

BY: Brendan Williams
DATE: 9/25/14

EXHIBIT "A"

Newly Described 6.685 Acre TRACT "A"

1) Being a **NEW DESCRIPTION** of the **BOUNDARY** of an **EXISTING 6.7 Acre** (by numerous deed exceptions) (**G010010032700**) that is intended to correct inaccuracies and inadequacies as presently recorded in Official Record 417 at page 671 in the Athens County Recorder's Office, Athens County, OH, presently owned by Sandy L. & Rebecca L. Harold, and being situate in the Northwest one-quarter (NW.1/4) of the Northeast one-quarter (NE.1/4) of Section 7, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a MagNail set in what is taken to be the North line of the NW.1/4 of the NE.1/4 of Section 7, the Northeast property corner of a 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold, the Southeast property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), the Northwest property corner of a 15.0 acre (by deed) tract owned by John W. Schneider (DB.379/Pg.959), and also being 6 feet West of the East edge of pavement in the traveled portion of Mill Creek Road (Twp.Rd.No.325), said MagNail set bearing: N 84°34'59" W, 925.0 feet (by deeds) FROM the alleged Northeast corner of the NW.1/4 of the NE.1/4 of Section 7:

3) Thence **S 01°32'50" W** along the East property line of said Grantor's 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), Mill Creek Road (Twp.Rd.No.325), and one of the West property lines of said J.W.Schneider (DB.379/Pg.959) tract, **80.00 feet** (this survey & deeds) to a POINT in the Southeast property corner of said Grantors' 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), and, the Northeast property corner of another 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold:

4) Thence continuing **S 01°32'50" W** along one of the East property lines of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), Mill Creek Road (Twp.Rd.No.325), and another of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract, **20.00 feet** (this survey & deeds) to a POINT:

5) Thence **S 08°23'20" E** along another of the East property lines of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), Mill Creek Road (Twp.Rd.No.325), and another of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract, **60.00 feet** (this survey & deeds) to a POINT in the Southeast property corner of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641) and the Northeast property corner of a 6.7 acre (by numerous deed exceptions) tract also owned by the Grantor's herein, Sandy L. & Rebecca L. Harold (OR.417/Pg.671): said POINT also being the real **POINT OF BEGINNING** of the **Newly Described 6.685 Acre TRACT "A"**:

6) Thence the following five (5) courses along Grantors' Easterly property lines of the said 6.7 acre (by numerous deed exceptions) tract (OR.417/Pg.671), Mill Creek Road (Twp.Rd.No.325), and other of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract;

- 1) **S 08°23'20" E, 40.00 feet** (this survey & deeds) to a POINT:
- 2) **S 17°58'40" E, 100.00 feet** (this survey & deeds) to a POINT:
- 3) **S 23°44'10" E, 100.00 feet** (this survey & deeds) to a POINT:
- 4) **S 32°41'00" E, 100.00 feet** (this survey & deeds) to a POINT, and:
- 5) **S 41°43'30" E, 122.00 feet** (this survey & deeds) to a MagNail set in the Grantors' Southeast property corner and also being in one of the Northeasterly property corners of a 44.79 ac. (by deed exceptions) tract owned by Sarah Harold (OR.450/Pg.323):

7) Thence the following six (6) courses along Grantors' Southerly and Westerly property lines of the said 6.7 acre (by numerous deed exceptions) tract (OR.417/Pg.671), and Northeasterly property lines of said S.Harold (OR.450/Pg.323) tract;

- 1) **S 42°30'35" W, 295.07 feet** (this survey) (adjoining deed exception #4 = 295.69') to an iron pin w/cap set inside a 3/4" I.D. iron pipe found, passing through an iron pin w/cap set for reference at 22.51 feet and a 3/4" ID x 5' long Sched.40 White PVC Post set at 140.4':
- 2) **S 60°44'10" W, 159.95 feet** (this survey) (adj. deed exception #4 = should be 159.26', but due to typo. error, adj. deed reads 195.26') to an iron pin w/cap set:
- 3) **S 67°51'00" W, 215.71 feet** (this survey & deeds) to an iron pin w/cap set, passing through a 3/4" ID x 5' long Sched.40 White PVC Post set at 110.7':
- 4) **N 12°21'19" W, 306.56 feet** (this survey) (adj. deed exception #4 = 307.69') to a 3/4" I.D. iron pipe found, passing through 3/4" ID x 5' long Sched.40 White PVC Posts set at 101.3' & 208.2':
- 5) **N 28°21'28" E, 157.45 feet** (this survey) (adj. deed exception #4 = 155.14') to an iron pin found, passing through a 3/4" ID x 5' long Sched.40 White PVC Post set at 74.5' and:

(Newly Described 6.685 Acre TRACT "A" Cont'd.)

