

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian Mullins
DATE: 8/26/13

EXHIBIT "A"

0.562 Acre PARCEL "A"

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

1) Being part of real estate owned by the Triple B Family Enterprises, LLC, as recorded in Official Record 467 at page 6 in the Athens County Recorder's Office, Athens County, OH, and, being situate in Lease or Farm Lot No. 96 (Section 21), Town-9-North, Range-14-West, Athens City, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at point in the Southeast corner of Lease or Farm Lot No. 100 (Section 21) and one of the Northwestern corners of Lease or Farm Lot No. 96 (Section 21):

3) Thence **S 89°54'57" E** along one of the Westerly lines of Lease or Farm Lot No. 96 (Section 21), **210.00 feet** to a P.K.Nail found (June 1999) in the center of West Union Street (State Route No. 56):

4) Thence **N 24°34'49" E** along the center of West Union Street (State Route No. 56), **831.81 feet** to a point in Centerline Station 622+88.30 T.S.:

5) Thence **S 65°25'11" E**, perpendicular to said center of West Union Street (State Route No. 56), **60.00 feet** to a point in the Easterly Right-of-Way line of said West Union Street (State Route No. 56) and one of the Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Westerly property lines, said point also being the real **POINT OF BEGINNING** of the **0.562 Acre Parcel "A"** herein described:

6) Thence **N 26°18'37" E** along the said Easterly Right-of-Way line of said West Union Street (State Route No. 56) and one of the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Westerly property line, **152.63 feet** to a railroad spike, with a chiseled "x", set in an existing asphalt driveway:

7) Thence **S 48°02'40" E** along a new line through the lands of the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6), **178.06 feet** to an iron pin w/cap set in the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Easterly property line, and, also being in one of the Westerly property lines of property owned by the State of Ohio - Ohio University (OR.67/Pg.407), passing through an iron pin w/cap set for reference at 30.00 feet:

8) Thence **S 41°52'28" W** along the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Easterly property line and one of the said Westerly property lines of property owned by the State of Ohio - Ohio University (OR.67/Pg.407), **136.49 feet** to an iron pipe originally set by me in August 1977, and found by me in November 2013 in the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Southeasterly property corner, and, the Northeasterly property corner of property owned by James F. Scott, III (OR.387/Pg.836 - 0.1183 Acre Parcel One):

9) Thence **N 65°19'53" W** along one of the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Southerly property line and the Northerly property line of said property owned by James F. Scott, III (OR.387/Pg.836 - 0.1183 Acre Parcel One), **134.00 feet** to an iron pipe originally set by me in August 1977, and found by me in November 2013 in the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Southwesterly property corner, the Northwestern property corner of said property owned by James F. Scott, III (OR.387/Pg.836 - 0.1183 Acre Parcel One), and, also being in the said Easterly Right-of-Way line of said West Union Street (State Route No. 56):

0.562 Acre PARCEL "A" Cont'd. (Pg. 2 of 2)

10) Thence **N 24° 38' 42" E** along the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Westerly property line and the said Easterly Right-of-Way line of said West Union Street (State Route No. 56), **30.72 feet** to the **point of beginning** and, **containing 0.562 Acre.**

11) The above described **0.562 Acre Parcel "A"** comes out of *Auditor's Parcel No. A027350002603.*

12) The above described **0.562 Acre Parcel "A"** is *SUBJECT TO*, and *BENEFITS FROM*, a **"30.0' in Radius RECIPROCAL INGRESS-EGRESS EASEMENT"**, also *BENEFITS FROM* an **"11.0' Wide SANITARY EASEMENT"**, and, is also *SUBJECT TO* a **"50.0' Wide COLUMBIA GAS TRANSMISSION CORP. EASEMENT"** (OR.360/Pg.2279), all three of said easements as being depicted on the attached **"PLAT of SURVEY (Exhibit "B")**, which is hereby made a part of this description.

13) Subject to all legal highways and easements, some of which, may not be shown on the attached "PLAT of SURVEY – Exhibit "B" .

14) The bearings used in the above description are based on the South line of Lease or Farm Lot No. 100 (Section 21) as bearing: N 89° 54' 57" W, and, are only for the determination of relative angles.

