

**PROFESSIONAL LAND SURVEYORS**

- URBAN LOTS & FARM SURVEYS
- CONSTRUCTION STAKEOUT
- OIL WELL PERMITTING
- LAND PLANNING
- SUBDIVISIONS
- AERIAL
- GPS

**SEYMOUR & ASSOCIATES**




Voice: 614.385.4349 - Fax: 614.385.5954  
 830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

Re: Part of Outlot 129, City of Athens, Athens Township, Athens County, Ohio.

**PARCEL 1**  
**AREA OF HIATUS TO BE QUIT CLAIMED BY PROKOS**  
 0.0119 ACRE (517 S. F.)

Grantor:

Grantee:

Legal Description: See Attached Exhibit "A"  
 Detail of Survey: See Attached Exhibit "B"

**PROFESSIONAL LAND SURVEYORS**

**SEYMOUR & ASSOCIATES**

614.385.4349



79  
 ATH #16

EXHIBIT "A"

Being a parcel of land that is situated in part of Outlot 129 and lying along the east line of the James Josten's Addition to the Village of Athens as recorded in Plat Book 5, page 65 and situated in the City of Athens, T9N, R14W, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the north right-of-way line of First Street, the east line of an existing alley and the east line of the James Jostens Addition from which a 5/8" X 30" iron pin with a plastic identification cap set on the southeast corner of Lot 224 of said addition bears North 70 degrees 07 minutes 49 seconds West a distance of 12.27 feet;

Thence leaving the north right-of-way line of First Street and along the east line of said alley and the east line of said addition, North 07 degrees 44 minutes 37 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap to be set upon completion of grading, seeding and mulching at 101.61 feet, going a total distance of 131.01 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the east line of said alley and the east line of said addition, South 69 degrees 42 minutes 56 seconds East a distance of 4.59 feet to an iron pin found on the northwest corner of a tract of land in the name of Vasilios and Laiza Prokos as recorded in Official Record 206 at page 636 and on the southwest corner of a tract in the name of A. & M. Rentals as recorded in Official Record 47 at page 336;

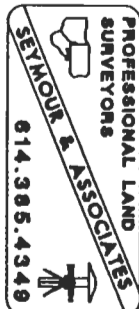
Thence along the west line of the Prokos tract, South 08 degrees 12 minutes 48 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap to be set upon completion of grading, seeding and mulching at 25.00 feet, going a total distance of 130.82 feet (132 feet by deed) to a 5/8" X 30" iron pin with a plastic identification cap set on the southwest corner of the Prokos tract and the north right-of-way line of First Street;

Thence along the north right-of-way line of First Street, North 69 degrees 06 minutes 19 seconds West a distance of 3.50 feet to the point of beginning, containing 0.0119 acre (517 square feet), more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set or to be set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east lines of Outlots 130 and 137 in Section 16 as bearing South 05 degrees 46 minutes 26 seconds West and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, in November of 1996 and revised on January 14, 1998.



*Gerald W. Bayha*  
Gerald W. Bayha, P.S. #6139



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: 1-16-98

80

- 1) AREA OF HIATUS TO BE QUIT CLAIMED BY PROKOS = 0.0119 AC. ( 517 S.F. )
- 2) AREA OF HIATUS TO BE QUIT CLAIMED BY A & M = 0.0015 AC. ( 67 S.F. )
- 3) TRIANGULAR NON-BLDG. SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL, INCLUDING A PORTION OF THE AREA QUIT CLAIMED BY PROKOS, TO BE SOLD BY PROKOS TO A & M RENTALS, INC. = 0.0070 AC. ( 305 S.F. )

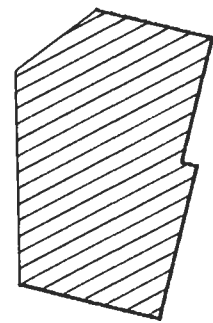
"James Josten's Addition to the Village of Athens" ( P.B. 5, Pg. 65 )