6) **N 10°11'34" W, 253.04 feet** (this survey) (adj. deed exception #4 = 261.41') to a ¾" iron pipe found in the Grantors' Northwest property corner, one of the Northeasterly property corners of said S. Harold (OR.450/Pg.323) tract, and, the Southwest property corner of said Grantors' 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), passing through a ¾" ID x 5' long Sched.40 White PVC Post set at 146.6':

8) Thence **N 75°49'55" E** along the Grantors' North property line, the South property line of said Grantor's other 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), **373.51 feet** (this survey) (adj. deed = 379.62') to the **point of beginning**, passing through an iron pin w/cap set for reference at 345.01 feet, and, **containing 6.685 Acres.**

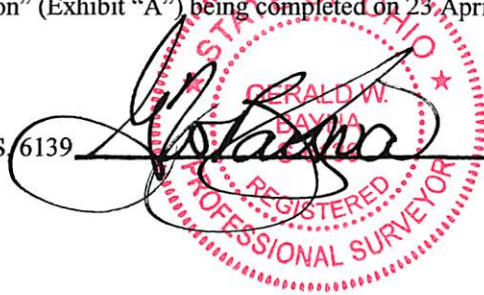
9) The bearings used in the above description are based on the North line of the NW.1/4 of the NE.1/4 of Section 7 as bearing: N 84°34'59" W, and, are only for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the description above 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".

12) The above **Newly Described 6.685 Acre TRACT "A"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in April 2014 (*Job No. 1213-02*), with the field work being completed on 18 April 2014, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2014, and the "Legal Description" (Exhibit "A") being completed on 23 April 2014.

Gerald W. Bayha, P.S. 6139



Date Signed 23 Apr. 2014

BY: Brandon Milligan
DATE: 4/25/14

EXHIBIT "A"

Newly Described 0.999 Acre Parcel "B"

1) Being a **NEW DESCRIPTION** of the **BOUNDARY** of an **EXISTING 1.00 Acre - Tract 1** (by deed) (**G010010032600**) that is intended to correct inaccuracies and inadequacies as presently recorded in Official Record 472 at page 1641 in the Athens County Recorder's Office, Athens County, OH, presently owned by Sandy L. & Rebecca L. Harold, and being situate in the Northwest one-quarter (NW.1/4) of the Northeast one-quarter (NE.1/4) of Section 7, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a MagNail set in what is taken to be the North line of the NW.1/4 of the NE.1/4 of Section 7, the Northeast property corner of another 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold, the Southeast property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), the Northwest property corner of a 15.0 acre (by deed) tract owned by John W. Schneider (DB.379/Pg.959), and also being 6 feet West of the East edge of pavement in the traveled portion of Mill Creek Road (Twp.Rd.No.325), said MagNail set bearing: N 84°34'59" W, 925.0 feet (by deeds) FROM the alleged Northeast corner of the NW.1/4 of the NE.1/4 of Section 7:

3) Thence **S 01°32'50" W** along the East property line of said Grantor's other 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), Mill Creek Road (Twp.Rd.No.325), and one of the West property lines of said J.W.Schneider (DB.379/Pg.959) tract, **80.00 feet** (this survey & deeds) to a POINT in the Grantors' Northeast property corner and the Southeast property corner of said Grantor's other 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), and, said POINT also being the real **POINT OF BEGINNING** of the **Newly Described 0.999 Ac. Parcel "B"**:

4) Thence continuing **S 01°32'50" W** along one of the Grantors' East property lines, Mill Creek Road (Twp.Rd.No.325), and another of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract, **20.00 feet** (this survey & deed) to a POINT:

