

(Co. ENG'S. OFFICE COPY)

PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

**SEYMOUR & ASSOCIATES**



P.O. Box 624  
Logan, Ohio 43138

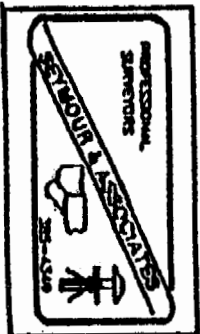
69 MARKET ST. **385-5954**

Re: 6.3617 acre MORTGAGE SURVEY in Fractional Lot 1 (Section 21), Dover Township, Athens County, Ohio.

Mortgagor: Gloria J. Phillips

Mortgagee: Gloria J. Phillips

Legal Description: See Attached Exhibit "A"



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DOV # 21

EXHIBIT "A"

6.3617 ACRE MORTGAGE TRACT

Being a part of the tract of land that is now or formerly in the name of Gloria J. Phillips as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_, Athens County Recorder's Office, said tract being part of Fractional Lot 1 (Section 21), T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southwest corner of Fractional Lot 1 (Section 21);

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 1096.98 feet to a point in the center of Township Road No. 293;

Thence leaving the west line of Fractional Lot 1 (Section 21) and along the center of said road the following two courses:

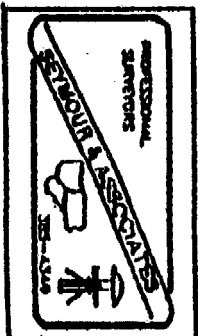
- [1] South 40 degrees 35 minutes 36 seconds East a distance of 315.72 feet to a point, and;
- [2] South 30 degrees 53 minutes 43 seconds East a distance of 94.62 feet to a point being a corner to the mortgagor and the southeasterly corner of a 2.0134 acre parcel as recorded in Official Record 202 at page 521 and the principal place of beginning for the tract herein described;

Thence leaving the center of said road and along a line to the mortgagor and the easterly line of the 2.0134 acre parcel, North 16 degrees 40 minutes 04 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 325.40 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the northeasterly corner of the 2.0134 acre parcel;

Thence leaving the mortgagor's line and with a new line through the mortgagor's land the following eight courses:

- [1] South 78 degrees 33 minutes 42 seconds East a distance of 68.74 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] South 31 degrees 30 minutes 41 seconds East a distance of 69.30 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [3] South 40 degrees 57 minutes 16 seconds East a distance of 99.23 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [4] South 47 degrees 57 minutes 13 seconds East a distance of 147.93 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [5] South 38 degrees 23 minutes 31 seconds East a distance of 309.32 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [6] South 50 degrees 17 minutes 16 seconds East a distance of 276.76 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [7] South 27 degrees 47 minutes 10 seconds East a distance of 131.84 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [8] South 20 degrees 00 minutes 08 seconds East a distance of 258.48 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

[continued on page 2]



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EXHIBIT "A"

Thence along a new line for mortgage purposes, South 59 degrees 09 minutes 35 seconds West, passing through 5/8" X 30" iron pins with plastic identification caps set at 104.46 feet and 438.22 feet, going a total distance of 488.22 feet to a point in the center of Township Road No. 293 and on a line to the mortgagor;

Thence along the center of said road and a line to the mortgagor the following two courses:

- [1] North 31 degrees 35 minutes 59 seconds West a distance of 103.12 feet to a point, and;
- [2] North 25 degrees 35 minutes 12 seconds West a distance of 245.40 feet to a point being a corner to the mortgagor and the southwesterly corner of a 1.8234 acre parcel as recorded in Official Record 199 at page 766;

Thence leaving the center of said road and along a line to the mortgagor and lines to the 1.8234 acre parcel the following two courses:

- [1] North 64 degrees 24 minutes 48 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 330.28 feet to a 60d spike set in the base of a 4" tree, and;
- [2] North 25 degrees 35 minutes 12 seconds West a distance of 240.49 feet to a 5/8" X 30" iron pin with a plastic identification cap set in a corner to the mortgagor and the northerly corner of the 1.8234 acre parcel;

Thence along new lines for mortgage purposes the following two courses:

- [1] North 25 degrees 35 minutes 12 seconds West a distance of 100.35 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [2] North 40 degrees 36 minutes 49 seconds West a distance of 166.22 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a corner to the mortgagor and the easterly corner of a 1.8325 acre parcel to be transferred to Barbara Lee Riffle;

Thence along a line to the mortgagor and the lines to the 1.8325 acre parcel the following three courses:

