

PROPOSED DEED FOR 15.03 ACRES TO BE SOLD BY MARTHA M. BAYHA TO  
HERMON GENE AND BARBARA L. HOWARD, BOX 273, NEW MARSHFIELD, OHIO, 45766  
45766

Situated in the Township of Alexander and the County of Athens  
and State of Ohio, to-wit:

FIRST TRACT: Beginning at the Northwest corner of a lot now owned by Sheldon Parker, near Pleasanton; thence running South along the line of lands now owned by Sheldon Parker and George Martin, 11 chains and 36 links; thence East 5 chains and 14 links; thence South 10 chains and 60 links; thence West 10 chains and 8 links; thence North to the Coolville and Jackson Road; thence in a Northeasterly course along said road to the place of beginning, containing 16 acres of land, being part of Lots No. 52 and 56, in Sections No. 9 and 10, Town 8, and Range 14, of the Ohio Company's Purchase.

SECOND TRACT (Fourth Tract of 341/181): The following described premises, situated in the Township of Alexander, County of Athens and State of Ohio, and bounded as follows, viz:

Beginning at a point on the West line of Lease Lot No. 5 (Prudens #14), Section #3, Alexander Township, which is North 11.61 chains from the Southwest corner thereof; thence East 1.50 chains; thence North 84 links; thence South 76½ degrees East, 3.97 chains to the lot leading from Pleasanton to Chase; thence along said lot Northerly to the Southeast corner of Lot No. 19; thence West 3.25 chains to the West line of said Lot No. 5; thence South along West line 9.94 chains to the place of beginning containing 5.22 acres, more or less. Being a part of the same property as was conveyed by Ohio University to Emma J. Bolin by deed dated the 29th day of June, 1920, and recorded in Volume 145, Page 536, of the Deed Records of Athens County, Ohio.

THIRD TRACT (Fifth Tract of 341/181): Lot 7 in the Village of Pleasanton, in Alexander Township, Athens County, Ohio, containing 1.53 acres more or less.

EXCEPTING FROM THE ABOVE DESCRIBED FIRST AND SECOND TRACTS, the following described real estate:

Situate in Farm Lots 3 and 5, Sections 9 and 3, Town 8, Range 14, Alexander Township, Athens County, State of Ohio, and being more particularly described as follows:

Commencing at a stone in the Southeast corner of Farm Lot 3 (Section 9); thence N 03°56'00" E along the East line of Farm Lot 3 (Section 9), 1,321.00 feet to an iron pin found in the Grantor's Southeasterly corner of a 16.0 acre tract owned by Gerald W. and Martha M. Bayha as Tract 1 and recorded in Deed Book 330, Page 775 in the Athens County Recorder's Office, Athens County, Ohio, said iron pin found also being the real point of beginning of the parcel herein described:

Thence N 85°39'00" W along the Grantor's Southerly line of said 16.0 acre Tract 1, 57.00 feet to an iron pipe set; thence N 03°56'00" E along a random line that is parallel to the East line of said Farm Lot 3 (Section 9), 338.85 feet to an iron pipe set; thence S 88°00'45" E along a random line, 449.86 feet to a railroad spike set in the existing center-line of Athens County Road No. 21 and the Grantor's Easterly line of a 5.22 acre tract owned by said Grantors as Tract IV and recorded in said Deed Book 330, Page 775 in said Recorder's Office, passing through an iron pipe set at 57.03 feet in the Easterly line of said 16.0 acre Tract 1 and Farm Lot 3 (Section 9) and the Westerly line of said 5.22 acre Tract IV and Farm Lot 5 (Section 3), and another iron pipe set at 429.86 feet;

thence S 05°13'15" W along said Athens County Road No. 21 and the Grantor's Easterly line of said 5.22 acre Tract IV, 105.21 feet to a railroad spike set; thence S 10°58'27" W along the preceding described course, 100.00 feet to a railroad spike set; thence S 15°04'12" W along the preceding course, 101.53 feet to a point in the Grantor's Southeastern corner of said 5.22 acre Tract IV; thence N 81°34'00" W along a Southerly line of the said Grantor's 5.22 acre Tract IV, 260.50 feet to an iron pin found at a Southerly corner of said Grantor's 5.22 acre Tract IV; thence S 03°11'00" W along another Southerly line of said Grantor's 5.22 acre Tract IV, 26.50 feet to an iron pin found at another Southerly corner of said Grantor's 5.22 acre Tract IV; thence N 86°19'00" W along another Southerly line of said Grantor's 5.22 acre Tract IV, 99.00 feet to a stone found in the Southwesterly corner of said Grantor's 5.22 acre Tract IV, the West line of said Farm Lot 5 (Section 3), the East line of said 16.0 acre Tract 1 and the East line of said Farm Lot 3 (Section 9); thence S 03°56'00" W along the said East line of a 16.0 acre Tract 1, the East line of Farm Lot 3 (Section 9), the West line of Farm Lot 5 (Section 3) and the Grantor's Easterly line of Tract 1, 44.00 feet to the point of beginning and containing a total of 3.0003 acres, of which, 0.4449 acre comes out of said 16.0 acre Tract 1, Farm Lot 3 (Section 9) and 2.5554 acres comes out of said 5.22 acre Tract IV, Farm Lot 5 (Section 3).