15) All iron pins w/caps set are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. Bayha - P.S. 6139".

16) The above described **0.562 Acre Parcel "A"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 in August 1977, July 1996, December 1997, June 1999, September 2011 and November 2013 (*Job No's. 877-01, AT9218, AT9608, AT9916, 0911-02, 1211-01 & 1113-01*), with the field work being last completed on 20 November 2013, the "Plat of Survey" (Exhibit "B") being last revised on 25 November 2013, and, the "Legal Description" (Exhibit "A") being completed on 25 November 2013.


Gerald W. Bayha, P.S. 6139

Date Signed 25 Nov. 2013

Description Approved
Jill A. Thompson
Athens County Auditor

EXHIBIT "B"

EXHIBIT "B"

State Route No. 682



COPY REDUCED

BASE OF BEARINGS:
THE BEARINGS ON THIS PLAT ARE BASED
ON THE SOUTH LINE OF PLAT 60 - NOTED
AS BEARINGS N 67°47' W, AND ARE FOR
THE DETERMINATION OF ANGLES ONLY.

GRAPHIC SCALE 1" = 50'

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS
ODDLY HEBBARD PLANS
ATH-462-10-00
ATH-54-059-1-6

Designed & Checked for
Athens County
Elyse Adams
11-26-13

West Union Street
State Route No. 56

Herbert W. Drown, Trustee
OR. 262, Pg. 1046
Area = 0.7295 Acre

60-MART, Inc.
(OR. 474/P 3-205)
Area = 0.8791 Acre

Parcel 'B'
0.736 Acre

Parcel 'A'
0.562 Acre

Total Existing Area - 1.298 Acres
Owned by:
Triple D Family Enterprises, LLC
(OR. 467/P 6)

LEGEND	
△	5/8" x 30" IRON PIN SET w/DGAP STAMPED 'S. W. DAYHA - P.S. 619'
⊙	RAILROAD SPIKE SET w/DC
▲	5/8" x 30" IRON PIN PD. w/DGAP STAMPED 'SEYMOUR & ASSOC.'
•	POINT
■	MONUMENT BOX FOUND
⊖	PK. NAIL FOUND
○	IRON PIPE FOUND
⊙	IRON PIN FOUND
—	PROPERTY LINE
R	RIGHT-OF-WAY (Access Permitted)
RA	LIMITED ACCESS RIGHT-OF-WAY (Access NOT Permitted)
Z	COMMON OWNERSHIP
⊙	GAS OR WATER METER
⊖	OVDH. POWER/TELE. POLE
⊖	OVDH. POWER POLE
⊖	OVDH. TELEPHONE POLE
○	U/G GAS LINE MARKER
⊖	OVDH. BRICK SIGN & PILLARS
—	OVDH. STREET LIGHT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM MY ACTUAL FIELD SURVEYS OF THE PREMISES IN ACCORDANCE WITH THE PROVISIONS OF THE PROVISIONS OF THE REVISED OHIO REVISION ACT, AND THAT SAID PLAT CORRECTLY DEPICTS THE RESULTS OF THE SURVEYS BY ME.

THE LAST REVISION WAS MADE IN _____ OF 20__

THIS CERTIFICATION WAS MADE BY ME ON THIS _____ DAY OF _____, 20__

Gerald W. Bayha
GERALD W. BAYHA P.S.
OHIO PROFESSIONAL SURVEYOR NO. 619

GERALD W. BAYHA S-6139
REGISTERED PROFESSIONAL SURVEYOR

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SEAL AND SIGNED CERTIFICATE, BOTH IN THE PLAT.

© 2013 Gerald W. Dayha, P.S.