2239

2 POINT OF BEGINNING OF QUIT CLAIM BY A & M

3 POINT OF BEGINNING OF NON-BUILDING SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL

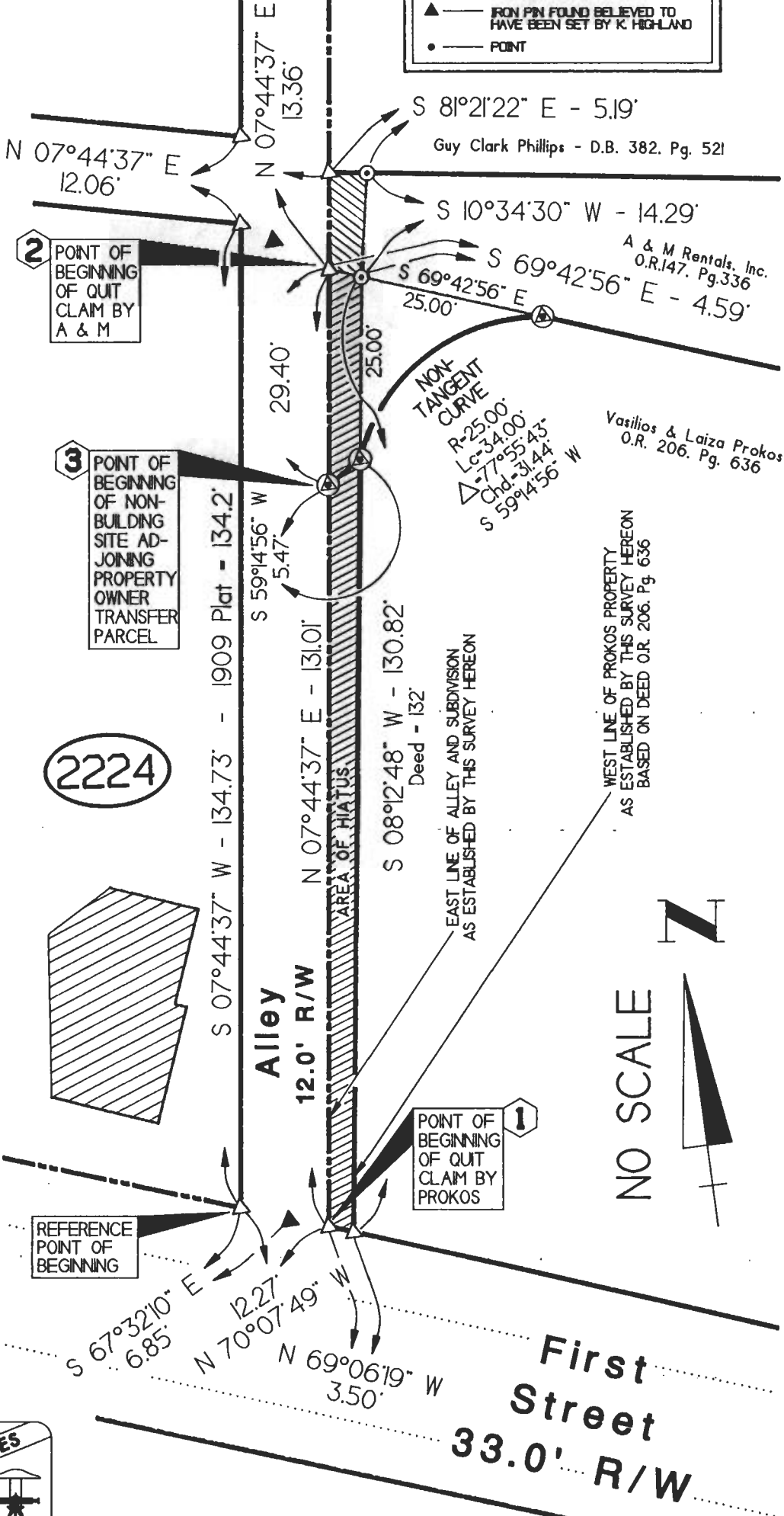
2224



Alley  
12.0' R/W

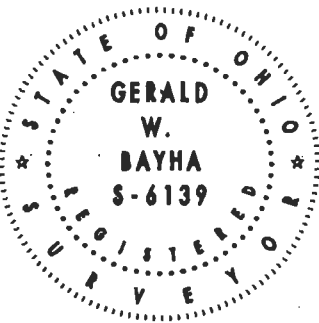
**LEGEND**

- △ — 5/8" x 30" IRON PIN SET w/IDCAP STAMPED "SEYMOUR & ASSOC."
- ⊙ — 5/8" x 30" IRON PIN TO BE SET w/ ID. CAP STAMPED "SEYMOUR & ASSOC." UPON COMPLETION OF GRADING, SEEDING & MULCHING.
- ⊙ — IRON PIN FOUND
- ▲ — IRON PIN FOUND BELIEVED TO HAVE BEEN SET BY K. HIGHLAND
- — POINT



