

Re: 82.0038 Acre Tract Situate in Farm or Lease Lots
146 & 147 (Sect's 29 & 30) & Farm or Lease Lot
113 (Sect's. 23 & 24) Athens Township, The
Unincorporated Area of The Plains, Athens
County, Ohio.

Grantor: Martha Isbell Bott

Grantee: Mark E. Spezza & Robert J. Shostak

Legal Description: See Attached Exhibit "A"

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ATT# 23024

EXHIBIT "A"

Being all of Tracts 2,3 & 4 that are now or formerly in the name of Martha Isbell Bott as recorded in Official Record 31 at page 646, Athens County Recorder's Office, said tracts being situated in Farm or Lease Lots 146 & 147 (Sections 29 & 30) and Farm or Lease Lot 113 (Sections 23 & 24), T12N, R14W, the unincorporated area known as The Plains, Athens Township, Athens County, State of Ohio, United States of America, North America, Planet Earth and being more particularly described as follows:

Beginning at a stone found in the S.W. corner of Farm or Lease Lot 113 (Sections 23 & 24) and the Grantor's most Southerly Southwesterly corner, said stone found also being the principal place of beginning for the tract herein described;

Thence along and with Westerly lines of the Grantor the following six courses:

- [1] North 08 degrees 42 minutes 14 seconds East a distance of 979.41 feet along the West line of Farm or Lease Lot 113 (Sections 23 & 24) a distance of 979.41 feet to a stone found;
- [2] North 80 degrees 48 minutes 26 seconds West a distance of 771.27 feet to a stone found;
- [3] North 08 degrees 54 minutes 43 seconds East a distance of 1,204.50 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [4] South 83 degrees 32 minutes 54 seconds East a distance of 387.75 feet to a 2" x 6" stone w/"X" notch found in the Southwest corner of NOW VACATED (vacated by marginal notation on the Recorded Plat and dated June 6, 1914) Lot No. 222 in "William U. Finny's First Addition to Verity" as recorded in Old Plat Book 5, Page 7 (New Envelope No. 202A);
- [5] South 79 degrees 41 minutes 49 seconds East a distance of 387.07 feet along the South lines of NOW VACATED Lots 222, 223, 224 & 225 to a P.K. nail set in a broken stone found in Southeast corner of NOW VACATED Lot No. 225, said broken stone found also being in the West line of Farm or Lease Lot No. 113 (Sections 23 & 24), passing through a point at a distance of 140.11 feet, from which point, a 3 foot tall iron sucker rod found bears South 10 degrees 18 minutes 11 seconds West, a distance of 1.08 feet;
- [6] North 09 degrees 03 minutes 35 seconds East a distance of 789.78 feet along the West line of Farm or Lease Lot No. 113 (Sections 23 & 24) and the East line of the NOW VACATED portion of said "Finny's 1st Add'tn." referred to herein, to a 5/8" X 30" iron pin with a plastic identification cap set in the Grantor's most Northerly Northwesterly corner, the Northeast corner of the NOW VACATED portion of said "Finny's 1st Add'tn.", the Southeast corner of said "Finny's 1st Add'tn." that has not been vacated, and the Southwest corner of a 0.346 acre parcel that was dedicated as additional public right-of-way for an extension of Shady Lane as accepted by the Athens County Board of Commissioners on November 25, 1986 and entered in Commissioner's Journal No. 37 at Page 532 and recorded in Plat Book 10, Page 91 in said Recorder's Office, said capped iron pin set bearing South 09 degrees 03 minutes 35 seconds West a distance of 441.50 feet from the N.E. corner of Farm or Lease Lot No. 147 and the original N.E. corner of said "Finny's 1st Add'tn.";

Thence along and with Northerly lines of the Grantor the following four courses:

