

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

JUL 22 2016

Jill Thompson
Athens County Auditor

EXHIBIT "A"

"1.1424 Acre NEW Single Tax Parcel Legal Description"

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

1) Being a "NEW SINGLE PARCEL LEGAL DESCRIPTION of a 1.1424 Acre Combined Parcel" (as depicted on the herein included EXHIBIT "B"), which is intended to correct inaccuracies and inadequacies in the existing descriptions, and, encompassing two (2) individual parcels owned by the Grantor herein, David E. Nelson, as recorded in Official Record 513 at Page 1094 in the Athens County Recorder's Office, Athens County, Ohio, with both parcels being situate in FL./LL. 113 (Sections 23 & 24), Town-9-North, Range-14-West, an Unincorporated area known as "The Plains", Athens Township, Athens County, State of Ohio, USA, and consisting of the following two (2) parcels:

- {A} (OR.513/Pg.1094 – Tract 1) (Deed = 0.442 Ac.) SURVEY AREA= 0.4420 Acre
AUDITOR'S PARCEL NO: A040020020701
- {B} (OR.513/Pg.1094 – Tract 2) (Deed = 0.704 Ac.) SURVEY AREA= 0.7004 Acre
AUDITOR'S PARCEL NO: A040230104701

2) **COMMENCING** at a point in the Southwest corner of Farm or Lease Lot 111 (Section 23) and the Southeast corner of Farm or Lease Lot 113 (in Section 23), Thence **N 07° 16' 32" E** along the West line of Farm or Lease Lot 111 and the East line of Farm or Lease Lot 113, (passing into Section 24), **1,545.06 feet** (23.41 chains)(as per 1903, 1904 & 1905 surveys by S. H. Hibbard as recorded in Survey Book 7 at pages 46, 84 & 105 in the Athens County Engineer's Office) (various old deeds = 1,583.0 feet) to a "T" notched stone found (thought to have been set in the 1903 survey cited above) in the most Southerly property corner of a 1.474 Acre "Parcel I" owned by Howard S. & Flossie Keys (OR.369/Pg.2594), said 1.474 Acre "Parcel I" being part of what was formerly referred to as a 1.98 acre parcel in various deeds;

3) Thence **N 52° 10' 48" W** along the Southwesterly property line of said 1.474 Acre "Parcel I" owned by Howard S. & Flossie Keys (OR.369/Pg.2594), said 1.474 Acre "Parcel I" being part of what was formerly referred to as a 1.98 acre parcel in various deeds, **189.01 feet** (various old deeds = 183.70') to an iron pin w/cap found that was set by me in April 2004 in the Southwest property corner of said 1.474 Acre "Parcel I" owned by Howard S. & Flossie Keys (OR.369/Pg.2594), said 1.474 Acre "Parcel I" being part of what was formerly referred to as a 1.98 acre parcel in various deeds, said iron pin w/cap found being in what was incorrectly thought to be the Grantor's Southeast corner of a 0.704 acre (by deed) Tract Two (OR.513/Pg.1094), said iron pin w/cap found also being the real **POINT OF BEGINNING** of the herein described "NEW SINGLE PARCEL LEGAL DESCRIPTION of a 1.1424 Acre Combined Parcel":

4) Thence **S 12° 56' 16" W** along one of the said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094) (Parcel {B} above) existing Easterly property line and a Northerly property line of property owned by Sean David Jones (OR.315/Pg.1807), **19.38 feet** to a 3/4" iron pipe found inside a tall 2" pipe found in the said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094) (Parcel {B} above) existing Southeasterly property corner, the said Grantor's (David E. Nelson – Tract One [which must be held contiguous and continuous with Tract Two] - OR.513/Pg.1094) (Parcel {A} above) existing most Easterly property corner and another of the Northerly property corners of said S.D.Jones (OR.315/Pg.1807);