1 POINT OF BEGINNING OF QUIT CLAIM BY PROKOS

REFERENCE POINT OF BEGINNING



PROFESSIONAL LAND SURVEYORS

SEYMOUR & ASSOCIATES

614.385.4349

# EXHIBIT "B"

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 1-16-98

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**PROFESSIONAL LAND SURVEYORS**

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**SEYMOUR & ASSOCIATES**



Voice: 614.385.4349 - Fax: 614.385.5954  
830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

Re: Part of Outlot 129, City of Athens, Athens Township, Athens County, Ohio.

**PARCEL 2**

**AREA OF HIATUS TO BE QUIT CLAIMED BY A. & M.  
0.0015 ACRE (67 S. F.)**

Grantor:

Grantee:

Legal Description: See Attached Exhibit "A"  
Detail of Survey: See Attached Exhibit "B"



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EXHIBIT "A"

Being a parcel of land that is situated in part of Outlot 129 and lying along the east line of the James Josten's Addition to the Village of Athens as recorded in Plat Book 5, page 65 and situated in the City of Athens, T9N, R14W, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference at a 5/8" X 30" iron pin with a plastic identification cap set on the southeast corner of Lot 224 of the James Jostens Addition, the west line of an existing alley and the north right-of-way line of First Street;

Thence South 70 degrees 07 minutes 49 seconds East a distance of 12.27 feet at a 5/8" X 30" iron pin with a plastic identification cap set on the east line of said alley and the east line of the James Jostens addition;

Thence leaving the north right-of-way line of First Street and along the east line of said alley and the east line of said addition, North 07 degrees 44 minutes 37 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap to be set upon completion of grading, seeding and mulching at 101.61 feet, going a total distance of 131.01 feet to a 5/8" X 30" iron pin with a plastic identification cap set and the principal place of beginning for the tract herein described;

Thence continuing along the east line of said alley and the east line of said addition, North 07 degrees 44 minutes 37 seconds East a distance of 13.36 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the east line of said alley and the east line of said addition, South 81 degrees 21 minutes 22 seconds East a distance of 5.19 feet to an iron pin found on the northwest corner of a tract in the name of A. & M. Rentals, Inc. as recorded in Official Record 47 at page 336;

Thence along the west line of the A. & M. Rentals, Inc. tract, South 10 degrees 34 minutes 30 seconds West a distance of 14.29 feet to an iron pin found on the northwest corner of a tract of land in the name of Vasilios and Laiza Prokos as recorded in Official Record 206 at page 636 and the southwest corner of the A. & M. Rentals, Inc. Tract;

Thence North 69 degrees 42 minutes 56 seconds West a distance of 4.59 feet to the principal point of beginning, containing 0.0015 acre (67 square feet), more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set or to be set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east lines of Outlots 130 and 137 in Section 16 as bearing South 05 degrees 46 minutes 26 seconds West and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, in November of 1996 and revised on January 14, 1998.



*Gerald W. Bayha*  
Gerald W. Bayha, P.S. #6139



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: *1-16-98*

84



**PROFESSIONAL LAND SURVEYORS**

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- GPS

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Voice: 614.385.4349 - Fax: 614.385.5954  
 830 W.Hunter St., P.O.Box 624, Logan, OH, 43138-0624

Re: Part of Outlot 129, City of Athens, Athens Township, Athens County, Ohio.

**PARCEL 3**

**TRIANGULAR NON-BUILDING SITE ADJOINING PROPERTY  
 OWNER TRANSFER PARCEL  
 0.0070 ACRE (305 S. F.)**

Grantor:


Grantee:

Legal Description: See Attached Exhibit "A"  
 Detail of Survey: See Attached Exhibit "B"

**PROFESSIONAL LAND SURVEYORS**

**SEYMOUR & ASSOCIATES**

614.385.4349




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EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Vasilios and Laiza Prokos as recorded in Official Record 206 at page 636 and also being a part of the parcel of land now in the name of Vasilios and Laiza Prokos as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_, said parcel lying along the east line of the James Josten's Addition to the Village of Athens as recorded in Plat Book 5, page 65 said tract and parcel being situated in Outlot 129, City of Athens, T9N, R14W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning, for reference at a 5/8" X 30" iron pin with a plastic identification cap set on the southeast corner of Lot 224 of the James Jostens Addition, the west line of an existing alley and the north right-of-way line of First Street;