5) Thence **S 08°23'20" E** along another of the Grantors' East property lines, Mill Creek Road (Twp.Rd.No.325), and another of the Westerly property lines of said J.W.Schneider (DB.379/Pg.959) tract, **60.00 feet** (this survey & deed) to a POINT in the Grantors' Southeast property corner and the Northeast property corner of a 6.7 acre (by numerous deed exceptions) tract also owned by the Grantor's herein, Sandy L. & Rebecca L. Harold (OR.417/Pg.671):

6) Thence **S 75°49'55" W** along the Grantors' South property line and the North property line of said Grantor's other 6.7 acre (by numerous deed exceptions) tract (OR.417/Pg.671), **373.51 feet** (this survey) (deed = 379.62') to an $\frac{3}{4}$ " I.D. iron pipe found in the Grantors' Southwest property corner, the Northwest property corner of said Grantor's other 6.7 acre (by numerous deed exceptions) tract (OR.417/Pg.671), and also being in one of the Northeasterly property lines of a 44.79 acre (by deed exceptions) tract owned by Sarah Harold (OR.450/Pg.323), passing through an iron pin w/cap set for reference at 28.50 feet:

7) Thence **N 10°45'54" W** along the Grantors' West property line and one of the Northeasterly property lines of said S. Harold (OR.450/Pg.323) tract, **152.13 feet** (this survey) (combined distance of 2 deed calls = 152.26') to an iron pin w/cap set in the Grantors' Northwest property corner, and the Southwest property corner of said Grantor's other 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641):

8) Thence **N 86°48'33" E** along the said Grantors' North property line, the South property line of said Grantor's other 1.00 acre (by deed) Tract 2 (OR.472/Pg.1641), **382.95 feet** (this survey) (deed = 382.64') to the **point of beginning**, passing through an iron pin w/cap set for reference at 359.53 feet, and,

containing 0.999 Acres.

9) The bearings used in the above description are based on the North line of the NW.1/4 of the NE.1/4 of Section 7 as bearing: N 84°34'59" W, and, are only for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the description above 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".

12) The above **Newly Described 0.999 Acre Parcel "B"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in April 2014 (*Job No. 1213-02*), with the field work being completed on 18 April 2014, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2014, and the "Legal Description" (Exhibit "A") being completed on 23 April 2014.

Gerald W. Bayha, P.S. 6139



Date Signed 23 APR. 2014

BY: Richard Williams
DATE: 4/25/14

EXHIBIT "A"

Newly Described 1.001 Acre Parcel "C"

1) Being a **NEW DESCRIPTION** of the **BOUNDARY** of an **EXISTING 1.00 Acre - Tract 2** (by deed) (**G010010032500**) that is intended to correct inaccuracies and inadequacies as presently recorded in Official Record 472 at page 1641 in the Athens County Recorder's Office, Athens County, OH, presently owned by Sandy L. & Rebecca L. Harold, and being situate in the Northwest one-quarter (NW.1/4) of the Northeast one-quarter (NE.1/4) of Section 7, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a MagNail set in what is taken to be the North line of the NW.1/4 of the NE.1/4 of Section 7, the Grantors' Northeast property corner, the Southeast property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), the Northwest property corner of a 15.0 acre (by deed) tract owned by John W. Schneider (DB.379/Pg.959), and also being 6 feet West of the East edge of pavement in the traveled portion of Mill Creek Road (Twp.Rd.No.325), said MagNail set bearing: N 84°34'59" W, 925.0 feet (by deeds) FROM the alleged Northeast corner of the NW.1/4 of the NE.1/4 of Section 7 (Dover Twp., T-10-N, R-14-W), and, said MagNail set also being the real **POINT OF BEGINNING** of the **Newly Described 1.001 Acre Parcel "C"**:

3) Thence **S 01°32'50" W** along the Grantors' East property line, Mill Creek Road (Twp.Rd.No.325), and one of the West property lines of said J.W.Schneider (DB.379/Pg.959) tract, **80.00 feet** (this survey & deed) to a POINT in the Grantor's Tract 2 Southeast property corner, and the Northeast property corner of another 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold:

