

EXHIBIT "A"

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

"0.045 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL" which is to be held in **CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY** with the adjoining 6.228 Acres (by deed) (Auditor's Parcel No: E010010026719) owned by the Grantees herein, William J. & Britney E. Reeves (OR.545/Pg.2439), lying **SOUTH** of the herein described **"0.045 Acre Adjoining Property Owner Transfer Parcel"**

1) Being a **0.045 Acre Parcel** lying North of a 6.228 Acres (by deed) owned by *William J. & Britney E. Reeves, the Grantees herein (OR.545/Pg.2439)* (Parcel No. *E010010026719*). Said **"0.045 Acre Adjoining Property Owner Transfer Parcel"** is being taken out of Auditor's Office Parcel No. *E010010025500* owned by *Heather A. Bobo, the Grantor herein*, as recorded in OR.468/Pg.955 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Southwest one-quarter (SW-1/4) of Section 1, Town-5-North, Range-13-West, Canaan Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a point (by deeds) in the Southeast corner of the said SW-1/4 of Section 1:
3) Thence **N 00°17'08" W** along the East line of the said SW-1/4 of Section 1, **2,006.40 feet** (30.40 chains by deeds) to a point in the Northeast property corner of the said Parcel No. *E010010025500* owned by *Heather A. Bobo, the Grantee herein (OR.468/Pg.955)*, said point being in the approximate center of South Canaan Road (Ath.Co.Rd.No.24):

4) Thence the following three (3) courses along the Southerly lines of said Parcel No. *E010010025500* owned by said *Heather A. Bobo (OR.468/955), the Grantor herein*;

1) Thence **S 64°27'26" W, 326.74 feet** to an iron pin w/cap set, passing through an iron pin w/cap set for reference at 135.00 feet and a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 236.3 feet:

2) Thence **S 75°10'42" W, 249.10 feet** to an iron pin w/cap set, and:

3) Thence **N 72°27'31" W, 237.02 feet** to an iron pin w/cap set, said iron

pin w/cap set also being the real ***POINT OF BEGINNING*** of the said **"0.045 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"** which is coming out of said Parcel No. *E010010025500*:

5) Thence continuing **N 72°27'31" W** along one of the Southerly property lines of said Parcel No. *E010010025500* owned by said *Heather A. Bobo (OR.468/955), the Grantor herein*, and one of the Northerly property lines of Parcel No. *E010010026719* owned by said *William J. & Britney E. Reeves (OR.545/2439), the Grantees herein*, **60.26 feet** to an iron pin w/cap set:

6) Thence **N 62°23'57" W** continuing along one of the Southerly property lines of said Parcel No. *E010010025500* owned by said *Heather A. Bobo (OR.468/955), the Grantor herein*, and one of the Northerly property lines of Parcel No. *E010010026719* owned by said *William J. & Britney E. Reeves (OR.545/2439), the Grantees herein*, **43.06 feet** to a 2" MagNail set in the Northwest property corner of said Parcel No.

E010010025500 owned by said Heather A. Bobo (OR.468/955), the Grantor herein, said 2" MagNail also being in the South edge of pavement of South Canaan Road (Co.Rd.No.24):

7) Thence **S 89° 13'52" E** along one of the Northerly property lines of said Parcel No. E010010025500 owned by said Heather A. Bobo (OR.468/955), the Grantor herein, and one of the Southerly property lines of property owned by Llewelyn D. & Patti L. Weaver (OR.517/1649 & OR.70/408), **94.69 feet** to a point in the center of said South Canaan Road (Co.Rd.No.24):

8) Thence **S 01° 27'41" E** along a new line through the land of said Heather A. Bobo (OR.468/955), the Grantor herein, **36.85 feet** to the **POINT OF BEGINNING**, passing through an iron pin w/cap set for reference at 15.18 feet, and, **containing 0.045 Acre.**

9) **NOTE:** The above described **"0.045 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"** is to be held in **CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY** with the adjoining **6.228 Acres (by deed) (Auditor's Parcel No: E010010026719)** owned by the Grantee herein, **William J. & Britney E. Reeves (OR.545/Pg.2439)**, lying **SOUTH** of the herein described **"0.045 Acre Adjoining Property Owner Transfer Parcel"**

10) The bearings used in the description/s hereon are based on the East line of the SW-1/4 of Section 1 as bearing: N 00° 17'08" W and are ONLY for the determination of relative angles.

11) Subject to all legal highways and easements.

12) All iron pins w/cap set referred to in the descriptions hereon are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

13) The above described **"0.045 Acre ADJOINING PROPERTY OWNER TRANSFER PARCEL"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc./CADD/Billing Job No. 0721-01), with the field work being completed on 03 August 2022, the "Plat of Survey" (Exhibit "B") being last revised on 08 September 2022, and, the "Legal Description" (Exhibit "A") being last revised on 09 September 2022.

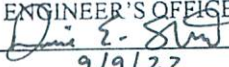

Gerald W. Bayha, P.S. 6139


09. SEPTEMBER 2022
Date Signed

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

FEB 02 2023

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/9/22

Gerald W. Bayha, P.S.