Thence South 70 degrees 07 minutes 49 seconds East a distance of 12.27 feet at a 5/8" X 30" iron pin with a plastic identification cap set on the east line of said alley and the east line of the James Jostens addition;

Thence leaving the north right-of-way line of First Street and along the east line of said alley and the east line of said addition, North 07 degrees 44 minutes 37 seconds East a distance of 101.61 feet to a 5/8" X 30" iron pin with a plastic identification cap to be set upon completion of grading, seeding and mulching and the principal place of beginning for the tract herein described;

Thence continuing along the east line of said alley and the east line of said addition, North 07 degrees 44 minutes 37 seconds East a distance of 29.40 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the northwest corner of the Prokos parcel as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_;

Thence leaving the east line of said alley and the east line of said addition and along the north line of the Prokos parcel as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_, South 69 degrees 42 minutes 56 seconds East, passing through an iron pin found at 4.59 feet in the northeast corner of the Prokos parcel as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_, going a total distance of 29.59 feet to a 5/8" X 30" iron pin with a plastic identification cap to be set upon the completion of grading, seeding and mulching on the north line of the Prokos tract as recorded in Official Record 206 at page 656 and on the south line of a tract in the name of A. & M. Rentals, Inc. as recorded in Official Record 47 at page 336;

Thence leaving the south line of the A. & M. Rentals tract and with a new line through the Prokos tract as recorded in Official Record 206 at page 636, with a non-tangent curve to the left having a radius of 25.00 feet and a delta of 77 degrees 55 minutes 43 seconds, the chord bearing South 59 degrees 14 minutes 56 seconds West a distance of 31.44 feet to a 5/8" X 30" iron pin with a plastic identification cap to be set upon the completion of grading, seeding and mulching on the west line of the of the Prokos tract as recorded in Official Record 206 at page 636 and the east line of the Prokos parcel as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_;

Thence leaving the west line of the Prokos tract and the east line of the Prokos parcel, South 59 degrees 14 minutes 56 seconds West a distance of 5.47 feet to the principal point of beginning, containing 0.0070 acre (305 square feet), more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set or to be set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east lines of Outlots 130 and 137 in Section 16 as bearing South 05 degrees 46 minutes 26 seconds West and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, in November of 1996 and revised on January 14, 1998.