5) Thence the following three (3) courses along the Southeasterly, Southwesterly and Northwesterly property lines of said Grantor's (David E. Nelson – Tract One [which must be held contiguous and continuous with Tract Two] - OR.513/Pg.1094) (Parcel {A} above) and Northerly property lines of said S.D.Jones (OR.315/Pg.1807);

- 1) **S 36° 44' 44" W, 131.82 feet** (survey & deed) to an iron pin found in the Grantor's most Southerly property corner of said Tract One ;
- 2) **N 41° 57' 23" W, 140.29 feet** (survey & deed) to an iron pin w/cap set in the Grantor's most Westerly property corner of said Tract One, and;

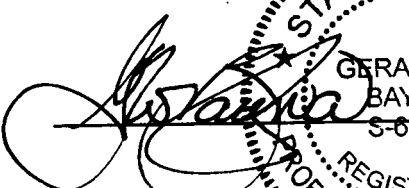
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Instrument 201600003731 OR Book Page 522 1834

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- 3) **N 34°01'00" E, 143.08 feet** (survey & deed) to an iron pin w/cap set in the Grantor's most Northerly property corner of said Tract One, the Grantor's Southwesterly property corner of said Tract Two, another of the Northerly property corners of said S.D.Jones (OR.315/Pg.1807), and, the Southeasterly property corner of a 0.33 acre (by deed) parcel owned by Amy E. Stevens (OR.340/Pg.636);
- 6) Thence **N 08°53'55" E**, along the Westerly line of said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094)) (Parcel {B} above) and the Easterly property line of said A.E.Stevens (OR.340/Pg.636 - 0.33 acre by deed) parcel, **198.95 feet** (by survey) (deeds = 196.35') to a point in the said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094)) (Parcel {B} above) Northwesterly property corner, the Northeasterly property corner of said A.E.Stevens (OR.340/Pg.636 - 0.33 acre by deed) parcel, and, also being in the Southerly Right-of-Way line of Cross Street (50.0' R/W), passing through a 3/4" hex iron bar found at 196.19 feet;
- 7) Thence **S 80°43'18" E**, along the Northerly line of said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094)) (Parcel {B} above) and the said Southerly Right-of-Way line of Cross Street (50.0' R/W), **130.80 feet** (by survey) (deed = 133.35') to an iron pin found in the said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094)) (Parcel {B} above) Northeasterly property corner, and, the Northwesterly property corner of a 0.516 Acre Parcel II also owned by Howard S. & Flossie Keys (OR.369/Pg.2594), said 0.516 acre parcel being part of what was formerly referred to as a 1.98 acre parcel in various deeds;
- 8) Thence **S 12°56'16" W**, along the Easterly line of said Grantor's (David E. Nelson – Tract Two - OR.513/Pg.1094)) (Parcel {B} above) and the Westerly lines of the said 0.516 Acre Parcel II also owned by Howard S. & Flossie Keys (OR.369/Pg.2594), said 0.516 acre parcel being part of what was formerly referred to as a 1.98 acre parcel in various deeds and the said 1.474 Acre Parcel I also owned by Howard S. & Flossie Keys (OR.369/Pg.2594), said 1.474 acre parcel being part of what was formerly referred to as a 1.98 acre parcel in various deeds, **281.00 feet** to the **point of beginning**, passing through an iron pin w/cap found that was set by me in April 2004 at 163.76 feet, and **containing a total of 1.1424 Acre.**
- 9) The above described "**NEW SINGLE PARCEL LEGAL DESCRIPTION of a 1.1424 Acre Combined Parcel**" takes into account the ABANDONMENT of both, the previous 25.0' Right-of-Way along the West side of old Tract Two, and, the 5.0' Utility Esm't. along the Southwest side of old Tract Two that was originally granted by DB.311/Pg.321 and then transferred back to the Grantor herein by OR.513/Pg.1095.
- 10) The bearings used in the above descriptions are based on the East line of Farm or Lease Lot 113, (Section 24), as bearing: N 07°16'32" E, and are only for the determination of angles.
- 11) Subject to all legal highways and easements.
- 12) All iron pins w/cap set, or found, referred to in the above description are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 – 740.593.5686".
- 13) The above described "**NEW SINGLE PARCEL LEGAL DESCRIPTION of a 1.1424 Acre Combined Parcel**" was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in February 2016 (*Calc. Job No. 0404-01 / Billing Job No. 1215-01*), with the fieldwork being completed on 23 February 2016, the "**Plat of Survey**" (Exhibit "B") being last revised on 29 February 2016, and the "**Legal Description**" (Exhibit "A") being completed on 01 March 2016 under *Job No. 1215-01*.