Further, the Grantees, their heirs and/or assigns, agree with the Grantors that they will erect a new woven wire with barbed wire fence firmly stretched and attached to locusts posts or better between said Grantees and Grantors on the North line (449.86 feet) and the West line (338.85 feet) of the above described 3.0003 acre tract by 1 March 1977, entirely at the Grantees' expense. Upon erection of said fence, the Grantors agree to maintain said fence along with the Grantees in a customary manner.

Subject to all legal highways, easements and rights of way of record. Grantor claims title for the above described parcel by Deed Book 330, Page 775 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed on 5 March 1976, by Gerald W. Bayha, Registered Professional Surveyor No. S-6139.

Said EXCEPTED tract being conveyed by the Grantors to Clyde D. and Phyllis I. Pratt, husband and wife and David K. and Annette L. Pratt, husband and wife, by warranty deed executed March 11, 1976, and recorded in Volume 334, Page 89, Athens County Deed Records.

FURTHER EXCEPTING FROM THE ABOVE DESCRIBED FIRST TRACT, the following described real estate to be retained by the Grantor herein:

Situate in Farm Lot 3 and Farm Lot 4 (Sections 9 and 10), Town 8, Range 14, Alexander Township, Athens County, Ohio and being more particularly described as follows:

Commencing at a cross-notched stone found in the Grantor's Southwest corner of a 16.0 acre tract owned by the Grantor herein as Tract 1 and recorded in Deed Book 341, Page 181 in the Athens County Recorder's Office, Athens County, Ohio, said cross-notched stone bearing N 89°28'45" E, 1,846.36 feet and S 01°03'26" W, 1,328.60 feet FROM an iron pin found in the Northwest corner of said Farm Lot 3 (Section 9); thence N 01°03'26" E along the Grantor's West line of said 16.0 acre Tract 1, 777.29 feet to a point, said point being witnessed by a 5/8" iron bar set that bears N 88°18'01" W, 3.03 feet FROM said point, said point also being the real point of beginning of the parcel herein described:

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Thence continuing N 01°03'26" E along said Grantor's West line of said 16.0 acre Tract 1, 612.81 feet to a point in the Northwest corner of said Grantor's 16.0 acre Tract 1, said point also being in the centerline of Athens County Road No. 16, said point being witnessed by a P.K. nail set that bears S 85°33'16" W, 1.08 feet FROM said point, passing through the North line of Farm Lot 3 (Section 9) and the South line of Farm Lot 4 (Section 10) at 551.31 feet; thence the following courses and distances along the said centerline of Athens County Road No. 16 and the Northerly lines of said Grantor's 16.0 acre Tract 1:

N 85°33'16" E, 192.36 feet to a P.K. nail set;

N 83°26'26" E, 68.61 feet to a P.K. nail set;

N 78°40'16" E, 81.47 feet to a P.K. nail set in the Northeast

corner of said Grantor's 16.0 acre Tract 1; thence S 01°44'58" W along the East line of said Grantor's 16.0 acre Tract 1, 579.44 feet to a fence post corner in said line, passing through the South line of Farm Lot 4 (Section 10) and the North line of Farm Lot 3 (Section 9) at 97.21 feet; thence the following two courses and distances along a random lines that follow along and with an existing new woven wire with barbed wire fence constructed by the Grantor herein:

S 64°07'52" W, 177.50 feet to a 5/8" iron bar set at an angle point in said fence;

N 88°18'01" W, 173.81 feet to the point of beginning and containing a total of 4.7184 acres, of which 4.1347 acres lies in Farm Lot 3 (Section 9), and 0.5837 acre lies in Farm Lot 4 (Section 10).

The entire 4.7184 acre parcel above described comes out of the herein above described FIRST TRACT.

Subject to all legal highways and easements of record.

Grantor claims title for the above described parcel by Deed Book 341, Page 181 in the Athens County Recorder's Office, Athens County, Ohio. Description for the above described parcel is based on a survey completed on 29 July 1985, by Gerald W. Bayha, Registered Professional Surveyor No. S-6139.