*Gerald W. Bayha*  
Gerald W. Bayha, P.S. #6139



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blum*  
DATE: *1-16-98*

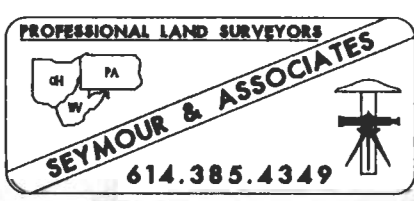
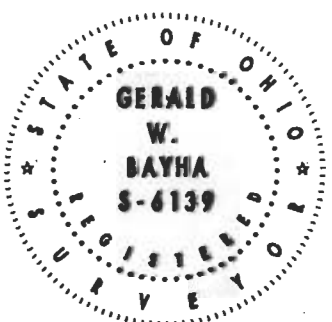
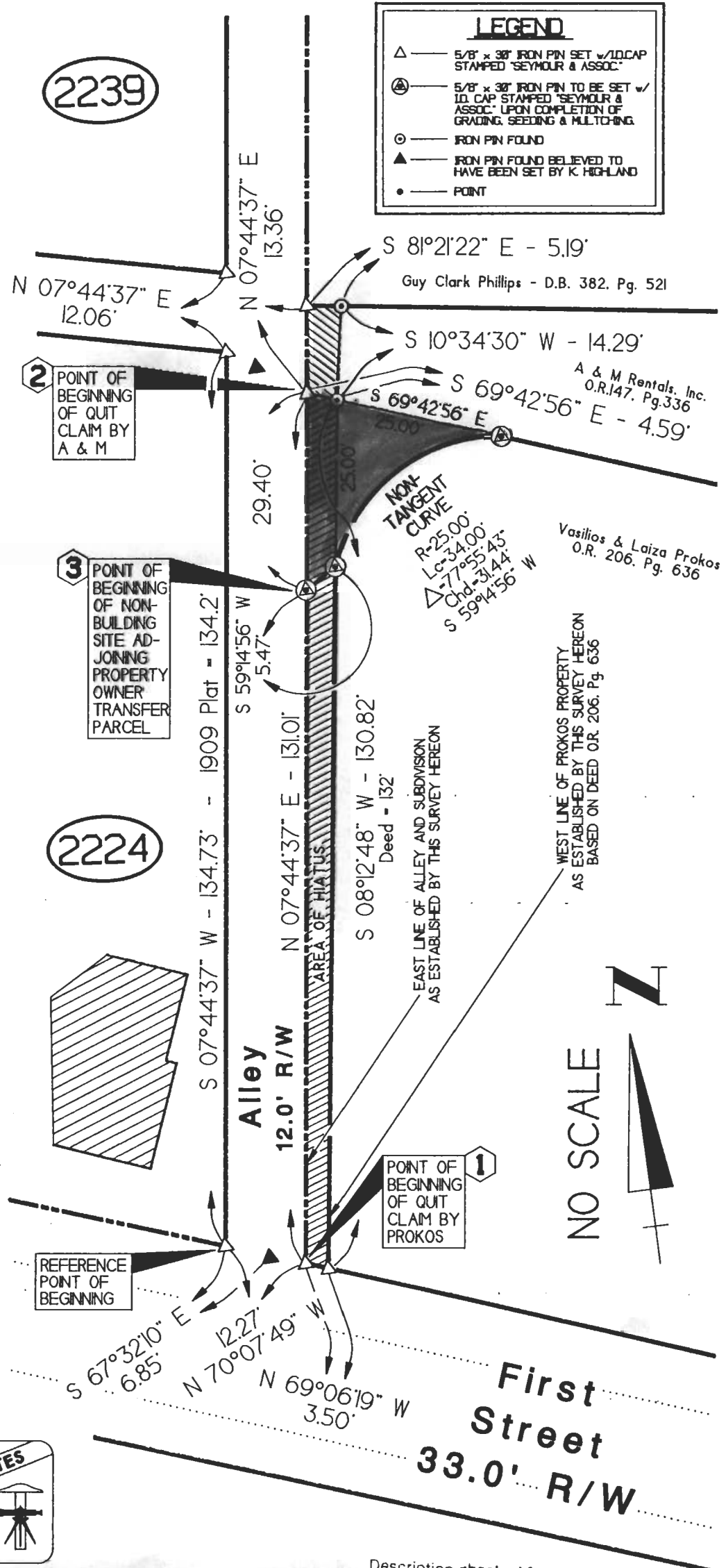
88



- 1) AREA OF HIATUS TO BE QUIT CLAIMED BY PROKOS = 0.0119 AC. ( 517 S.F. )
- 2) AREA OF HIATUS TO BE QUIT CLAIMED BY A & M = 0.0015 AC. ( 67 S.F. )
- 3) TRIANGULAR NON-BLDG. SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL, INCLUDING A PORTION OF THE AREA QUIT CLAIMED BY PROKOS, TO BE SOLD BY PROKOS TO A & M RENTALS, INC. = 0.0070 AC. ( 306 S.F. )

"James Josten's Addition to the Village of Athens" ( P.B. 5. Pg. 65 )

LEGEND	
△	5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "SEYMOUR & ASSOC."
⊙	5/8" x 30" IRON PIN TO BE SET w/ ID. CAP STAMPED "SEYMOUR & ASSOC." UPON COMPLETION OF GRADING, SEEDING & MULCHING.
○	IRON PIN FOUND
▲	IRON PIN FOUND BELIEVED TO HAVE BEEN SET BY K. HIGHLAND
•	POINT



# EXHIBIT "B"

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Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *S. Blausen*  
 DATE: 1-16-98

89



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN NOV. OF 1996 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE AREAS SURVEYED HEREON AND WAS PERFORMED UNDER MY DIRECT SUPERVISION.

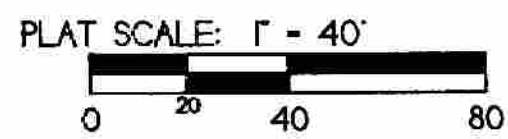
THE LAST REVISION WAS MADE IN JAN. OF 1998.

THIS CERTIFICATION WAS MADE BY ME ON THIS 11th DAY OF JAN. 1998.