4) Thence **S 86°48'33" W** along the Grantors' South property line and the North property line of said Grantor's other 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), **382.95 feet** (this survey) (deed = 382.64') to an iron pin w/cap set in the Grantors' Southwest property corner, the Northwest property corner of said Grantor's other 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), and also being in one of the Northeasterly property corners of a 44.79 acre (by deed exceptions) owned by Sarah Harold (OR.450/Pg.323), passing through an iron pin w/cap set for reference at 23.42 feet:

5) Thence **N 10°45'54" W** along the Grantors' West property line and one of the Northeasterly property lines of said S. Harold (OR.450/Pg.323) tract, **142.79 feet** (this survey) (deed = 142.91') to an iron pin w/cap set inside a rusty 3/4" I.D. iron pipe found in the Grantors' Northwest property corner, the Northeast property corner of said S. Harold (OR.450/Pg.323) tract, the Southeast property corner of a 40 acre (by deed) tract owned by Leland T. Henry (OR.239/Pg.1), the Southwest property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), and also being in what is taken to be the North line of Section 7:

6) Thence **S 84°34'59" E** along the said Grantors' North property line, the South property line of said J.R. McDaniel, Jr. (OR.28/Pg.493) parcel, and what is taken to be the North line of Section 7, **413.03 feet** (this survey) (deed = 412.10') to the **point of beginning**, passing through 3/4" ID x 5' long Sched.40 White PVC Posts set at 112.0', 197.6' and 255.5', & also passing through an iron pin w/cap set for reference at 386.15 feet, and, **containing 1.001 Acres.**

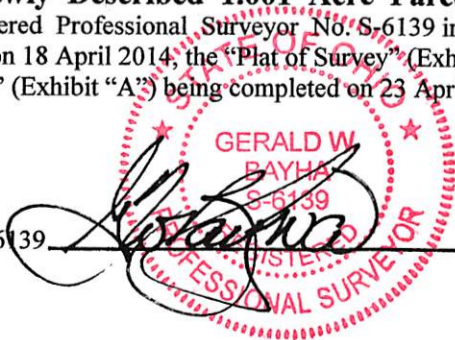
7) The bearings used in the above description are based on the North line of the NW.1/4 of the NE.1/4 of Section 7 as bearing: N 84°34'59" W, and, are only for the determination of relative angles.

8) Subject to all legal highways and easements.

9) All iron pins w/cap set referred to in the description above 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".

