

Exhibit B

LEGAL DESCRIPTION OF LOT SPLIT
JAMES MICHAEL MILLIGAN
TRACT III
0.226 ACRES

Situated in the State of Ohio, County of Athens, Township of Bern, being located in Section 16, Township 7, Range 12, and being part of a 141.08 acre tract of land conveyed to James Michael Milligan as recorded in Instrument Number 200700000578 (all recorded references refer to the Athens County Recorder's Office or Athens County Engineer's Office), and being more particularly described as followed;

COMMENCING FOR REFERENCE at a 5/8" rebar found ("Cannon" cap) at the southwest corner of Section 16;

Thence along the south line of said Section 16, South 87°44'34" East, for a distance of 1400.85 feet to a 3/4" iron pipe found (no cap) at the southwest corner of a 80 acre tract of land conveyed to Deer Valley Trails, LLC as recorded in Instrument Number 200700000873, also being the **TRUE POINT OF BEGINNING**;

Thence along the west line of said 80 acre tract **North 02°15'26" East**, for a distance of **21.08 feet** to a point;

Thence across said 80 acre tract, **South 86°26'54" East**, for a distance of **932.87 feet** to a 5/8" rebar found ("Cannon" cap) at the northwest corner of a 186.90 acre tract of land conveyed to Timothy C. Holley and Misty D. Holley as recorded in Instrument Number 201600002286, also being the northeast corner of Fraction 36, and also being on the south line of Section 16;

Thence along said south line, **North 87°44'34" West**, for a distance of **932.63 feet** to the **TRUE POINT OF BEGINNING**.

Containing a total of **0.226 acres, more or less.**

Together with and subject to covenants, easements, and restrictions of record.

Being a 0.226 acre part of Tax Parcel D01-00100121-04.

The above described land is based on an actual field survey performed under my direct supervision in January, 2019, and was prepared in conformance with OAC 4733-37 Standards for Boundary Surveys.

Bearings are based on the Ohio state plane coordinate system - Ohio south zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

SANDS DECKER

06/11/2020

Date

Steven W. Newell
Ohio Registered
Surveyor No. 7212



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Barbara L. Hillman
DATE: 8/28/20

Approved By
~~Athens~~ County Regional Planning Commission

Date

7.28.20 Transfer approved

SURVEY EXHIBIT OF PROPOSED LOT SPLIT
PART OF LANDS OF JOSEPH CARMEN DECARLO,
JAMES MICHAEL MILLIGAN, AND DEER VALLEY TRAILS, LLC
PART OF SECTIONS 15 & 16, FRACTION 36, TOWNSHIP 7, RANGE 12
TOWNSHIP OF BERN, COUNTY OF ATHENS, STATE OF OHIO



OFFICES

128 East Main Street
 Logan, Ohio 43138
 740-385-2140

1495 Old Henderson Road
 Columbus, Ohio 43220
 614-459-6992

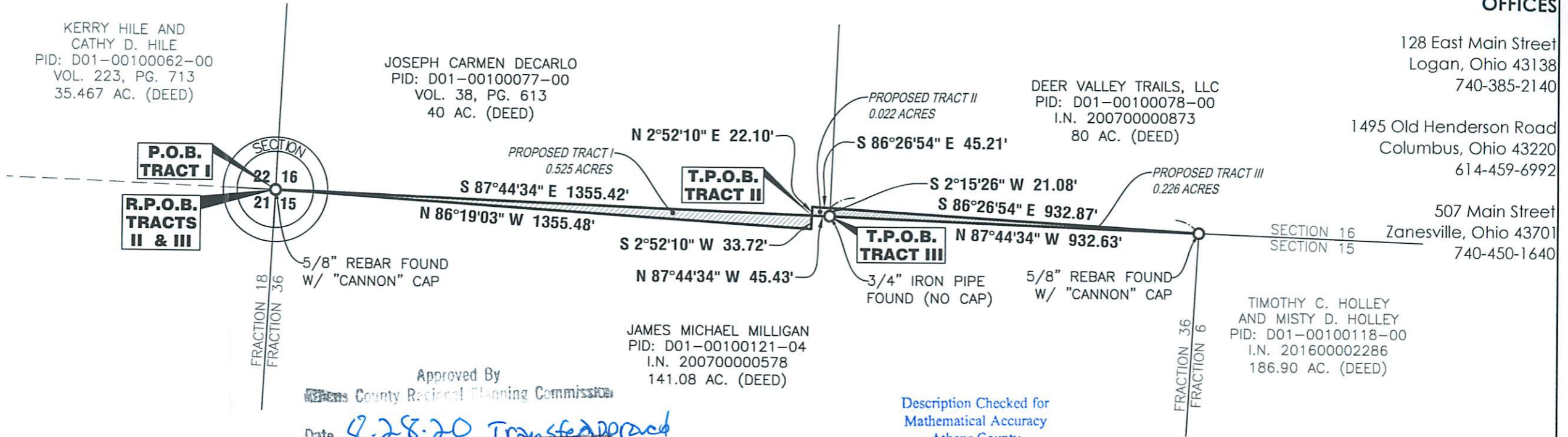
507 Main Street
 Zanesville, Ohio 43701
 740-450-1640

TIMOTHY C. HOLLEY
 AND MISTY D. HOLLEY
 PID: D01-00100118-00
 I.N. 201600002286
 186.90 AC. (DEED)

KERRY HILE AND
 CATHY D. HILE
 PID: D01-00100062-00
 VOL. 223, PG. 713
 35.467 AC. (DEED)

JOSEPH CARMEN DECARLO
 PID: D01-00100077-00
 VOL. 38, PG. 613
 40 AC. (DEED)

DEER VALLEY TRAILS, LLC
 PID: D01-00100078-00
 I.N. 200700000873
 80 AC. (DEED)



JAMES MICHAEL MILLIGAN
 PID: D01-00100121-04
 I.N. 200700000578
 141.08 AC. (DEED)

Approved By
 Athens County Regional Planning Commission

Date: 8.28.20 Transfer Approval
Jessie P.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Resamur Williams*
 DATE: 8/28/20

SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE ATHENS COUNTY RECORDER'S OFFICE AND THE ATHENS COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
- 4) THIS SURVEY IS FOR PURPOSES OF REMOVING A JOG IN THE SUBJECT PROPERTY LINE AND TO CREATE A STRAIGHT LINE FROM THE NORTHWEST CORNER TO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY TO CONFORM WITH THE ADJOINING PROPERTIES OF BOTH PARCEL NUMBERS D01-00100077-00 & D01-00100078-00. THEREFORE, NO IRON PINS WILL BE SET AS THE FINAL PROPERTY LINE IS ALREADY MONUMENTED.

○ IRON PIN FOUND

CERTIFICATION

THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JANUARY, 2020. THIS DRAWING IS REPRESENTATIVE OF A BOUNDARY SURVEY IN CONFORMANCE WITH OAC 4733-37 STANDARDS FOR BOUNDARY SURVEYS.

SANDS DECKER CPS

STEVEN W. NEWELL
 OHIO PROFESSIONAL
 SURVEYOR 7212

07/16/2020
 DATE



NORTH

GRAPHIC SCALE



1" = 300'