- [1] North 40 degrees 36 minutes 49 seconds West a distance of 268.61 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] North 36 degrees 05 minutes 52 seconds West a distance of 138.39 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [3] South 16 degrees 40 minutes 04 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 270.25 feet, going a total distance of 320.25 feet to a point in the center of Township Road 293, a corner to the mortgagor and the southwesterly corner of the 1.8325 acre parcel;



[continued on page 3]

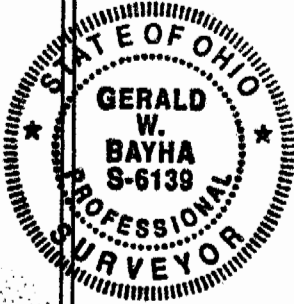
EXHIBIT "A"

Thence along the center of said road and a line to the mortgagor, North 30 degrees 54 minutes 00 seconds West a distance of 81.29 feet to the principal place of beginning, containing 6.3617 acres, more or less, of which 1.87 acres lies north of an old tract line as delineated on the Athens County Auditor's Tax Map and 4.49 acres lies south of said old tract line, and subject to the right of way of Township Road No. 293 and all easements of record.

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

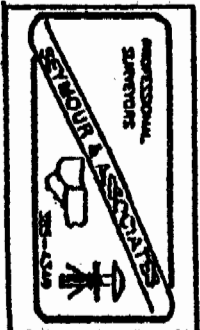
The bearings used in the above described mortgage tract were based on the west line of Fractional Lot 1 (Section 21) as bearing North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described mortgage tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, August 1, 1995.



SEE ATTACHED MORTGAGE PLAT EXHIBIT "B"

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: 8 Blauwe  
DATE: 8-18-95



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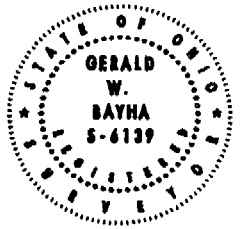
**SEYMOUR & ASSOCIATES**

P.O. Box 424  
Logan, Ohio 43138  
**385-5954**

69 S. MARKET ST.

**MORTGAGE PLAT**

BEING SITUATE IN FR. LOT NO. 1  
(SECTION 21) - TOWN 10 NORTH  
RANGE 14 WEST - DOVER TWP.  
ATHENS COUNTY - STATE OF OHIO



DATE: August 1, 1995

BY: GB

PROJ. NO.: AT9101  
Cadd6 - AT910PM

**EXHIBIT "B"**

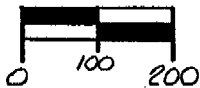
FOR: **GLORIA J. PHILLIPS (OWNER OF RECORD)**

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1st DAY OF AUGUST 1995 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

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

**COPY REDUCED**

SCALE:  
1" = 200'