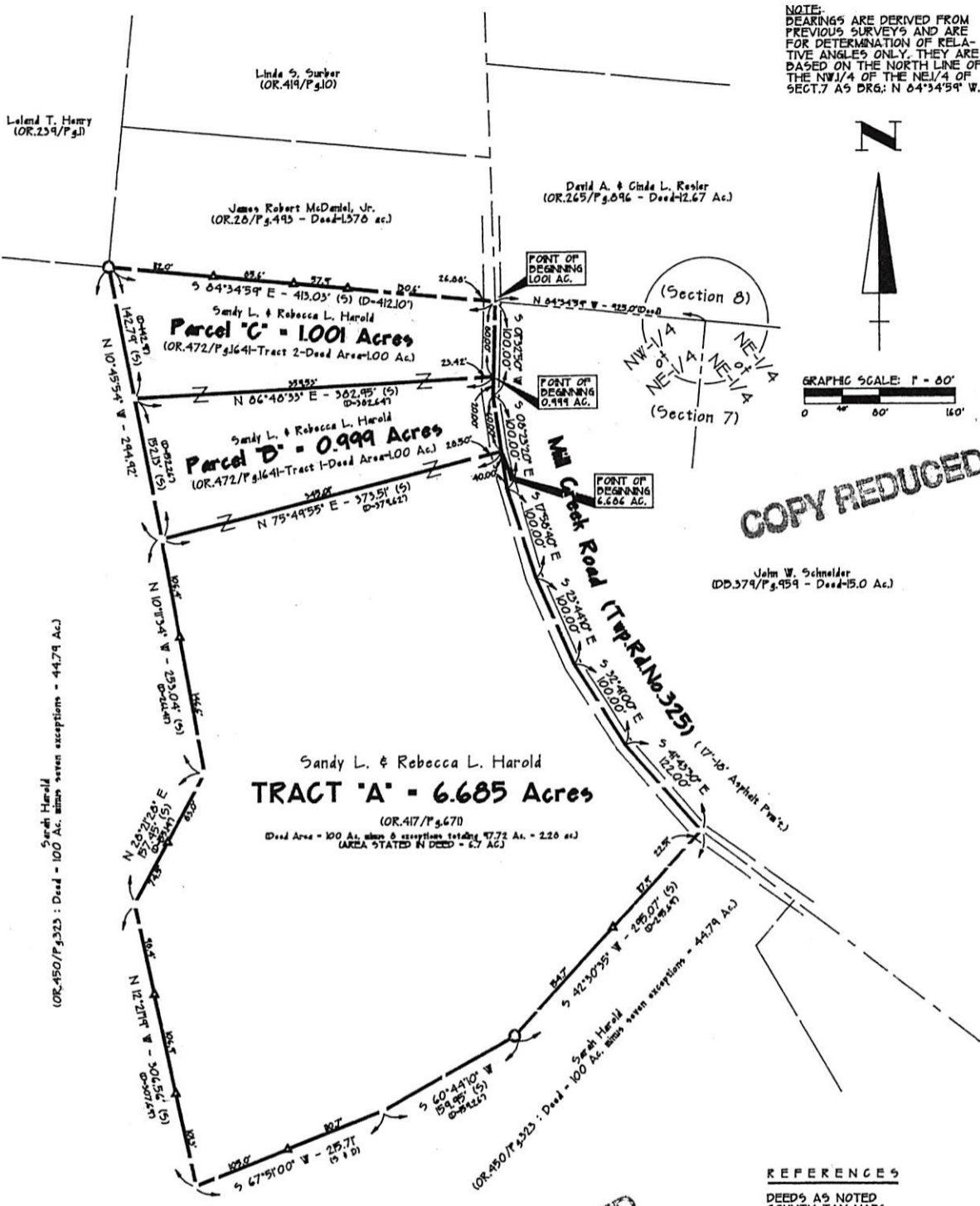
10) The above **Newly Described 1.001 Acre Parcel "C"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in April 2014 (*Job No. 1213-02*), with the field work being completed on 18 April 2014, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2014, and the "Legal Description" (Exhibit "A") being completed on 23 April 2014.

Gerald W. Bayha, P.S. 6139



Date Signed 23 APR. 2014

EXHIBIT 'B'



NOTE: BEARINGS ARE DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF RELATIVE ANGLES ONLY. THEY ARE BASED ON THE NORTH LINE OF THE NW1/4 OF THE NE1/4 OF SECT.7 AS DRG: N 64°34'59" W.



GRAPHIC SCALE: 1" = 80'

COPY REDUCED

John W. Schneider (DD379/Pg.959 - Deed-15.0 Ac.)

EXHIBIT 'B'

Sarah Harold (OR.450/Pg.323 : Deed - 100 Ac. minus seven exceptions - 44.79 Ac.)

Sandy L. & Rebecca L. Harold
TRACT 'A' - 6.685 Acres
(OR.417/Pg.671)
Deed Area - 100 Ac. minus 6 exceptions totaling 97.72 Ac. = 2.28 ac.
(AREA STATED IN DEED - 6.7 AC.)

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



CERTIFICATE OF SURVEYOR
I hereby certify that this map reflects the results of a survey made by me, with the field work being completed on 10 APRIL 2014, and that all monuments called for herein are set as shown.

By: *Gerald W. Dayha*
Gerald W. Dayha, P.S.
Ohio Registered Professional Surveyor No. 9-459

MATHEMATICAL CLOSURE APPROVAL OF 6.686, 0.999 & 1.001 Acre Tracts:
Mathematically approved this 25 day of April, 14.

Brenda Williams
Athens County Engineer's Office

LEGEND

- △ - 5/8" x 30" IRON PIN SET w/LD.GAP STAMPED 'G.W.DAYHA - P.9.6139'
- ▲ - 3/4" LD. x 5" Long - SCHED. 40 WHITE PVC POST SET ON PL'S
- - MAGNET SET
- - IRON PIN FOUND
- - 3/4" LD. IRON PIPE FOUND
- - LPN SET w/LD. GAP 'G.W.DAYHA - P.9.6139' INSIDE IRON PIPE FOUND
- ⊙ - IRON PIN FOUND w/LD. GAP STAMPED: 'XXXXXXXXXXXXXXXX'
- ⊞ - STONE w/1" FOUND
- ⊞ - STONE w/1" FOUND
- - AS NOTED ON PLAT
- - FENCE WIRE
- - POINT (D) - DEED DISTANCE
- - PROPERTY LINE (S) - THIS SURVEY DIST.