EXHIBIT "B"

SHEET	NOTES: Coord. File: AT9210 ATH-3-2-ATM-2-ATM-3-1 GADD6 File: 113-01	<h2>PLAT OF SURVEY</h2> <p>BEING PART OF FARM LOT 96 (SECTION 21) & SITUATED IN T-9-N, R-14-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.</p>		<p>Gerald W. Bayha, P.S. Registered Professional Surveyor No. 6199</p> <p>1096 Pleasanton Road Athens, OH 45701-9557 Voice: 740.593.5604 Fax: 740.594.7561 E-mail: bayha@plughes.net</p>
	REVISIONS			
JOB	DRAWN	DATE	SURVEYED FOR: Triple D Family Enterprises, LLC / DDA: Family Oxygen	
113-01	6	11.25.13		

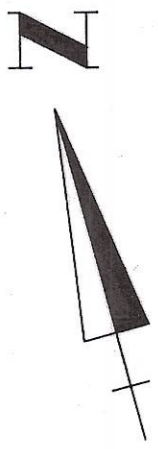
FILE NO: CA GADD6/600 ATHENS VB-0160
LAST REV: 1255 - 1494

EXHIBIT "B"

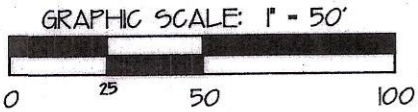
EXHIBIT "B"

State Route No. 682

West Union Street
State Route No. 56



BASIS OF BEARINGS:
THE BEARINGS ON THIS PLAT ARE BASED ON THE SOUTH LINE OF FL.100 - SECT.21 AS BEARING N 89°54'57" W, AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