- [1] South 80 degrees 56 minutes 25 seconds East a distance of 49.66 feet along the South line of said extension of Shady Lane to a 5/8" X 30" iron pin with a plastic identification cap set in the Southeast corner of said extension of Shady Lane and the West line of a 0.34 acre parcel owned by J. William & Roseann Schaller as recorded in Deed Book 343, Page 527, said capped iron pin set bearing South 09 degrees 01 minute 21 seconds West a distance of 64.49 feet from an iron pin found in the N.W. corner of said 0.34 acre Schaller parcel;
- [2] South 09 degrees 01 minute 21 seconds West a distance of 235.74 feet along the West line of said 0.34 acre Schaller parcel and the West line of a 0.46 acre parcel also owned by J. William & Roseann Schaller as recorded in Deed Book 347, Page 165 to an iron pin found in the Southwest corner of said 0.46 acre Schaller parcel;
- [3] South 80 degrees 32 minutes 32 seconds East a distance of 132.82 feet along the South line of said 0.46 acre Schaller parcel to an iron pin found in the Southeast corner of said 0.46 acre Schaller parcel and the Southwest corner of a 2.91 acre parcel owned by Alice Coon as recorded in Official Record 136, Page 576;
- [4] South 80 degrees 30 minutes 54 seconds East a distance of 347.93 feet along the South line of said 2.91 acre Coon parcel to an iron pin found in the Southeast corner of said 2.91 acre Coon parcel;

Thence along and with Easterly lines of the Grantor the following three courses:

- [1] South 09 degrees 10 minutes 50 seconds West a distance of 509.05 feet to an iron pin found in the Southwest corner of a parcel shown on the Athens County Auditor's Tax Map in June 1996 as containing 4.24 acres owned by John Thomas Kranyic as recorded in Official Record 58, Page 388;
- [2] South 65 degrees 24 minutes 48 seconds East a distance of 565.68 feet along the South line of said 4.24 acre Kranyic parcel and the South line of a 1.90 acre parcel owned by Charlotte Elster as recorded in Official Record 132, Page 912 to a 5/8" X 30" iron pin with a plastic identification cap set in the Southeast corner of said 1.90 acre Elster parcel, passing through an iron pin found in the Southeast corner of said 4.24 acre Kranyic parcel and the Southwest corner of said 1.90 acre Elster parcel at a distance of 391.48 feet, said capped iron pin set bearing South 09 degrees 25 minutes 04 seconds West a distance of 567.23 feet from an iron pin found in the Northeast corner of said 1.90 acre Elster parcel;
- [3] South 09 degrees 25 minutes 04 seconds West a distance of 2,093.06 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the Grantor's Southeast corner and the South line of Farm or Lease Lot 113 (Sections 23 & 24), said capped iron pin set bearing North 68 degrees 01 minute 35 seconds West a distance of 12.6 feet from a fence corner post found;

Thence North 80 degrees 30 minutes 14 seconds West a distance of 1,055.34 feet along the Grantor's South line and the South line of Farm or Lease Lot No. 113 (Sections 23 & 24) to the principal place of beginning, passing through an iron pin in concrete found in the Northwest corner of Farm or Lease Lot 110 (Section 23) at a distance of 473.45 feet and containing a total of 82.0038 acres, more or less, of which, 7.46 +/- acres lies in Farm or Lease Lot No. 147 (Section 30), 14.19 +/- acres lies in Farm or Lease Lot No. 146 (Sections 29 & 30) and 60.35 +/- acres lies in Farm or Lease Lot No. 113 (Sections 23 & 24) and subject to all easements of record.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the East line of Farm or Lease Lot No. 147 (Section 30) as bearing North 09 degrees 03 minutes 35 seconds East 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, P.S., Ohio Professional Surveyor No. 6139, June 26, 1996.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blausch
DATE: 8-22-96

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ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #						
1	South	80°	56'	25"	East	49.66 feet.
2	South	09°	01'	21"	West	235.74 feet.
3	South	80°	32'	32"	East	132.82 feet.
4	South	80°	30'	54"	East	347.93 feet.
5	South	09°	10'	50"	West	509.05 feet.
6	South	65°	24'	48"	East	565.68 feet.
7	South	09°	25'	04"	West	2,093.06 feet.
8	North	80°	30'	14"	West	1,055.34 feet.
9	North	08°	42'	14"	East	979.41 feet.
10	North	80°	48'	26"	West	771.27 feet.
11	North	08°	54'	43"	East	1,204.50 feet.
12	South	83°	32'	54"	East	387.75 feet.
13	South	79°	41'	49"	East	387.07 feet.
14	North	09°	03'	35"	East	789.78 feet.

