

BY: Brandon Williams
DATE: 5/28/15

EXHIBIT "A"

12.563 Acre "Tract 1"

- 1) Being a **NEW DESCRIPTION** of the **BOUNDARY** of a **12.563 Acre "Tract 1"** out of an existing 17.564 Acre (by survey) (20 Ac. minus 0.0794 Ac. sold in 1981 = 19.921 Ac. by deed) Tract (**AUDITOR'S PARCEL NO: J010010027900**) as recorded in Official Record 473 at page 24 in the Athens County Recorder's Office, Athens County, OH, presently owned by Doris V. Dillinger, and being situate in the SE-1/4 of Section 19, Town-4-North, Range-13-West, Lodi Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** at an "X" Notched Stone found by me in 1979 & 1981 in the Southeast corner of the SE-1/4 of Section 19 and the Athens-Meigs County line:
- 3) Thence **S 87°36'29" W** along the South line of the SE-1/4 of Section 19 and the Athens-Meigs County line, **559.68 feet** to an iron pipe set by me in 1981 in the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing Southeast property corner and the Southwest property corner of a 2.92 acre (by deed) parcel owned by Clarence Lee & Debora H. Welch (OR.59/Pg.361), said iron pipe also being the real **POINT OF BEGINNING** of the herein described **12.563 Acre "Tract 1"**:
- 4) Thence continuing **S 87°36'29" W**, along the said South line of the SE-1/4 of Section 19, the Athens-Meigs County line and the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing South property line, **534.32 feet** to an iron pin w/cap set:
- 5) Thence the following two (2) new courses through the lands of the Grantor;
- 1) **N 13°16'49" W, 777.86 feet** to an iron pin w/cap set, passing through ¾" ID x 5' long Sched.40 White PVC Posts set at 99.9', 203.1', 364.7', 445.7', 583.7', 666.3' & 716.5', and:
- 2) **N 13°40'03" E, 208.19 feet** to a point in the centerline of Old U.S. 33 (Ath.Co.Rd.No.33A) and the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing North property line, passing through a ¾" ID x 5' long Sched.40 White PVC Post set at 46.26' and an iron pin w/cap set for reference at 174.70 feet:
- 6) Thence **S 79°07'19" E**, along the said centerline of Old U.S. 33 (Ath.Co.Rd.No.33A) and the said Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing North property line, passing onto the South property line of a 7.0 acre (by deed) tract owned by Ronald P. Hedrick (OR.387/Pg.1393 – 2nd tract, **631.17 feet** to a point in the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing Northeast property corner and the Northwest property corner of a 1.15 acre (by deed) parcel owned by Tony L. & Rachel A. Ashley (OR.189/Pg.722):
- 7) Thence **S 02°05'04" E**, along the first of three of the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing East property lines and the West property line of said 1.15 acre (by deed) parcel owned by Tony L. & Rachel A. Ashley (OR.189/Pg.722), passing onto the first of three West property lines of a 2.92 acre (by deed) owned by Clarence Lee & Debora H. Welch (OR.59/Pg.361), **253.45 feet** to an iron pipe set by me in 1981, passing through an iron pipe set by me in 1981 for reference at 30.00 feet:
- 8) Thence **N 87°54'56" E**, along the second of three of the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing East property lines and the second of three of the said West property lines of said 2.92 acre (by deed) owned by Clarence Lee & Debora H. Welch (OR.59/Pg.361), **13.74 feet** to an iron pipe set by me in 1981:
- 9) Thence **S 02°05'04" E**, along the third of three of the Grantor's (Doris V. Dillinger – OR.473/Pg.24) existing East property lines and the third of three of the said West property lines of said 2.92 acre (by deed) owned by Clarence Lee & Debora H. Welch (OR.59/Pg.361), **565.53 feet** to the **point of beginning**, and **containing a total of 12.563 Acres** and comes entirely out of **Auditor's Parcel No. J010010027900**
- 10) The bearings used in the above description are based on the South line of the SE-1/4 of Section 19 as bearing: S 87°36'29" 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 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".
- 10) The above **Newly Described 12.563 Acre "Tract 1"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in May 2015 (**Job No. 1014-01**), with the current field work being completed on 22 May 2015, the "Plat of Survey" (Exhibit "B") being last revised on 27 May 2015, and the "Legal Description" (Exhibit "A") being completed on 27 May 2015.

Gerald W. Bayha, P.S. 6139

27 MAY 2015
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



Orig. Plat Date:
270515

PLAT OF SURVEY

Job No:
1014-01

Being Two (2) Tracts Situate in
Section 19, T-4-N, R-13-W,
Lodi Township, Athens County,
State of Ohio, U.S.A.

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

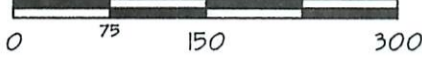
Rev:

EXHIBIT 'B'