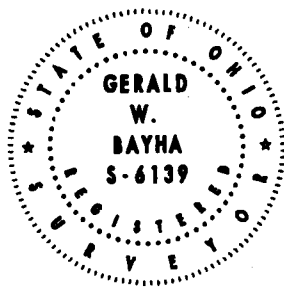

GERALD W. BAYHA
S-6139
REGISTERED PROFESSIONAL SURVEYOR
01 MARCH 2016

Gerald W. Bayha, P.S.

Registered Professional
Surveyor No. S-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361

E-mail: jbayha@hughes.net



Plat Date:
02.29.16

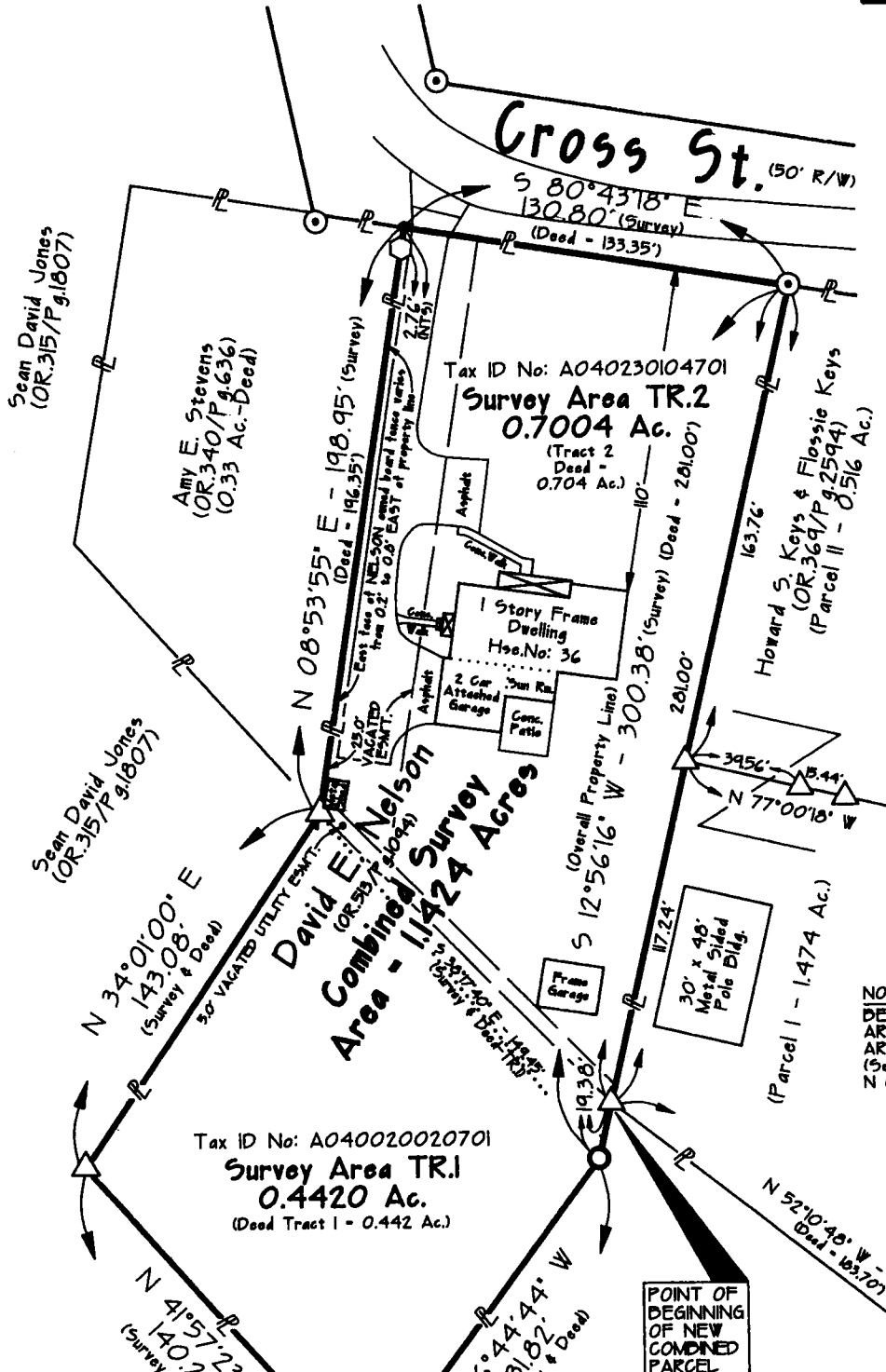
Billing Job No:
1215-01
Calc. Job No:
0404-01

