

EXHIBIT "A"

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

"0.574 Acre - Parcel I"

1) The following description is intended to COMBINE existing OR.520/Pg.2079 "Tract Three / First Tract - 0.183 Acre (Auditor's Parcel No. G020060002200), and , OR.520/Pg.2079 "Tract One / Non-Building Site Parcel II - 0.3913 Acre" (Auditor's Parcel No. G020060001300) into a NEW "0.574 Acre - Parcel I".

2) Being part of the real estate presently owned by William G. Henry, etal, as recorded in Official Record 520 at page 2079 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in River Lots 345 & 346 in Northeast one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 20, and, being situate in the Village of Chauncey, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

3) **COMMENCING** at a point in the Northwest corner of now vacated Lot No. 464 in the Village of Chauncey, the Northwest property corner of a parcel owned by Alvira Spears (O.R.386/Pg.2630), the Northeast property corner of an existing 2.0727 Acre Parcel presently owned by the *Grantors* herein, William G. Henry, etal (OR.524/Pg.1118 - Parcel Three), and, said point also being in the South R/W line of Main Street (79.5' R/W), aka State Route No. 682, said point being witnessed by a 3/4" I.D. iron pipe found that bears: N 15°35'44" W - 0.60' FROM said point;

4) Thence **S 74°00'00" W** along the said South R/W line of Main Street (79.5' R/W), aka State Route No. 682, **295.82 feet** to a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 in the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.) Northwest property corner (G020060002200), also being at the intersection of the said South R/W line of Main Street (79.5' R/W), aka State Route No. 682 with the Easterly R/W line of what is now, or formerly, New York Central Railroad (100' R/W), said 1" O.D. pinch pipe also being the real **POINT OF BEGINNING** of the "**0.574 Acre - Parcel I**" herein described;

5) Thence **N 74°00'00" E** back along the line described above in paragraph 4), **47.67 feet** to a point in the *Grantor's* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.) Northeast corner (#G020060002200) and the Northwest corner of another parcel (#G020060002100) owned by the *Grantors* herein (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 and Tract Three/Second Tract/0.099 Ac.):

6) Thence **S 15°36'10" E** along the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.)(#G020060002200) East line, and the West line of said parcel (#G020060002100) owned by the *Grantors* herein (OR.520/Pg.2079 - Tract Three/Third Tract/0.069 and Tract Three/Second Tract/0.099 Ac.)(G020060002100), **150.00 feet** to a point in the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.)(#G020060002200) Southeast corner, the Southwest corner of said (OR.520/Pg.2079 - Tract Three/Second Tract/0.099 Ac.)(#G020060002100), and, said point also being in the North line of a 0.3913 Acre Parcel owned by the *Grantors* herein (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II)(#G020060001300):

7) Thence **N 74°00'00" E** along the *Grantors'* (OR.520/Pg.2079 - Tract Three/Second Tract/0.099 ac.)(#G020060002100) South line, the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) North line, passing onto the South line of a 0.045 Acre Parcel owned by the *Grantors* herein (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400), **61.86 feet** to a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel I/0.0454 Ac.)(#G020060001400) Southeast corner, and the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) Northeast corner:

8) Thence **S 15°36'10" E** along the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) East line and the West line of 0.2617 Acre Parcel (#G020060001001) also owned by the *Grantors'* herein (OR.524/Pg.1118-Parcel One), **139.14 feet** to a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) Southeast corner, the *Grantors'* (OR.524/Pg.1118-Parcel One/0.2617 Ac.) Southwest corner and also being in one of the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Acres) (G020060001002) Northwesterly lines, passing through a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 at 97.94 feet:

9) Thence **S 76°48'47" W** along the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) South line and one of the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Acres) (G020060001002) Northwesterly lines, **130.25 feet** to a point in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) Southwest corner and one of the *Grantors'* (OR.524/Pg.1118-Parcel Three/2.0727 Acres) (G020060001002) Northwesterly corners, said point also being in the said Easterly R/W line of what is now, or formerly, New York Central Railroad (100' R/W), said point also being witnessed by a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 (which was not in it's original location as set by me) that bears: N 64°07'16" W, 0.19 feet FROM said point:

10) Thence **N 11°26'10" W** along the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) West line, passing onto the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.)(#G020060002200) West line, and the said Easterly R/W line of what is now, or formerly, New York Central Railroad (100' R/W), **283.64 feet** to the **point of beginning**, passing through a 1" O.D. pinch pipe set by me in June 1978, and found in May 1994 and September 2006 at 133.17 feet in the *Grantors'* (OR.520/Pg.2079-Tract One/Non-Building Site Parcel II/0.3913 Ac.)(#G020060001300) Northwest corner and the *Grantors'* (OR.520/Pg.2079 - Tract Three/First Tract/0.183 ac.)(#G020060002200) Southwest corner, and, **containing a combined total of 0.574 Acre.**

11) The above described "**0.574 Acre - Parcel I**" was surveyed by Gerald W. Bayha, P.S.,

Ohio Registered Professional Surveyor No. S-6139 (*Calc. and CADD file Job No. 0906-01 / Billing Job No. 0616-01*), with the field work being completed in June 1978, May 1994 and September 2006, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2017, and, the "Legal Description" (Exhibit "A") being completed on 23 April 2017.

12) The bearings used in the above description are based on the South R/W line of Main Street, aka State Route No. 682, as bearing: N 74°00'00" E, and, are only for the determination of relative angles.

13) Subject to all legal highways and easements.

14) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 - 740-593-5686 ".


Gerald W. Bayha, P.S. 6139 39



23 APRIL 2017
Date Signed

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: jbayha@hughes.net



Plat Date: 04.23.17

CADD Job No: 0906-01
BILLING Job No: 0616-01

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Being Part of River Lots 345 & 346
(Section 20), T-10-N, R-14-W,
Village of Chauncey, Dover Twp.,
Athens Co., State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

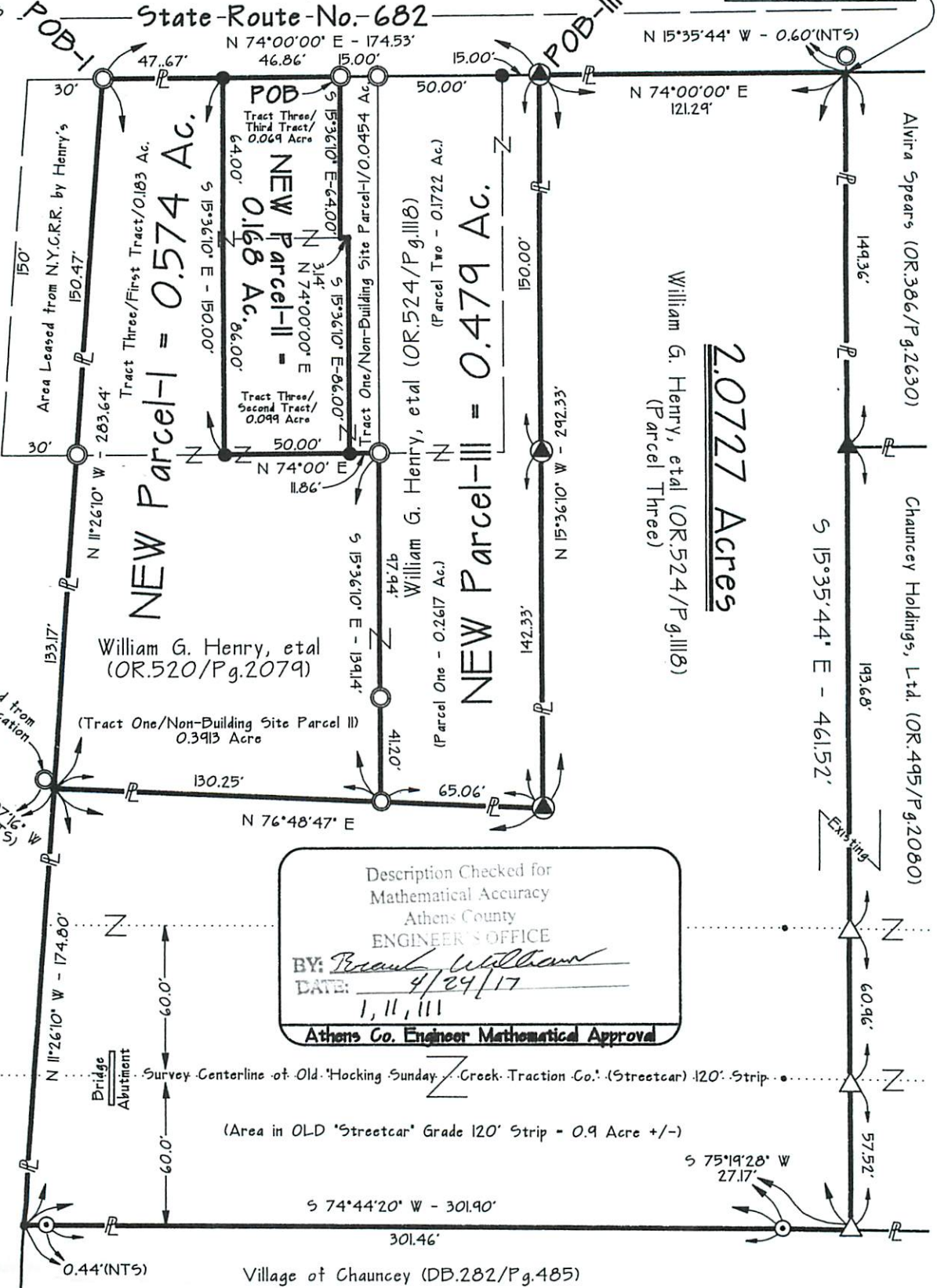
Main-Street

(79.5' R/W)

State-Route-No.-682

Point of Commencement:
N.W. Corner of
VACATED Lot No. 464

New York Central Railroad - 100'R/W



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brant Williams*
DATE: 4/24/17
1, 11, 111
Athens Co. Engineer Mathematical Approval

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
BEARINGS FOR DETERMINATION OF ANGLES ONLY, AND,
ARE BASED ON THE SOUTH R/W LINE OF MAIN ST.
AS BEARING: N 74°00'00" E.

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a
surveys made by me, in June 1978, September 1994 & September 2006.

By: *Gerald W. Bayha* 04.23.17
Gerald W. Bayha, P.S.
Ohio Registered Professional
Surveyor No. 5-6139 Date Signed

FIELD WORK COMPLETED IN: 06/1978, 05/1994 & 09/2006

GRAPHIC SCALE: 1" = 60'



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.S.6139"
- — I.P.F.d.w/Cap "BAYHA-6139/SEYMOUR-6044"
- ▲ — I.P.F.d.w/Cap "EMHT Inc"
- — IRON PIN/BAR FD.
- — IRON PIPE FOUND