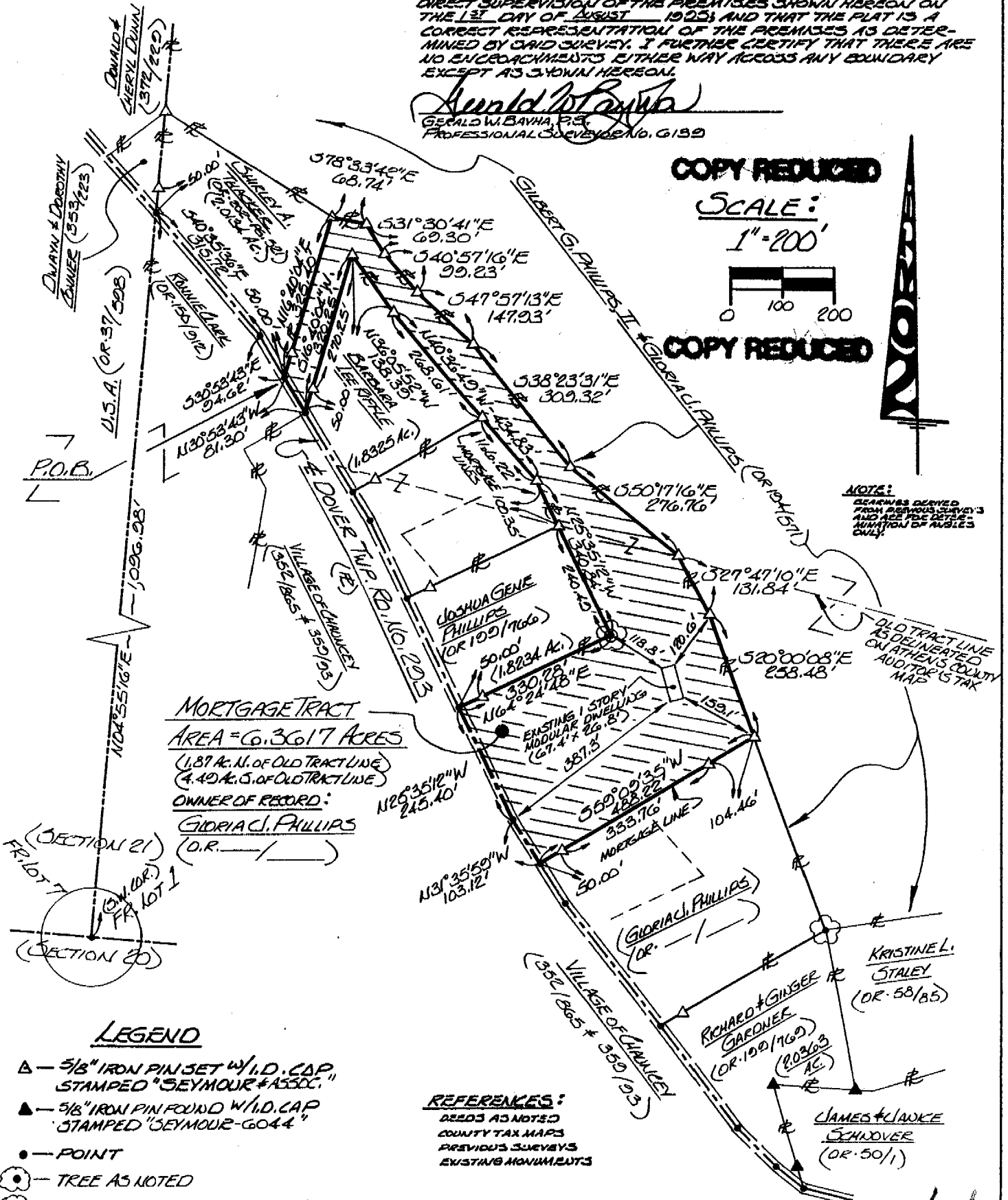


**COPY REDUCED**



NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE PRESENTED WITHOUT DEDUCTIONS OF ANGLES ONLY.

OLD TRACT LINE AS DELINEATED ON ATHENS COUNTY AUDITOR'S TAX MAP



**MORTGAGE TRACT**  
AREA = 6.3617 ACRES  
(1.87 AC. N. OF OLD TRACT LINE)  
(4.49 AC. S. OF OLD TRACT LINE)

OWNER OF RECORD:  
**GLORIA J. PHILLIPS**  
(O.R. - / -)

**LEGEND**

- ▲ - 3/8" IRON PIN SET W/ I.D. CAP, STAMPED "SEYMOUR & ASSOC."
- ▲ - 3/8" IRON PIN FOUND W/ I.D. CAP, STAMPED "SEYMOUR-6044"
- - POINT
- ☉ - TREE AS NOTED
- ☉ - GOLF SPIKE SET IN BASE OF 4" TREE

**REFERENCES:**  
REDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

**COPY REDUCED**

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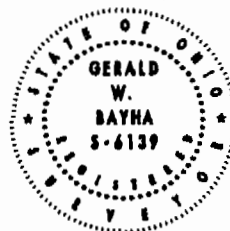
**SEYMOUR & ASSOCIATES**



P.O. Box 624  
Lega, Ohio 43138  
**385-5954**  
69 S. MARKET ST.

**PLAT OF SURVEY**

BEING SITUATE IN F.R. LOT NO. 1 -  
(SECTION 21) - TOWN 10 NORTH -  
RANGE 14 WEST - DOVER TWP. -  
ATHENS CO. - STATE OF OHIO.



