said existing Auditor's Parcel No. **B010010019100, "3.679 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL":**

5) Thence **S 86°52'47" W** along a Northerly line of said Auditor's Parcel No. **B010010018907** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel One)*, and, a Southerly line of Auditor's Office Parcel No. **B010010019100** also owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*, **404.31feet** to an iron pin w/cap found stamped "Swoyer-PS6765, passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 45.3 feet and 231.4 feet:

6) Thence **N 75°53'18" W** continuing along another Northerly line of said Auditor's Parcel No. **B010010018907** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel One)*, and, a another Southerly line of Auditor's Office Parcel No. **B010010019100** also owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*, **176.78 feet** to an iron pin w/cap found stamped "Swoyer-PS6765, passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 76.3 feet:

7) Thence **N 81°34'15" W** continuing along another Northerly line of said Auditor's Parcel No. **B010010018907** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel One)*, and, a another Southerly line of Auditor's Office Parcel No. **B010010019100** also owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*, **93.29 feet** to a point in the center of Pleasant Hill Road (Ath.Co.Rd.No.21), said point also being: 1) In the Northwesterly property corner of said Auditor's Parcel No. **B010010018907** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel One)*: 2) In the Southwest property corner of Auditor's Office Parcel No. **B010010019100** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*, and, 3) Also being in one of the Easterly property lines of a parcel owned by *Kevin E. & Lisa S. Dael (OR.341/Pg.908)*, passing through a 2" long MagNail set for reference in the Northerly side of the driveway apron to 5466 Pleasant Hill Road at 60.20 feet:

8) Thence the following four (4) courses along the said center of Pleasant Hill Road (Ath.Co.Rd.No.21), Westerly property lines of Auditor's Office Parcel No. **B010010019100** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*, and Easterly property lines of said parcel owned by *Kevin E. & Lisa S. Dael (OR.341/Pg.908)*, passing on to Easterly property lines of land owned by *John Stephen Caul, etal (OR.501/Pg.2451;*

- 1) Thence **N 39°56'04" E, 7.60 feet** to a point:
- 2) Thence **N 14°40'00" E, 152.56 feet** to a point:
- 3) Thence **N 37°17'54" W, 82.18 feet** to a point, and:

4) Thence **N 55°25'53" W, 16.50 feet** to a point in the Northwest property corner of Auditor's Office Parcel No. **B010010019100** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*, and the Southwest property corner of Auditor's Office Parcel No. **B010010019102** owned by *Fred K. & Anne W. Drogula, the Grantee's herein, (OR.545/Pg.1072 - Parcel 2 - 5.744 Ac.);*

9) Thence the following three (3) courses along the Southwesterly property lines of Auditor's Office Parcel No. **B010010019102** owned by *Fred K. & Anne W. Drogula, the Grantee's herein, (OR.545/Pg.1072 - Parcel 2 -*

5.744 Ac.), and the North and East property lines Auditor's Office Parcel No. **B010010019100** owned by *John D. & Tracy M. Hansen, the Grantor's herein (OR.454/Pg.575-Parcel Two)*;

- 1) Thence **N 47°12'32" E, 23.76 feet** to an iron pin w/cap found stamped "Swoyer-PS6765:
- 2) Thence **N 87°19'36" E, 451.85 feet** to an iron pin w/cap found stamped "Swoyer-PS6765, passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 96.8 feet, 162.6 feet, 204.8 feet and 318.1 feet, and:
- 3) Thence **S 36°03'23" E, 371.26 feet** to the **POINT OF BEGINNING**, passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 215.5 feet, and, **containing 3.679 Acres** by this retracement survey (3.672 Acres by deed) .

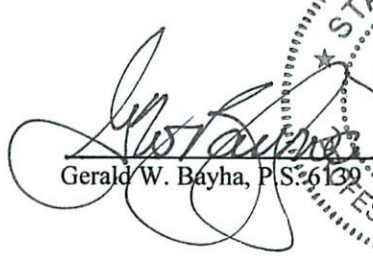
10) **NOTE: This 3.679 Acre (Existing Auditor's Parcel No: B010010019100-3.672 Ac.) ADJOINING PROPERTY OWNER TRANSFER PARCEL" which is now to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY with the adjoining combined 11.421 Acres (by my current retracement survey / deed combined total of the two tracts = 11.429 Acres) (Auditor's Parcels No: B010010019101-5.685 Ac. & B010010019102-5.744 Ac.) owned by the Grantee's herein, Fred K. & Anne W. Drogula (OR.545/Pg.1072), lying NORTH & EAST of the herein described "3.679 Acre Adjoining Property Owner Transfer Parcel" which is being REUNIFIED with the adjoining Auditor's Parcel B010010019102 (Deed = 5.744 Ac.), said 5.744 acre tract originally included the herein described 3.679 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL.**

11) The bearings used in the description/s hereon are based on the calculated East line of FL/LL.6 (Section 6) as bearing: N 00°27'33" W and are ONLY for the determination of relative angles.

12) Subject to all legal highways and easements.

13) 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 ".

14) The above described **"3.679 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 0618-02 / Billing Job No. 0919-01*), with the field work being completed on 03 February 2019 & 28 October 2019, the "Plat of Survey" (Exhibit "B") being last revised on 11 November 2019, and, the "Legal Description" (Exhibit "A") being last revised on 11 November 2019.

  
Gerald W. Bayha, P.S. 6139

STATE OF OHIO  
GERALD W. BAYHA  
S-6139  
REGISTERED PROFESSIONAL SURVEYOR

STATE OF OHIO  
GERALD W. BAYHA  
11 NOVEMBER 2019  
Date Signed  
REGISTERED PROFESSIONAL SURVEYOR

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



Orig./Plat Date: 02.05.19  
CADD Job No: 0618-02  
Billing Job No: 0618-02/0914-01  
By: GB  
Chk'd: GB  
Rev: 11.11.19

**PLAT OF SURVEY**  
Being Part of FL/LL 6 & 7,  
(Sects. 6 & 12), T-8-N, R-14-W,  
Alexander 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**  
Of 3.679 Acre Survey

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert Allen*  
DATE: 11/12/19

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

NOV 25 2019

Jill Thompson  
Athens County Auditor

Robert Scott Allen, Jr.  
(DB.370/Pg.575, DB.376/Pg.785 & DB.376/ pg.947)

**CO. ENGINEER APPROVAL**  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Allen*  
DATE: 11/25/19

**CERTIFICATION OF SURVEYOR:**

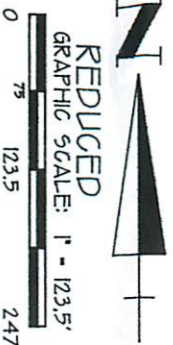
I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in July 2018/Jan./Feb./Oct.2019

By: *Gerald W. Bayha* 10 November 2019  
Date Signed  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139

FIELD WORK COMPLETED ON: 03 Feb.2019 & 28 Oct.2019



NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF FL/LL & AS BEARING N 00°27'33" W.



**COPY REDUCED**

- LEGEND**
- 5/8" x 30" IRON PIN SET w/D/CAP STAMPED - G.W.BAYHA - F-5,6139
  - MAGNAIL SET
  - 5" x 3/4" D - Sched.40 White PVC Post SET
  - Iron Pin Flag/Cap Stamped SWOVER-F-5,6139
  - Iron Pin Found
  - 1/2" Iron Bar Found