Registered Professional
Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361
E-mail: gbayha@frontier.com



Plat Date:
09.08.22

GADD Job No:
0721-01

BILLING Job No:
0721-01

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

Rev:

PLAT OF SURVEY

Being Parts of the Southwest One-Quarter (SW-1/4) of Section 1, Canaan Township, Athens County, Town-5-N, Range-13-W, State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

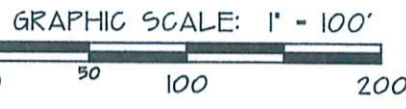
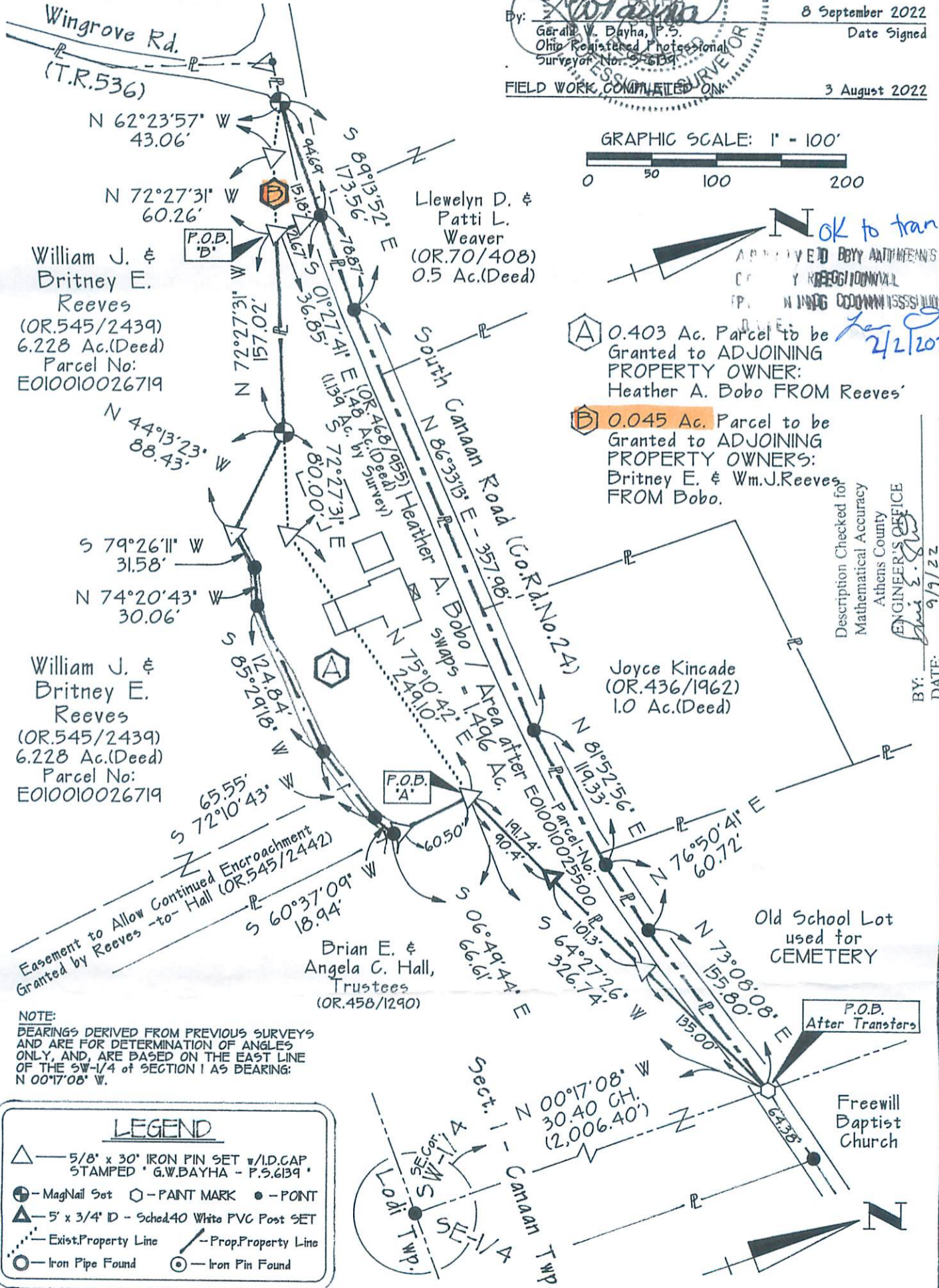
DEEDS AS NOTED
RECORD PLATS
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

Llewelyn D. & Patti L. Weaver
(OR.517/1649)
69.8 Ac.(Deed)

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in June-August 2022

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139
Date Signed: 8 September 2022
FIELD WORK COMPLETED ON: 3 August 2022



OK to transfer
APPROVED BY ATHENS COUNTY REGISTER
NINDG COUNCIL
2/2/2025

- A** 0.403 Ac. Parcel to be Granted to ADJOINING PROPERTY OWNER: Heather A. Bobo FROM Reeves'
- B** 0.045 Ac. Parcel to be Granted to ADJOINING PROPERTY OWNERS: Britney E. & Wm.J.Reeves FROM Dobo.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Shane E. [Signature]*
DATE: 9/9/22

William J. & Britney E. Reeves
(OR.545/2439)
6.228 Ac.(Deed)
Parcel No: E010010026719

William J. & Britney E. Reeves
(OR.545/2439)
6.228 Ac.(Deed)
Parcel No: E010010026719

Brian E. & Angela C. Hall,
Trustees
(OR.458/1290)

Joyce Kincade
(OR.436/1962)
1.0 Ac.(Deed)

Old School Lot
used for
GEMETERY

Freewill Baptist Church

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE EAST LINE OF THE SW-1/4 OF SECTION 1 AS BEARING: N 00°17'08" W.

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊕ — MagNail Set ⊙ — PAINT MARK ● — POINT
- ▲ — 5" x 3/4" ID - Sched.40 White PVC Post SET
- — Exist.Property Line - - - — Prop.Property Line
- — Iron Pipe Found ⊙ — Iron Pin Found