DATE: August 1, 1995

BY: GB

**EXHIBIT "B"**

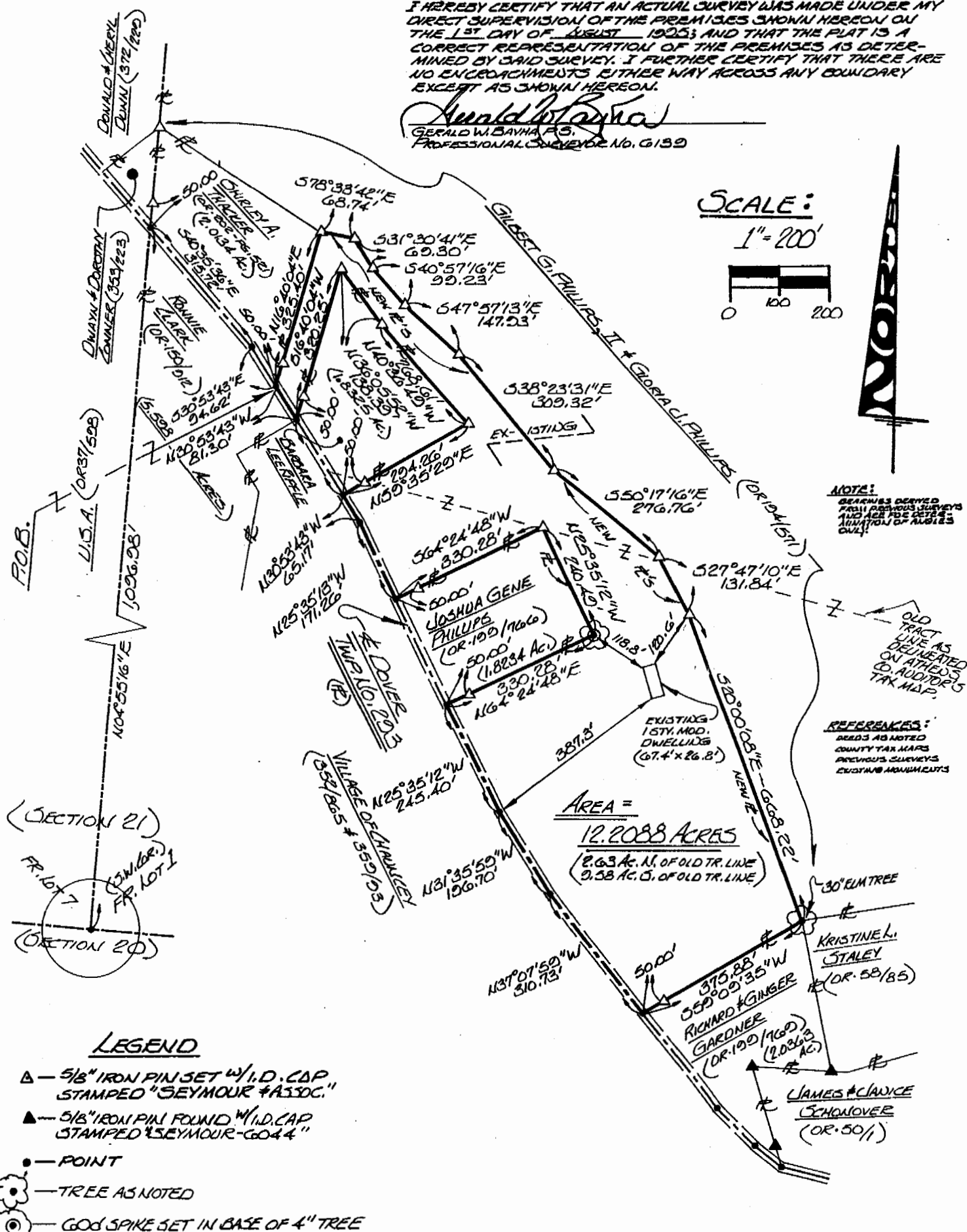
FOR: (GRANTORS) **GILBERT G., II & GLORIA C. PHILLIPS**

(GRANTEE) **GLORIA C. PHILLIPS**

PROJ. NO.: AT9101  
Cadd6 - AT910PM

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1ST DAY OF AUGUST 1995, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN HEREON.

*Gerald W. Bayha*  
GERALD W. BAYHA, P.S.  
PROFESSIONAL SURVEYOR NO. 6139



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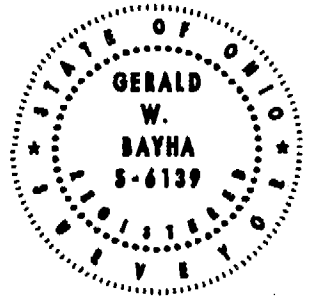
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 69 S. MARKET ST.



**PLAT OF SURVEY**

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 (SECTION 21) - TOWN 10 NORTH -  
 RANGE 14 WEST - DOVER TWP. -  
 ATHENS CO. - STATE OF OHIO.