*Gerald W. Bayha*  
GERALD W. BAYHA, P.S.  
OHIO PROFESSIONAL SURVEYOR NO. 6139

STATE OF OHIO  
GERALD W. BAYHA  
P.S. 6139  
PROFESSIONAL SURVEYOR

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SEAL AND ORIGINAL SIGNATURE AFFIXED HERETO, BOTH IN RED INK.



BASE OF BEARINGS: THE BEARINGS ON THIS PLAT ARE BASED ON THE EAST LINES OF OUTLOTS 130 AND 137 IN SECTION 16 AS BEING S 05°42'27" W AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

NOTE REGARDING "JAMES JUSTEN'S SUBD.": The outer boundary of this addition does not close back to the starting point by a distance of 2.72'. The exterior line of the subdivision was adjusted to close back to the starting point using the "Compass Rule" of adjustment. The interior lots were then re-calculated using the process of "Proration".

Second Street - 33.0' R/W

West Hill Estates Subdivision  
P.B. 7, Pg. 289 - Envelope 33-48

Hanlin Ave.  
55.0' R/W

Walker Street - 40.0' R/W

Marie St. - 20.0' R/W - Unimproved

Walker St. - 30.0' R/W

Bower Alley - 12.0' R/W - Unimproved

First Street - 33.0' R/W

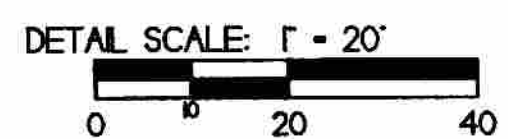
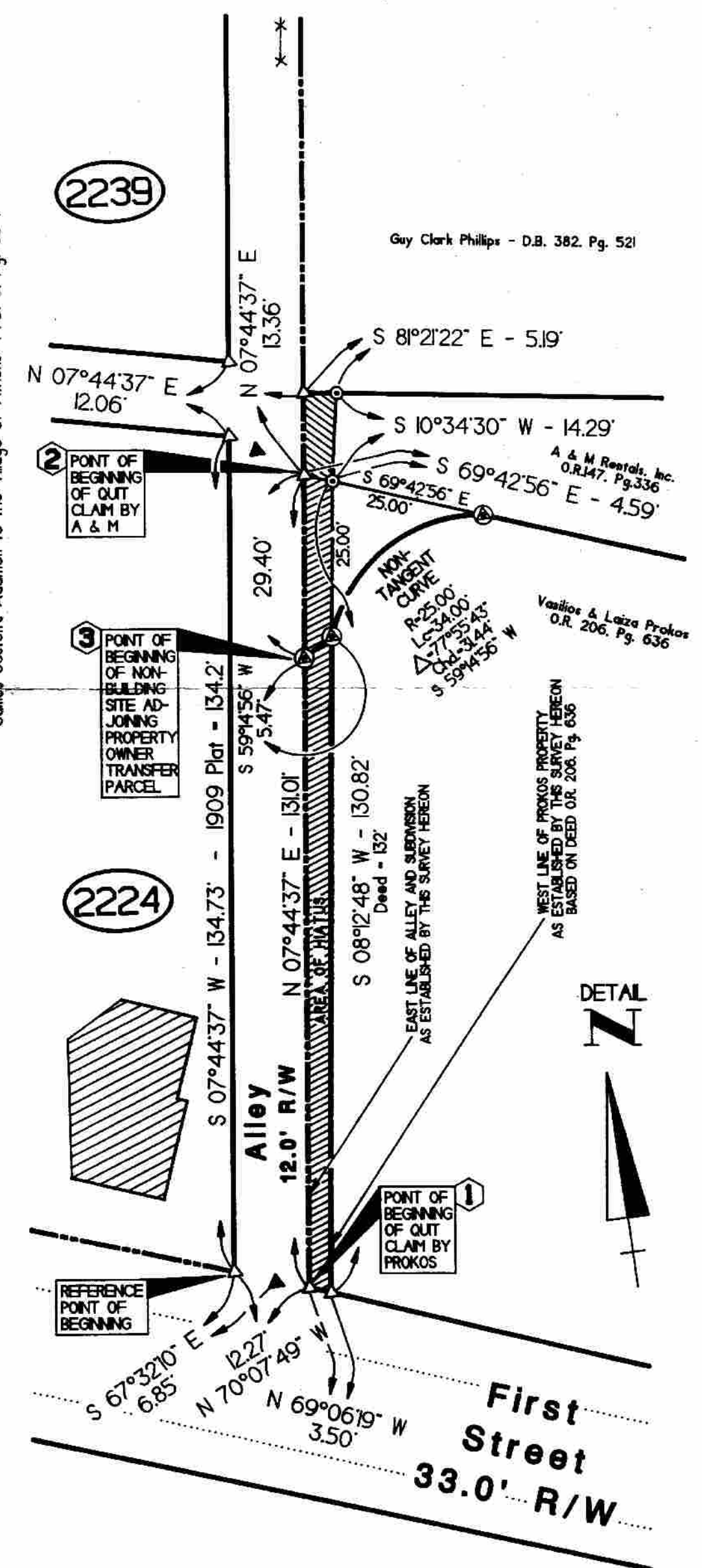
Lancaster Street

