

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Paul Williams  
DATE: 6/6/16

Legal Description Pre-Approval  
**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

JUN 17 2016

Jill Thompson  
Athens County Auditor

# EXHIBIT "A"

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

## **"20.797 Acre TRACT II"**

1) Being part of a 67.0 Acre (by Auditor) tract (70.797 Acre by Survey) (Auditor's Office Parcel # **H010010015200**) presently owned by *Bessie Gillette, the Grantor herein*, as recorded in *Official Record 365 at page 1583* in the Athens County Recorder's Office, Athens County, OH, and, being situate in FR.'s 7 & 13 (Section 14), Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap found stamped "Wright/S-6535" in the Southwest corner of the "Winfield Estates" Subdivision (Envelope 509 A & B) and the Southwest corner of Lot No. 1 in said "Winfield Estates", said iron pin w/cap found also being in what was, or is, one of three of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Northwest property corners, and, also being in the Northeast property corner of a 5.0 acre (by deed) tract owned by Joshua & Lori Jones (OR.509/Pg.1):

3) Thence **S 07° 45' 37" W** along what was, or is, one of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Northwesterly property lines and the East property line of said J. & L. Jones (OR.509/Pg.1) 5.0 acre (by deed) tract, **275.02 feet** to an iron pin found in another of what was, or is, the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Northwesterly property corners and the Southeast property corner of said J. & L. Jones (OR.509/Pg.1) 5.0 acre (by deed) tract, said iron pin fd. also being the real **POINT OF BEGINNING** of the **"20.797 Acre TRACT II"**;

4) Thence **S 17° 30' 05" E** along a new line through the lands of the *Grantor, Bessie Gillette (OR.365/Pg.1583)*, **916.72 feet** to a MagNail set in one of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southerly property lines, the North line of Lot No. 20 in the "Walden Woods" Subdivision (Envelope 475 A & B), and survey centerline of Dickson Road (Lee Twp.Rd.No.3), passing through an iron pin w/cap set for reference at 898.72 feet, and, passing through 5' long x 3/4" ID PVC Posts set at; 187.9 feet, 393.6 feet, 537.5 feet & 746.7 feet:

5) Thence **N 89° 39' 34" W** along one of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southerly property lines, the North line of Lots No. 20 & 1 in said "Walden Woods", and the said survey centerline of Dickson Road (Lee Twp.Rd.No.3), **252.95 feet** to a point in the Northwest corner of Lot No. 1 in said "Walden Woods", said point being witnessed by an iron pin found the bears S 00° 11' 24" W - 25.20 feet FROM said point:

6) Thence continuing **N 89° 39' 34" W** along one of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southerly property lines and the said survey centerline of Dickson Road (Lee Twp.Rd.No.3), **940.19 feet** to a MagNail set in the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Southwest property corner, what is taken to be the West line of FR.13 (Section

14), and, also being in Baker Road (Ath.Co.Rd.No.10):

7) Thence **N 07°45'37" E** along the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, West property line, what is taken to be the West line of FR.13 and FR. 7 (Section 14), and, also being in Baker Road (Ath.Co.Rd.No.10), **973.17 feet** to a point in what was, or is, one of three of the said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Northwest property corners, and, also being in the Southwest property corner of said J. & L. Jones (OR.509/Pg.1) 5.0 acre (by deed) tract:

8) Thence **S 82°57'38" E** along the one of said existing *Grantor's, Bessie Gillette (OR.365/Pg.1583)*, Northwesterly property lines, and the South property line of said J. & L. Jones (OR.509/Pg.1) 5.0 acre (by deed) tract, **792.00 feet** to the **point of beginning**, passing through an iron pin found at 12.65 feet, and also passing through 5' long x 3/4" ID PVC Posts set at 223.0 feet, 383.7 feet, 553.6 feet and 681.3 feet, and, **containing 20.797 Acres.**

9) The above described **"20.797 Acre TRACT II"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc./CADD/Billing Job No. 0316-01*), with the field work being completed on 01 June 2016, the "Plat of Survey" (Exhibit "B") being last revised on 03 June 2016, and, the "Legal Description" (Exhibit "A") being completed on 04 June 2016.

10) The bearings used in the above description are based on the North line Lots 1 & 20 in "Walden Woods" as bearing: N 89°39'34" 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 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



04 JUNE 2016  
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
740.593.5686 Fax: 740.594.7361  
E-mail: jbayha@hughes.net



Plat Date: 06.03.16

Billing Job No: 0316-01  
Calc. Job No: 0316-01

By: GB Chk'd: GB  
Rev:

# PLAT OF SURVEY

Being Two (2) Tracts of Land Situate in FR.7 & FR.13, (Section 14), T-10-N, R-15-W, Lee Township, Athens County, State of Ohio, U.S.A.