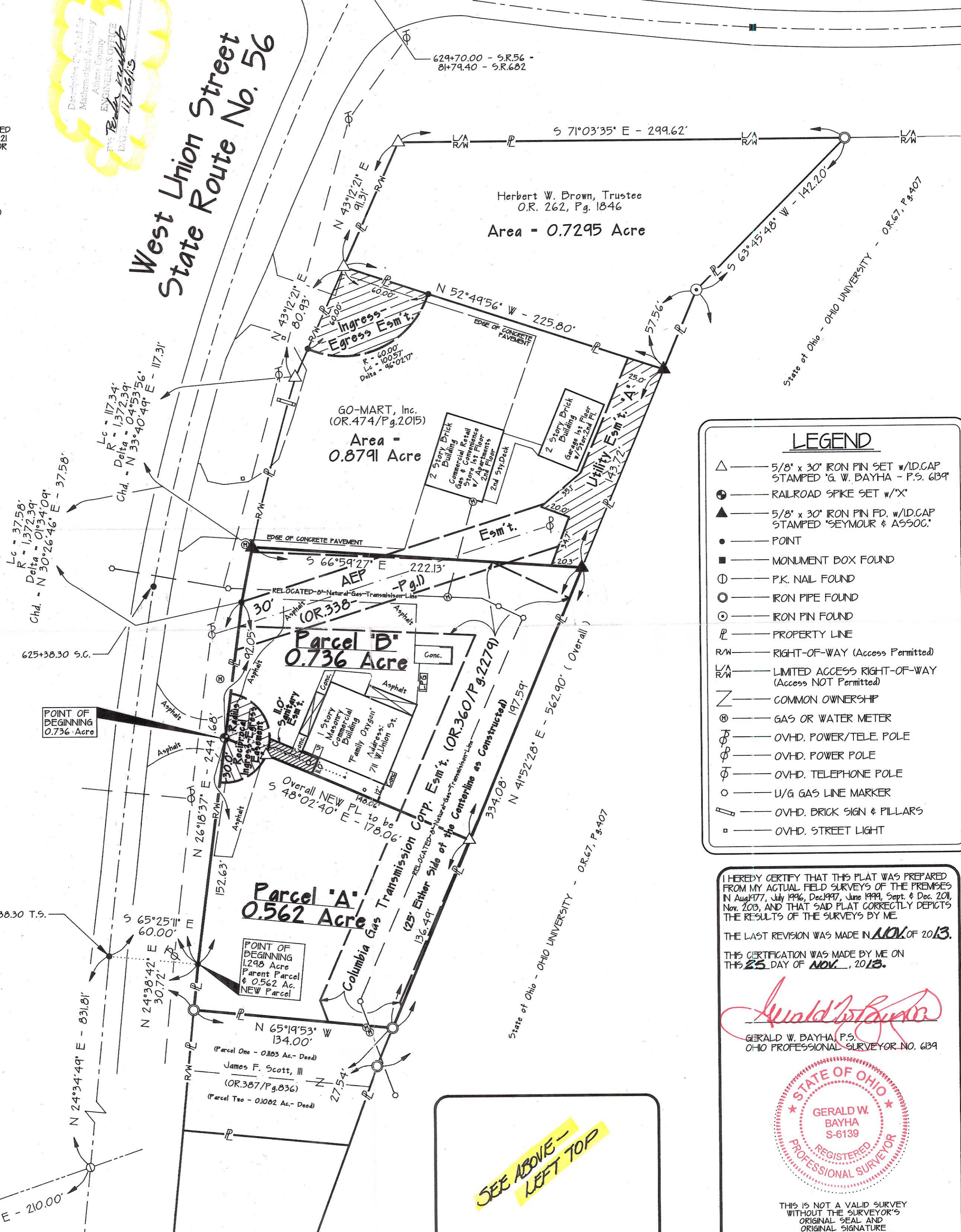


REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS
O.D.O.T. HIGHWAY PLANS:
ATH-682-(0,00)
ATH-56-(11.55-11.96)



Total Existing Area - 1.298 Acres
Owned by:
Triple B Family Enterprises, LLC
(OR.467/P.g.6)



LEGEND	
△	5/8" x 30" IRON PIN SET w/ID.CAP STAMPED 'G. W. BAYHA - P.S. 6139'
⊙	RAILROAD SPIKE SET w/'X'
▲	5/8" x 30" IRON PIN FD. w/ID.CAP STAMPED 'SEYMOUR & ASSOC.'
●	POINT
■	MONUMENT BOX FOUND
⊙	P.K. NAIL FOUND
⊙	IRON PIPE FOUND
⊙	IRON PIN FOUND
ℙ	PROPERTY LINE
R/W	RIGHT-OF-WAY (Access Permitted)
L/R/W	LIMITED ACCESS RIGHT-OF-WAY (Access NOT Permitted)
Z	COMMON OWNERSHIP
⊙	GAS OR WATER METER
⊙	OVHD. POWER/TELE. POLE
⊙	OVHD. POWER POLE
⊙	OVHD. TELEPHONE POLE
⊙	U/G GAS LINE MARKER
⊙	OVHD. BRICK SIGN & PILLARS
⊙	OVHD. STREET LIGHT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM MY ACTUAL FIELD SURVEYS OF THE PREMISES IN Aug.177, July 1996, Dec.1997, June 1999, Sept. & Dec. 2011, Nov. 2013, AND THAT SAID PLAT CORRECTLY DEPICTS THE RESULTS OF THE SURVEYS BY ME.

THE LAST REVISION WAS MADE IN NOV. OF 2013.

THIS CERTIFICATION WAS MADE BY ME ON THE 25 DAY OF NOV., 2013.

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

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

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

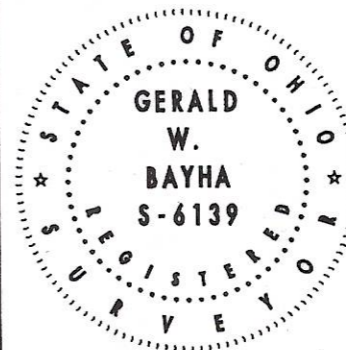
SEE ABOVE - LEFT TOP

Athens County Engineer's Office Approval Stamp

EXHIBIT "B"

PLAT OF SURVEY

BEING PART OF FARM LOT 96 (SECTION 21) & SITUATED IN T-9-N, R-14-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.



Gerald W. Bayha, P.S.
Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
Voice: 740.593.5686 Fax: 740.594.7361
E-mail: jbayha@hughes.net

SHEET	NOTES:
	Coord.File: AT9218 (877-01 → AT9218 → AT9608 → AT996 → 09-02 → 12-01 → 13-01) CADD6 File: 1113-01
REVISIONS	
JOB	1113-01
DRAWN	⊙
DATE	11.25.13

SURVEYED FOR: Triple B Family Enterprises, LLC / DBA: Family Oxygen