REFERENCES

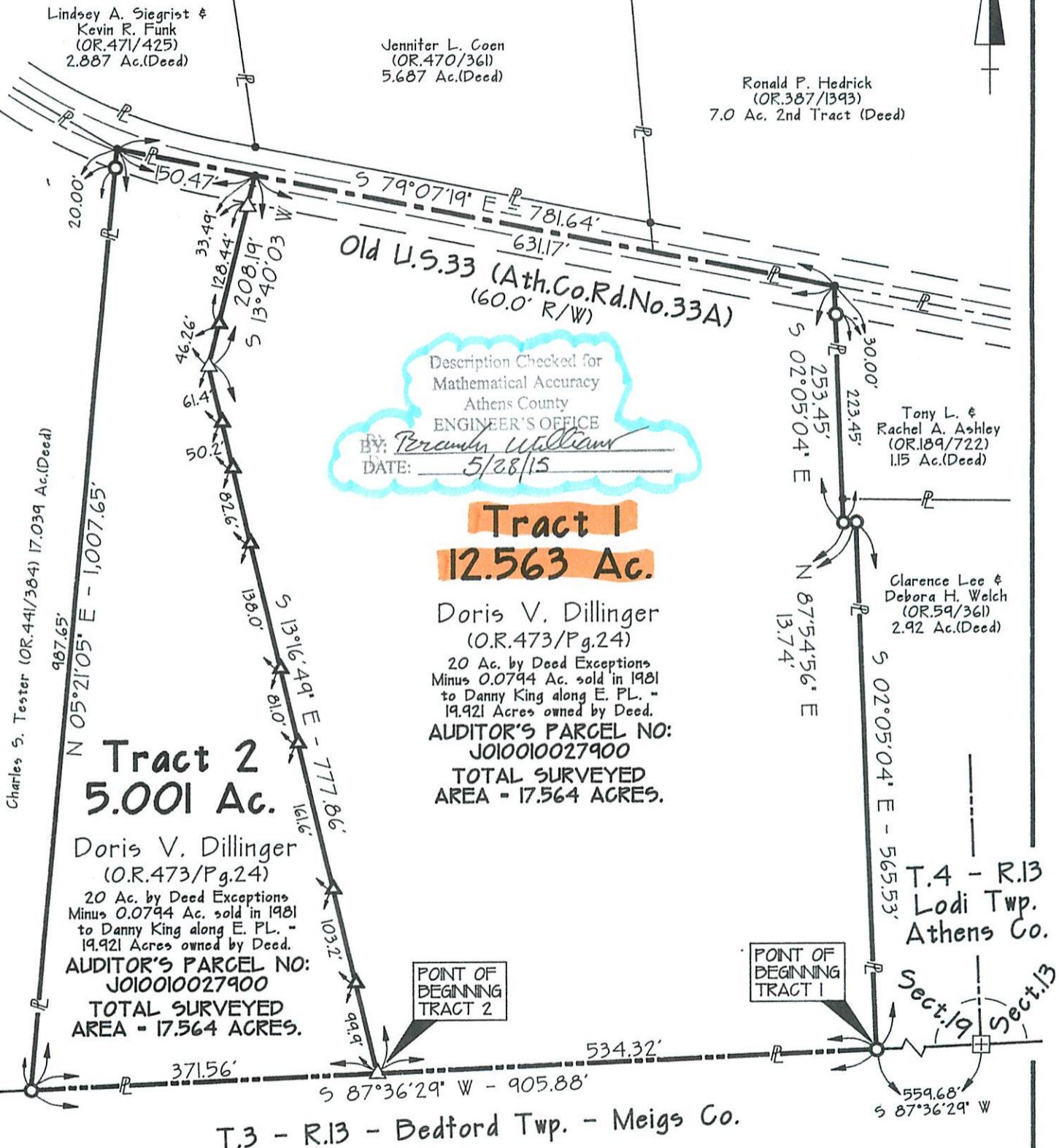
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

GRAPHIC SCALE: 1" = 150'



NOTE:

BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE SOUTH LINE OF THE SE-1/4 OF SECTION 19 AS BEARING: S 87°36'29" W.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bernard Williams*
DATE: *5/28/15*

Tract 1
12.563 Ac.

Doris V. Dillinger
(O.R. 473/Pg. 24)
20 Ac. by Deed Exceptions
Minus 0.0794 Ac. sold in 1981
to Danny King along E. PL. =
19.921 Acres owned by Deed.
AUDITOR'S PARCEL NO:
J010010027900
TOTAL SURVEYED
AREA = 17.564 ACRES.

Tract 2
5.001 Ac.

Doris V. Dillinger
(O.R. 473/Pg. 24)
20 Ac. by Deed Exceptions
Minus 0.0794 Ac. sold in 1981
to Danny King along E. PL. =
19.921 Acres owned by Deed.
AUDITOR'S PARCEL NO:
J010010027900
TOTAL SURVEYED
AREA = 17.564 ACRES.

Charles S. Tester (O.R. 441/384) 17.039 Ac. (Deed)

Lindsey A. Siegrist &
Kevin R. Funk
(O.R. 471/425)
2.887 Ac. (Deed)

Jennifer L. Coen
(O.R. 470/361)
5.687 Ac. (Deed)

Ronald P. Hedrick
(O.R. 387/1393)
7.0 Ac. 2nd Tract (Deed)

Tony L. &
Rachel A. Ashley
(O.R. 189/722)
1.15 Ac. (Deed)

Clarence Lee &
Deborah H. Welch
(O.R. 59/361)
2.92 Ac. (Deed)

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a
survey made by me, in Aug. 1979, Mar. 1981 & May, 2015.

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S.
Ohio Registered Professional
Surveyor No. S-6139
Date Signed: *27 May '15*

FIELD WORK COMPLETED ON: *22 May 2015*



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ I.D. CAP STAMPED "G.W. BAYHA - P.S. 6139"
- ⊕ — "X" NOTCHED STONE FOUND
- ▲ — 5" Long x 3/4" I.D. Sch. 40 White PVC SET
- — IRON PIPES SET BY ME IN 1979 & 1981
- — IRON PIN FD. • — POINT

over 5 acres okay to transfer County Planner/RPC Mike Krich 7/9/15