The easting error is -0.01 feet.
 The northing error is 0.00 feet.
 The gap in closure is 0.01 feet.

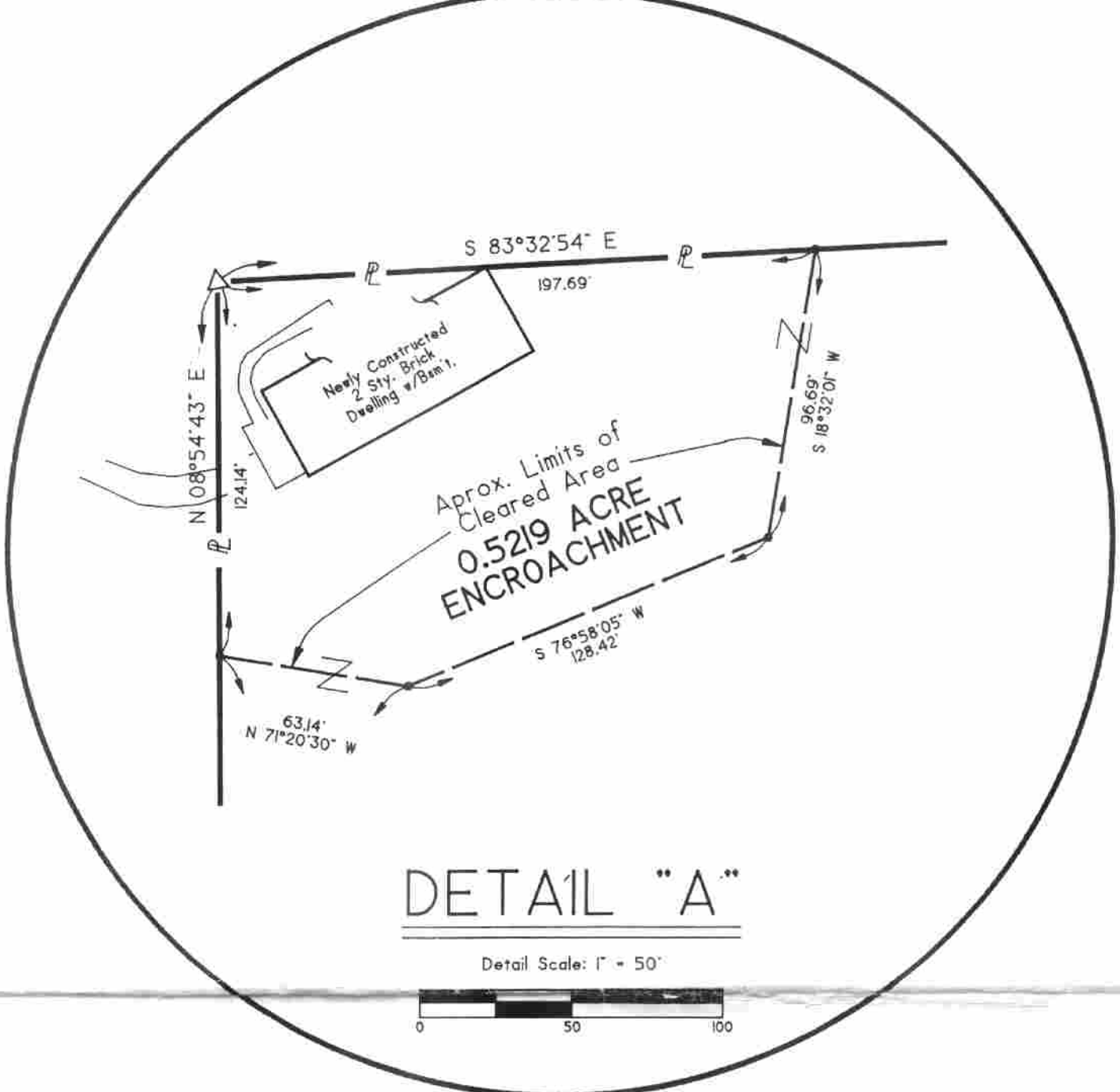