The herein described FIRST TRACT, after deducting the above described two exceptions, contains 10.84 acres, *MORE OR LESS*.

The herein described SECOND TRACT (Fourth Tract of 341/181), after deducting the appropriate part of the first exception herein, contains 2.66 acres, *MORE OR LESS*.

The herein described THIRD TRACT (Fifth Tract of 341/181), contains 1.53 acres, with no exceptions, *MORE OR LESS*.

It is therefore the intent of the Grantor herein, to transfer a total of 15.03 acres, more or less, to the Grantees herein after deducting said exceptions.

Description checked for

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE.

By: *Robert Eichenberg*

DATE: 7-29-85

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KERMIT HANING et al (223/200)

MARTHA M. BAYHA (34/181)  
(2<sup>ND</sup> TRACT) (0.62 Ac.)  
(3<sup>RD</sup> TRACT) (0.65 Ac.)

LADIA A. SHEALY (350/213)

**ATHENS CO. RD. No. 16**  
(17' T&E CHIP)  
(600' R/W)

(SECTION 10)



(SECTION 9)

P.K. NAIL SET THAT BEARS  
S85°35'16"W-108'  
FROM TRUE CORNER

G150  
NOV 03 26'E

N85°33'16"E  
192.36'

1.27 AC.  
(DEEDS)

134.84'  
N74°14'21"E

(F.L. 4 = 0.5837 Ac.)

(F.L. 3 = 4.1347 Ac.)

N85°26'26"E  
68.61'

N70°40'16"E  
81.47'

NEIL T. PRATT (2.48 Ac.) (300/51)

(F.L. 4)  
FARM  
LOT LINE  
(F.L. 3)

**AREA = 4.7184 Ac.**

(TO BE AN EXCEPTION FROM 1<sup>ST</sup>  
TRACT OF RESIDUE TRANSFER)

NOTE:

AREA TO BE RETAINED BY  
MARTHA M. BAYHA =  
NORTH OF ROAD - 1.27 Ac.  
SOUTH OF ROAD - 4.72 Ac.

**TOTAL TO BE = 5.99 ACRES**

ROY E. THOROMAN (76/16 Ac.) (216/160)



5/8" IRON BARS SET THAT BEARS  
N88°18'01"W-3.03'  
FROM TRUE CORNER

551.31'  
N01°05'26"E-1,329.60'

612.81'  
N01°03'26"E-612.81'

N88°18'01"W  
173.81'

NOTE:  
NEW (485) POST & MOVEN  
WIRE & BARS FENCE BUILT  
BY GRANITORS

S64°07'52"W  
177.50'

JOE T. & DONNA COLLINS  
(VARIOUS SMALL PARCELS)  
(205/105 & 34/195)

301°44'58"W - 570.44'

482.25'

PROPOSED R.E.

PROPOSED R.E.

currently = 15.56 Ac.  
- 4.72 Ac. (THIS SURVEY)  
**RESIDUE (1<sup>ST</sup> TR.) = 10.84 ACRES (DEED)**  
MARTHA M. BAYHA (34/181)  
(1<sup>ST</sup> TRACT)  
(ORIG. = 16.0 AC.)  
(CURRENTLY = 15.56 AC.)

NOTE:  
TO BE TRANSFERRED:  
RESIDUE 1<sup>ST</sup> TR. = 10.84 Ac.  
5<sup>TH</sup> TR. (LOT 7) = 1.53 Ac.  
RESIDUE 4<sup>TH</sup> TR. = 2.66 Ac.  
**TOTAL (BY DEED) = 15.03 Ac.**

Lot 7  
"VILLAGE OF PLEASANTON"

'X' NOTCHED STONE  
FOUND IN GRANITOR'S  
S.W. CORNER (16.0 AC. TRACT)

DRAWN: [Signature] CHECKED: [Signature]

SURVEYED FOR: MARTHA M. BAYHA

SCALE: 1" = 100'

# PLAT OF SURVEY

OF A 4.7184 ACRE EXCEPTION PARCEL SITUATE IN  
F.L. 3 & F.L. 4 (SECTIONS 9 & 10) - TOWN 8 - RANGE 14 -  
ALEXANDER TOWNSHIP - ATHENS COUNTY - OHIO.

BY: **GERALD W. BAYHA, P.S.**

REGISTERED PROFESSIONAL SURVEYOR No. S-6139

ROUTE No. 5 - BOX No. 204 (PLEASANT HILL) ATHENS, OHIO - 45701 - (614) 592-4398

DATE: 29 JULY 1985 Job No: 885-01

[Signature]

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