By: **GB** Chk'd: **GB**
Rev:

PLAT OF SURVEY

Being Part of F.L. or L.L. 113
(Sections 23 & 24)
T-9-N, R-14-W, Athens Twp.,
(An unincorporated area known as:
THE PLAINS)
Athens County, Ohio, U.S.A.

EXHIBIT 'B'



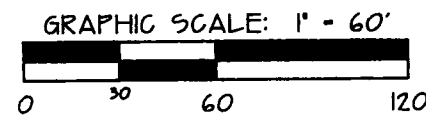
LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ I.D. CAP. STAMPED - G.W. BAYHA - P.S. 6139
- — IRON PIPE FOUND
- ⊙ — IRON PIN FOUND
- — POINT
- ⊕ — POWER POLE
- ⊔ — NOTCHED STONE FOUND
- NT'S — Not to Scale



REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS & ARE FOR DETERMINATION OF ANGLES ONLY, & ARE BASED ON THE EAST LINE OF F.L. or L.L. 113 (Sections 23 & 24), T-9-N, R-14-W, AS BEARING: N 07°16'32" E



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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brad Williams*
DATE: 3/2/16

Jill Thompson
Athens County Auditor

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a survey made by me on **FEBRUARY 2016**

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S. S-6139
Ohio Registered Professional Surveyor No. S-6139
Date Signed: **03/01/2016**

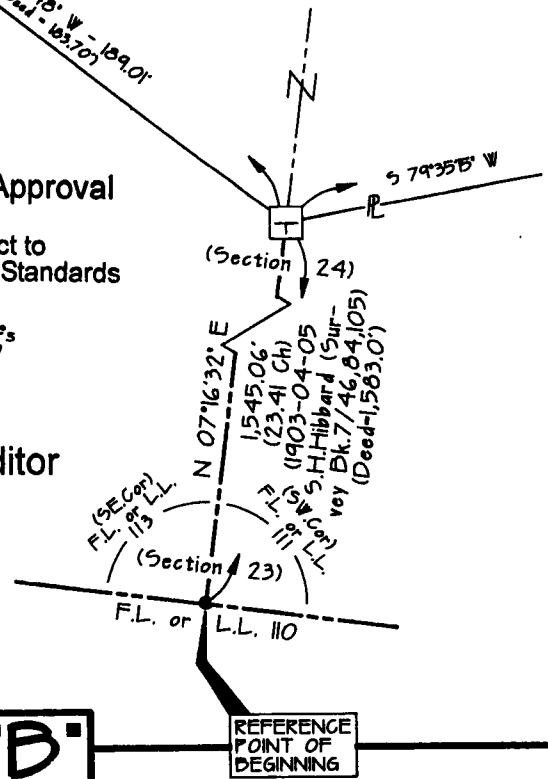


EXHIBIT 'B'