Gerald W. Dayha, P.S.
Registered Professional Surveyor No. 9-459
1096 Pleasant Road
Athens, OH 45704-9557
Voice: 740.543.5666 Fax: 740.544.7341
E-mail: jerrydayha@aol.com



PLAT OF SURVEY - Exhibit "B"

Of Three (3) Tracts Situate in the Northwest One-Quarter (NW-1/4) of the Northeast One-Quarter (NE-1/4) of Section 7, T10.N, R14.W, Dover Township, Athens County, State of Ohio, U.S.A.

PREPARED FOR: Sandy L. & Rebecca L. Harold, 12504 Mill Creek Road, Millfield, OH - 45764

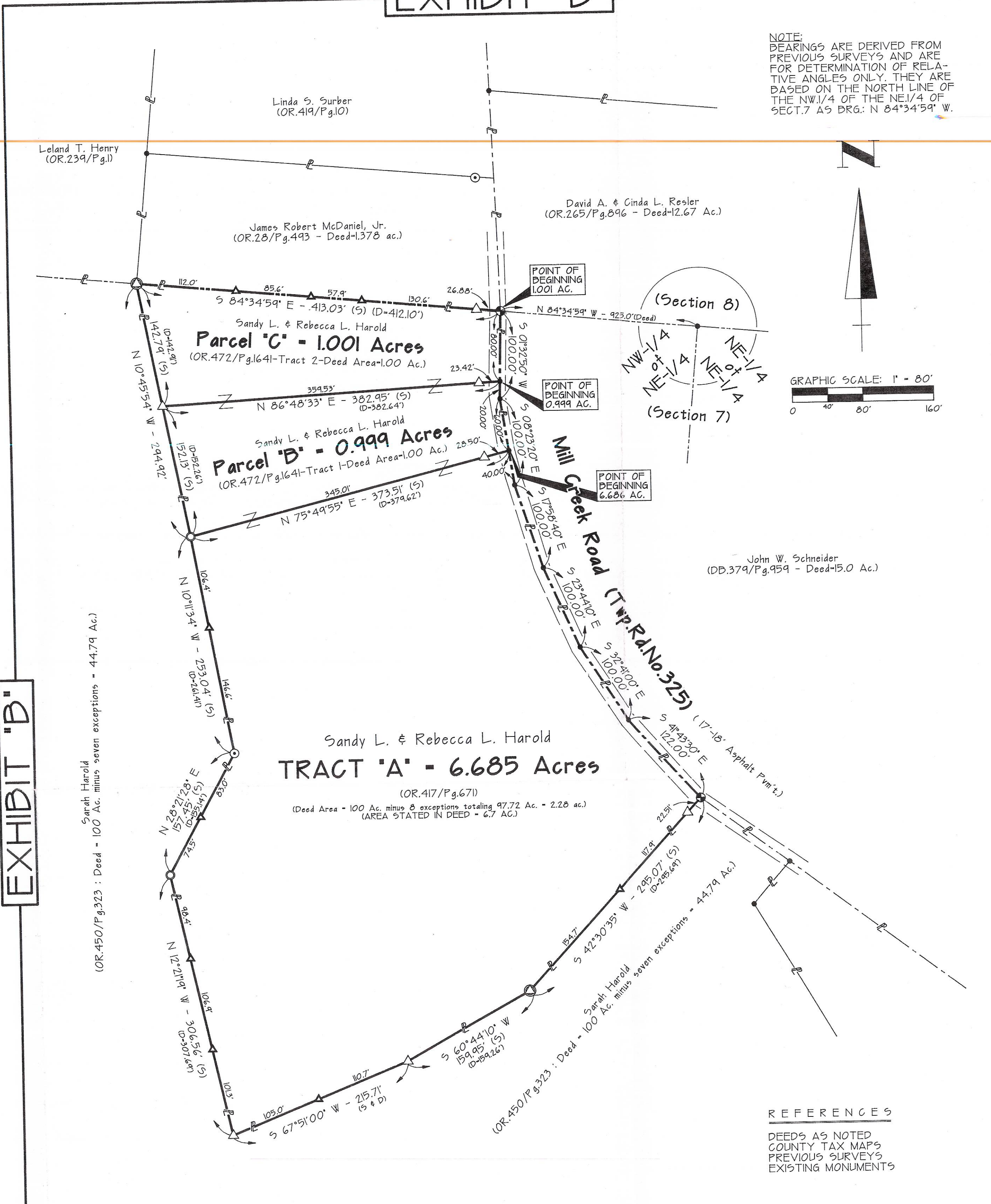
DATE: APR 14 2014

TIME: 11:14 AM

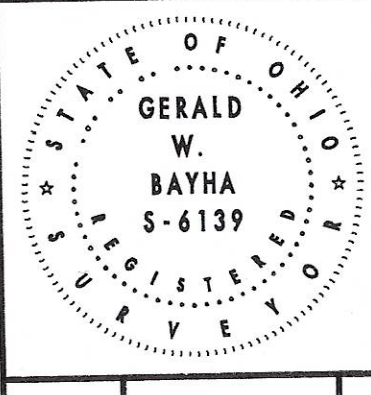
EXHIBIT 'B'

EXHIBIT "B"

NOTE:
BEARINGS ARE DERIVED FROM
PREVIOUS SURVEYS AND ARE
FOR DETERMINATION OF RELATIVE
ANGLES ONLY. THEY ARE
BASED ON THE NORTH LINE OF
THE NW 1/4 OF THE NE 1/4 OF
SECT. 7 AS BRG: N 84°34'59" W.



Gerald W. Bayha, P.S.
Registered Professional Surveyor No. 5-6139
10916 Pleasanton Road
Athens, OH 45701-4957
Voice: 740.593.5686 Fax: 740.594.7361
E-mail: jbayha@hughes.net



PLAT OF SURVEY - Exhibit "B"

Of Three (3) Tracts Situate in the Northwest One-Quarter (NW-1/4) of the
Northeast One-Quarter (NE-1/4) of Section 7, T.10N, R.14.W, Dover Township,
Athens County, State of Ohio, U.S.A.

EXHIBIT "B"

CERTIFICATE OF SURVEYOR