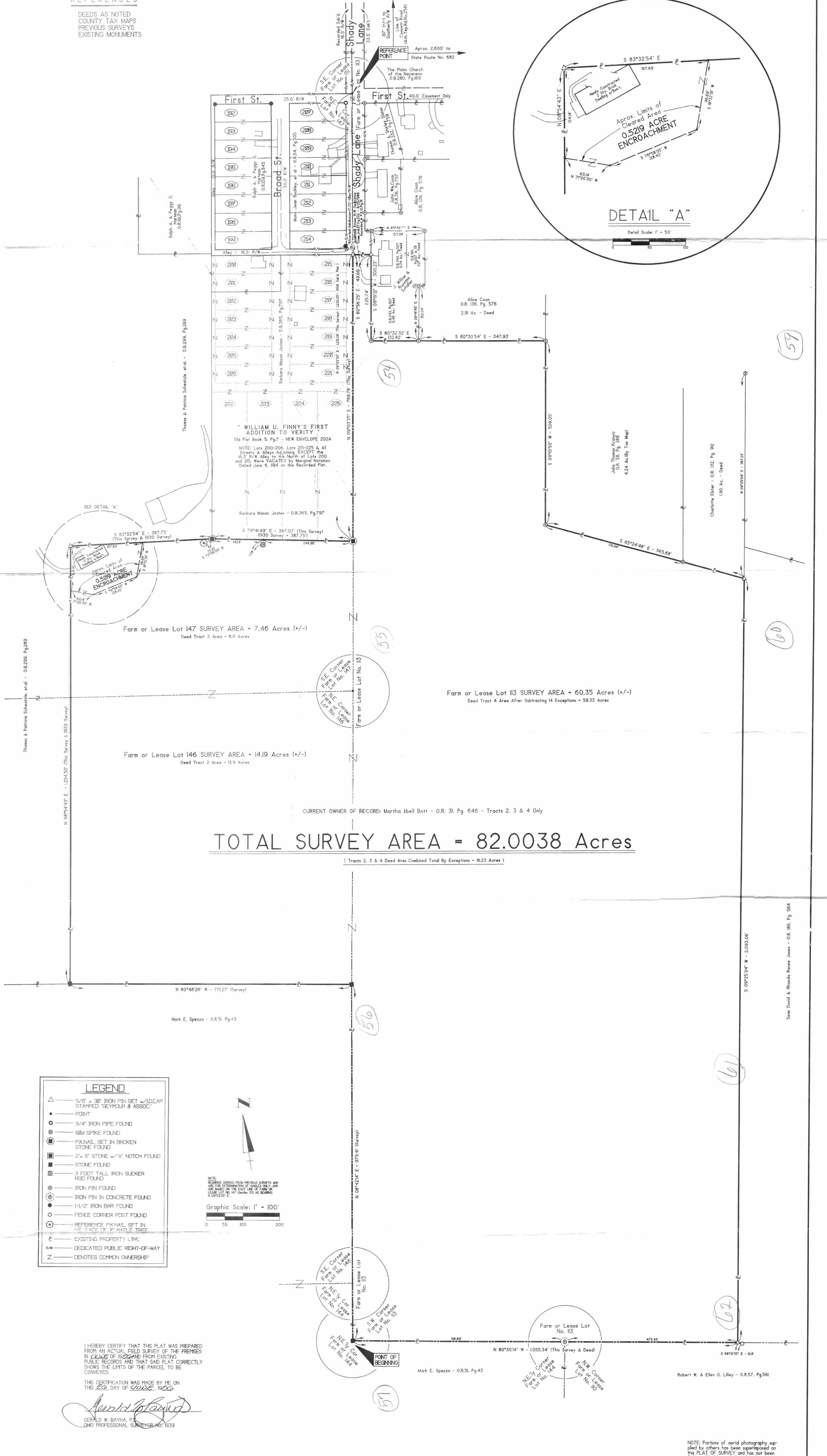
The precision of the field survey is
 0.01 feet error per 10,000 feet traverse.