DATE: August 1, 1995

BY: *GB*

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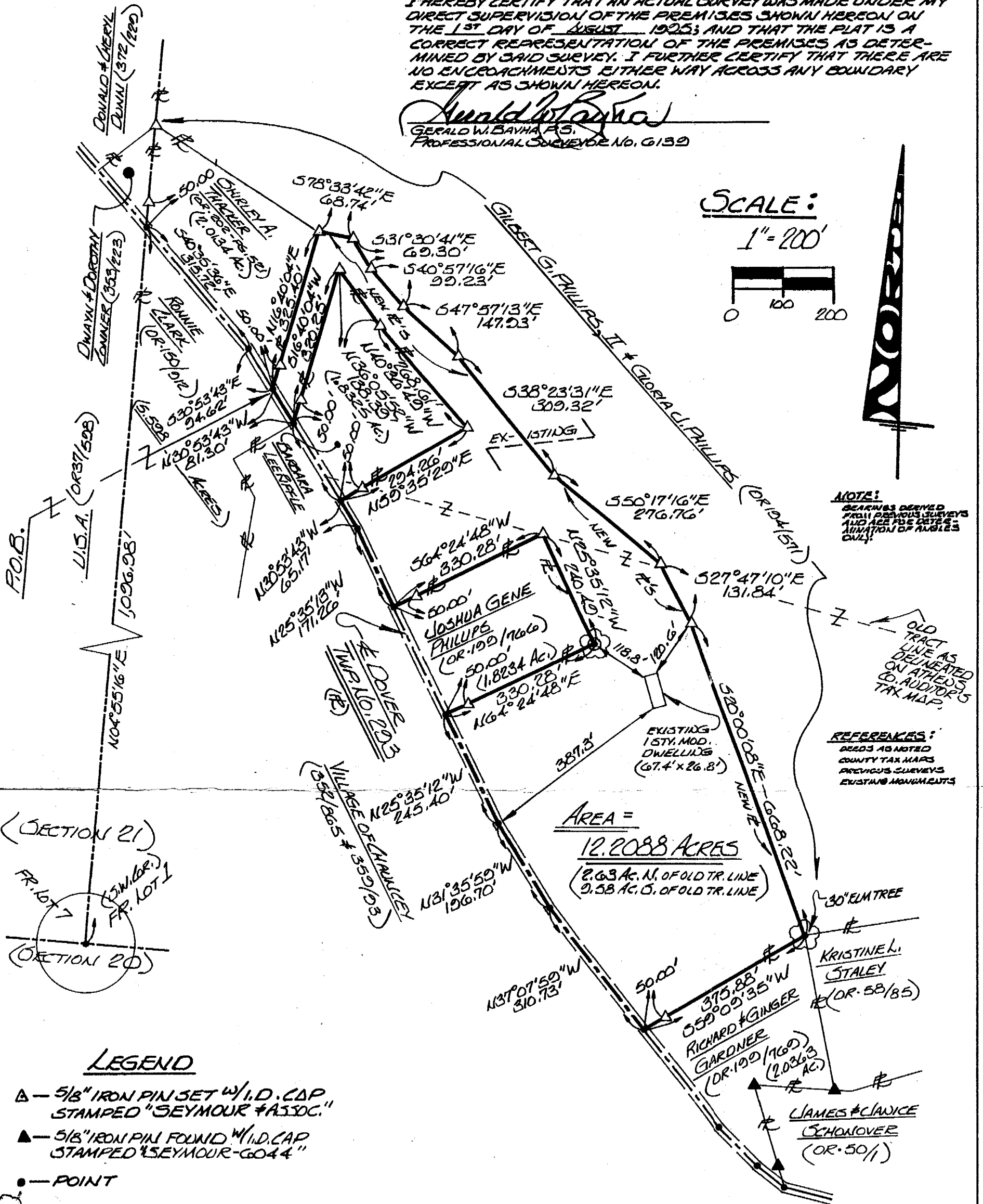
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(GRANTEE) **GLORIA C. PHILLIPS**

PROJ. NO.: AT9101  
 Cadd6 - AT910PM

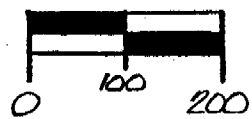
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*Gerald W. Bayha*  
 GERALD W. BAYHA, P.S.  
 PROFESSIONAL SURVEYOR No. 6139



SCALE:

1" = 200'



NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE NOT A DETERMINATION OF ANGLES ONLY.

OLD TRACT LINE AS DELINEATED ON ATHENS CO. AUDITOR'S TAX MAP.

REFERENCES: DEEDS AS NOTED COUNTY TAX MAPS PREVIOUS SURVEYS EXISTING MONUMENTS

AREA = 12.2088 ACRES

(2.63 AC. N. OF OLD TR. LINE)  
 (2.58 AC. S. OF OLD TR. LINE)

**LEGEND**

- ▲ - 5/8" IRON PIN SET W/ I.D. CAP STAMPED "SEYMOUR & ASSOC."
- ▲ - 5/8" IRON PIN FOUND W/ I.D. CAP STAMPED "SEYMOUR-6044"
- - POINT
- ☼ - TREE AS NOTED
- ☼ - GOLF SPIKE SET IN BASE OF 4" TREE