I hereby certify that this map reflects the results of a survey made by me, with the
field work being completed on 18 April, 2014, and that all
monuments called for hereon are set as shown.

By: Gerald W. Bayha, P.S.
Gerald W. Bayha, P.S. BAYHA
Ohio Registered Professional Surveyor No. 5-6139

MATHEMATICAL CLOSURE APPROVAL OF 6.686, 0.999 & 1.001 Acre Tracts:
Mathematically approved this 25 day of April, 2014.

Brandon Williams
Athens County Engineer's Office

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

LEGEND

- △ (P.C.S.) - 5/8" x 30" IRON PIN SET w/ I.D. GAP STAMPED "G.W. DAYHA - P.S. 6139"
- ▲ (P.V.C.S.) - 3/4" I.D. x 5' Long - SCHED. 40 WHITE PVC POST SET ON PL'S
- ⊕ (M.N.S.) - MagNail SET
- (I.P.F.) - IRON PIN FOUND
- (I.P.F.) - 3/4" I.D. IRON PIPE FOUND
- (I.P.C.S.) - I.PIN SET w/ I.D. GAP "G.W. DAYHA - P.S. 6139" INSIDE IRON PIPE FOUND
- ▲ (I.P.C.F.) - IRON PIN FOUND w/ I.D. GAP STAMPED: "XXXXXXXXXXXXXXXXXXXX"
- ⊞ (S.T.N.F.S.) - STONE w/ "X" FOUND
- ⊞ (S.T.N.F.T.) - STONE w/ "T" FOUND
- - AS NOTED ON PLAT
- — — — — FENCE WIRE
- (P.T.) - POINT (D) - DEED DISTANCE
- ℙ - PROPERTY LINE (S) - THIS SURVEY DIST.

REVISIONS	JOB NO. 1213-02	PLAT DATE
	DRAWN	23 April 14
SHEET	BILLING	
	JOB NO. 1213-02	