The area computes to be 82.00 acres.

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REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



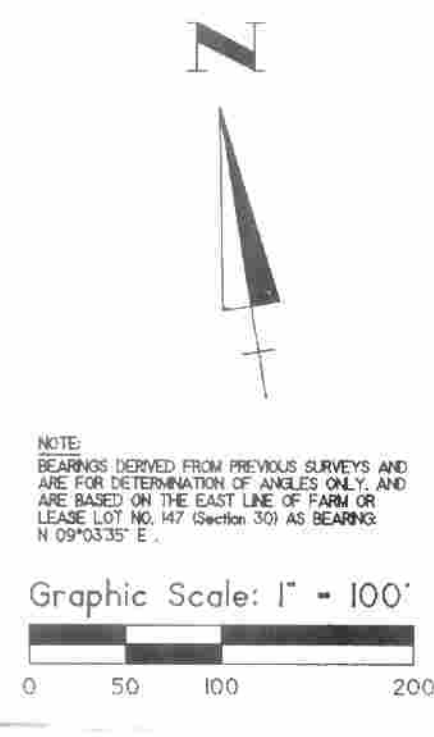
TOTAL SURVEY AREA = 82.0038 Acres

(Tracts 2, 3 & 4 Deed Area Combined Total By Exceptions = 81.23 Acres)

CURRENT OWNER OF RECORD: Martho Ibell Bott - O.R. 31, Pg. 646 - Tracts 2, 3 & 4 Only

LEGEND

- △ 5/8" x 30" IRON PIN SET w/IDCAP STAMPED "SEYMOUR & ASSOC."
- POINT
- 3/4" IRON PIPE FOUND
- ⊙ 60# SPIKE FOUND
- ⊙ PKNAL SET IN BROKEN STONE FOUND
- ⊙ 2" x 6" STONE w/"X" NOTCH FOUND
- ⊙ STONE FOUND
- ⊙ 3 FOOT TALL IRON SUCKER ROD FOUND
- ⊙ IRON PIN FOUND
- ⊙ IRON PIN IN CONCRETE FOUND
- ⊙ 1-1/2" IRON BAR FOUND
- ⊙ FENCE CORNER POST FOUND
- ⊙ REFERENCE PKNAL SET IN NE FACE OF 2" MARLE TREE
- EXISTING PROPERTY LINE
- R/W DEDICATED PUBLIC RIGHT-OF-WAY
- Z DENOTES COMMON OWNERSHIP



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN COMPLYANCE FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED.

THIS CERTIFICATION WAS MADE BY ME ON THIS 20 DAY OF JUNE 1920

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

NOTE: Portions of aerial photography supplied by others has been superimposed on this PLAT OF SURVEY and has not been field verified but is believed to be correct.

1 1	SHEET	REVISIONS	<h1>PLAT OF SURVEY</h1>		
BEING PARTS OF FARM LOTS 113, 146 & 147 SITUATE IN SECTIONS 23, 24, 29 & 30 TOWN-9-NORTH, RANGE-14-WEST, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, UNITED STATES OF AMERICA, NORTH AMERICA, PLANET EARTH.			PROFESSIONAL LAND SURVEYORS • OIL WELL PERMITTING • LOTS & FARM SURVEYS • SUB-DIVISIONS • LAND PLANNING • CONSTRUCTION		
JOB A7964	DRAWN EB	DATE 06/26/96	Prepared For: Mark E. Spezza & Robert J. Shostak		
Prepared For: Mark E. Spezza & Robert J. Shostak LAST REVISION: 06/26/96 • 094			69 S. MARKET ST. 385-5954		