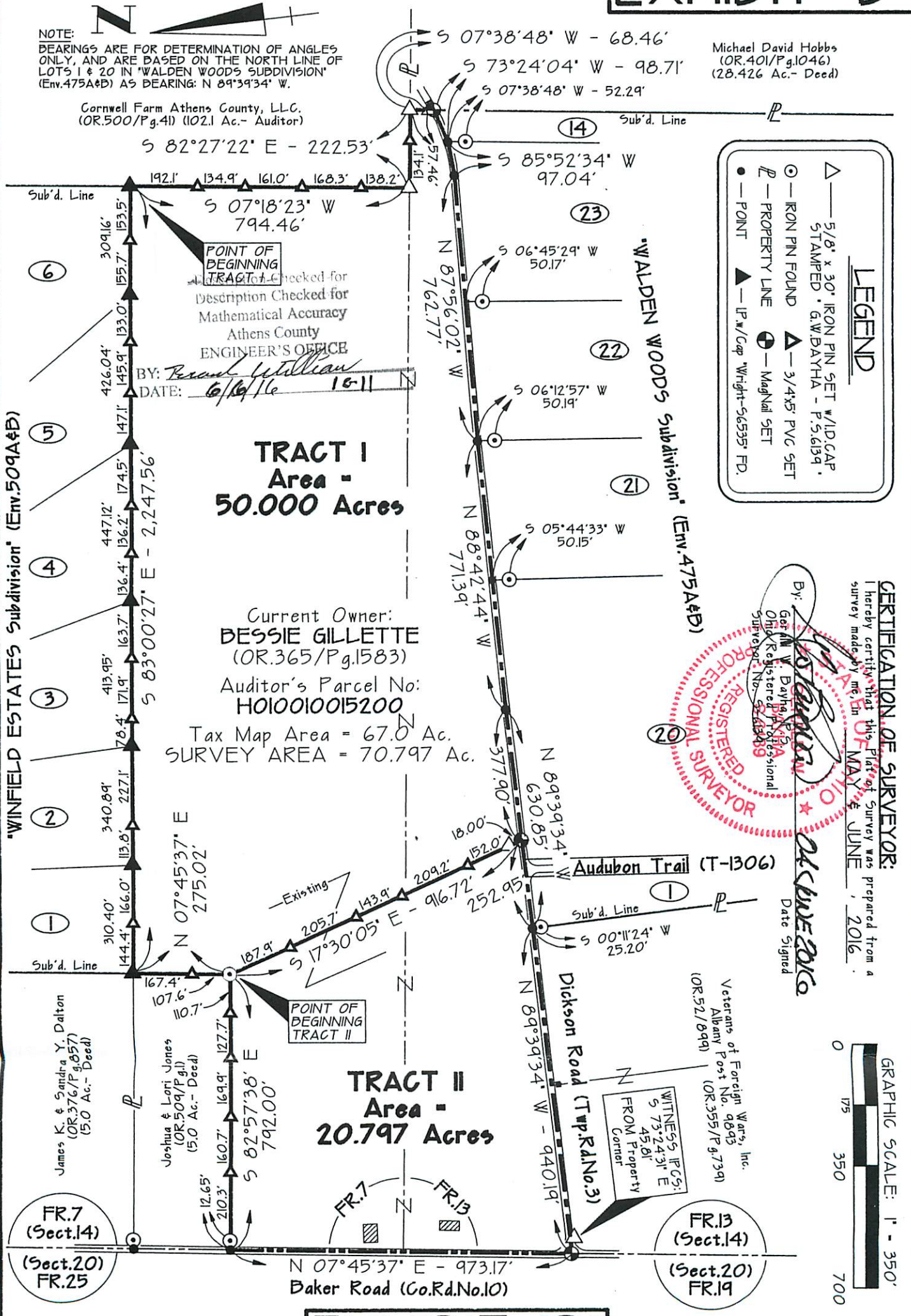
## EXHIBIT 'B'

NOTE:

BEARINGS ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE NORTH LINE OF LOTS 1 & 20 IN "WALDEN WOODS SUBDIVISION" (Env.475A#B) AS BEARING: N 89°39'34" W.

Cornwell Farm Athens County, LLC.  
(OR.500/Pg.41) (102.1 Ac.- Auditor)

Michael David Hobbs  
(OR.401/Pg.1046)  
(28.426 Ac.- Deed)



Checked for Description Checked for Mathematical Accuracy  
Athens County ENGINEER'S OFFICE  
BY: *Brand Williams*  
DATE: 6/16/16

**TRACT I**  
Area - **50.000 Acres**

Current Owner:  
**BESSIE GILLETTE**  
(OR.365/Pg.1583)

Auditor's Parcel No:  
**H010010015200**

Tax Map Area = 67.0 Ac.  
SURVEY AREA = 70.797 Ac.

**TRACT II**  
Area - **20.797 Acres**

**LEGEND**

- 5/8" x 30" IRON PIN SET w/ID,CAP
- STAMPED - G.W.BAYHA - P.S.6139
- IRON PIN FOUND
- PROPERTY LINE
- POINT
- IP w/ Cap w/Right-56555' FD.
- 3/4"x5" PVC SET
- Magnail SET

**CERTIFICATION OF SURVEYOR:**  
I hereby certify that this Plat of Survey was prepared from a survey made by me, in  
OF MAY & JUNE, 2016.

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

**REGISTERED PROFESSIONAL SURVEYOR**

Date Signed: *06.03.16*



## EXHIBIT 'B'