- 1) AREA OF HIATUS TO BE QUIT CLAIMED BY PROKOS - 0.0119 AC. ( 617 S.F. )
- 2) AREA OF HIATUS TO BE QUIT CLAIMED BY A & M - 0.0015 AC. ( 67 S.F. )
- 3) TRIANGULAR NON-BLDG. SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL INCLUDING A PORTION OF THE AREA QUIT CLAIMED BY PROKOS, TO BE SOLD BY PROKOS TO A & M RENTALS, INC. - 0.0070 AC. ( 305 S.F. )

WE CONDUCTED A THOROUGH SEARCH OF THE AREA FOR THE STONE REFERRED TO ON THE 1909 SUBDIVISION PLAT, BUT WERE UNABLE TO LOCATE ANY MONUMENT.

Description checked for Mathematical Accuracy  
ATHENS COUNTY ENGINEERS' OFFICE  
BY: *A. Bayha*  
DATE: 1-16-98

I DO NOT BELIEVE THAT THIS IS THE BRICK THAT WAS SET IN 1909 FOR THE SUBDIVISION. IT BEARS S 49°45' W 3.50' FROM THE BALANCED CALCULATED NE. SUBD. CORNER.



DETAIL "A"  
REVISED ON 01.14.98

- LEGEND**
- △ 5/8" x 30" IRON PIN SET w/10CAP STAMPED "SEYMOUR & ASSOC."
  - ⊙ 5/8" x 30" IRON PIN TO BE SET w/10 CAP STAMPED "SEYMOUR & ASSOC." UPON COMPLETION OF GRADING, SEEDING & MULCHING.
  - CONCRETE NAIL SET
  - ⊖ IRON PIN FOUND
  - ⊕ STONE w/"T" NOTCH FOUND
  - ▲ IRON PIN FOUND BELIEVED TO HAVE BEEN SET BY K. HIGHLAND
  - ⊠ CONCRETE w/IRON PIN FOUND
  - IRON PIPE FOUND
  - POINT
  - BRICK FOUND

- REFERENCES**
- DEEDS AS NOTED
  - COUNTY TAX MAPS
  - PREVIOUS SURVEYS
  - EXISTING MONUMENTS
  - RECORDED SUBD. PLATS:
    - "James Justen's Addition to Village of Athens"
    - "West Hill Estates Subdivision"
    - SURVEY PLAT OF LOT 2224
  - Prepared By Kenneth E. Highland, P.S. No. 5-7581 Dated May, 1996.

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# PLAT OF SURVEY

BEING PART OF OUTLOTS 129 & 130, SPECIFICALLY, THE EAST LINES OF THE "James Justen's Addition to the Village of Athens" ( P.B. 5, Pg. 65 ), SITUATE IN THE CITY OF ATHENS, TOWN-9-NORTH RANGE-14-WEST, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, UNITED STATES OF AMERICA, NORTH AMERICA, PLANET EARTH.

**PROFESSIONAL LAND SURVEYORS**

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- GPS

**SEYMOUR & ASSOCIATES**

Phone: 614.385.4349 - Fax: 614.385.5954  
830 W. Hunter St., P.O. Box 624, Logan, OH, 43138-0624



sheet	revisions
1	PROKOS WEST LINE & 80' EIGHT. IRON PINS SET ON 09.22.97 - REVISED AT 09.26.98 DRAWING
	QUIT CLAIM PARCELS & PROKOS TO A & M PARCEL ADDED TO DETAIL "A" - 12.27.97 AND CORRECTED AS TO SCALE ON 01.14.98
job	drawn
AT9626	CB
	date
	1.22.98
surveyed for:	
A & M RENTALS, INC. - William Morgan	