

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Chris S. 870
DATE: 8/20/15

EXHIBIT "A"

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

**"0.183 Acre ADJOINING PROPERTY
OWNER TRANSFER PARCEL which is to be held
in CONTIGUOUS and CONTINUOUS
Ownership in PERPETUITY" with the adjoining
2.2525 Ac. and 0.116 Ac. Parcels owned by the Grantee herein.**

1) Being part of a 7.79 Acre Tract (by Auditor's Office Parcel # *J010010052600*) owned by Susanne K. Pepper, the Grantor herein, as recorded in Official Record 397 at page 2551 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the SW-1/4 of Section 36, Town-4-North, Range-13-West, Lodi Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

- 2) **COMMENCING** at a point in the Northwest corner of Section 36-Lodi Twp.-T.4-R.13:
- 3) Thence **S 01°45'20" E** along the West line of Section 36 (Lodi Twp.-T.4-R.13), **3,159.72 feet** (by deed calculations) to a random point to a large P.K.Nail set by me, in August 1982, in the top of a sandstone ledge at the alleged location of an old "X" notch in the first of two Westerly property corners of a 2.2525 Acre parcel owned by Victoria L. Goss (DB.245/Pg.279), the Grantee herein:
- 4) Thence continuing **S 01°45'20" E** along the said West line of Section 36 (Lodi Twp.-T.4-R.13), **51.91 feet** to a point in the second of two Westerly property corners of said V.L.Goss 2.2525 Acre parcel (DB.245/Pg.279), the Grantee herein, the centerline of Old U.S. Route 33 South (Ath.Co.Rd.No. 33A), and, a Northerly property corner of a 3.810 acre (by deed) parcel owned by Stewart McDonald Manufacturing (O.R.263/Pg.1197):
- 5) Thence **S 37°05'22" E** along one of the Southwesterly property lines of said V.L.Goss 2.2525 Acre parcel (DB.245/Pg.279), the Grantee herein, the said centerline of Old U.S. Route 33 South (Ath.Co.Rd.No. 33A), and, one of the Northeasterly property lines of said S.M.Manufacturing 3.810 acre parcel (by deed) (O.R.263/Pg.1197), **292.58 feet** to point, *said point also being the POINT OF BEGINNING of the below described "Centerline of a 15.0 feet in Width Private Ingress-Egress Easement" for the benefit of Susanne K. Pepper, the Grantor herein:*
- 6) Thence **S 37°03'08" E** continuing along another of the Southwesterly property lines of said V.L.Goss 2.2525 Acre parcel (DB.245/Pg.279), the Grantee herein, the said centerline of Old U.S. Route 33 South (Ath.Co.Rd.No. 33A), and, another of the Northeasterly property lines of said S.M.Manufacturing 3.810 acre parcel (by deed) (O.R.263/Pg.1197), **75.03 feet** to point in the Southerly property corner of said V.L.Goss 2.2525 Acre parcel (DB.245/Pg.279), the Grantee herein, and, one of the Southwesterly property corners of the said S.K.Pepper 7.79 Acre Tract (by Auditor's Office) (Parcel # *J010010052600*)(OR.397/Pg.2551), the Grantor herein, said point also being the real **POINT OF BEGINNING** of the **"0.183 Acre Adjoining Property**

Owner Transfer Parcel” herein described, which is to be held in CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY”, along with the adjoining 2.2525 Acre Parcel (#J010010052601) and a 0.116 Acre Parcel (#J010010052605) which are currently being held in Contiguous & Continuous Ownership in Perpetuity, owned by the Grantee herein:

7) Thence **N 59°09'47" E** along the Grantee’s (V.L.Goss - 2.2525 Ac. parcel - DB.245/Pg.279) Southeasterly property line, and, one of the said Grantor’s (S.K.Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551) Southwesterly property lines, **104.04 feet** to a Magnail set by me in April 2010 in the Westerly property corner of a 0.116 Acre parcel also owned by Victoria L. Goss (OR.272/Pg1077), the Grantee herein, and, one of the said Grantor’s (S.K.Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551) Southwesterly property corners, passing through an iron pipe found that was set by me in August 1982 at 20.00 feet, and an iron pin w/cap set by me in April 2010 at 80.68 feet:

8) Thence **S 37°23'51" E** along the Grantee’s (V.L.Goss - 0.116 Ac. parcel - (OR.272/Pg1077) Southwesterly property line, and, another of the said Grantor’s (S.K.Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551) Southwesterly property lines, **35.00 feet** to an iron pin w/cap set by me in April 2010 in the Southerly property corner of said Grantee (V.L.Goss - 0.116 Ac. parcel - OR.272/Pg1077) and another of the said Grantor’s (S.K.Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551) Southwesterly property corners:

9) Thence the following three (3) new courses through the lands of the Grantor (S.K.Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551);

1) **S 59°09'47" W, 29.31 feet** to an iron pin w/cap set at the base of a cliff:

2) **S 22°41'46" E** along the said base of a cliff, **63.89 feet** to an iron pin w/cap set, and;

3) **S 55°30'16" W, 58.72 feet** to a point in another of the said Grantor’s (S.K. Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551) Southwesterly property lines, the said centerline of Old U.S. Route 33 South (Ath.Co.Rd.No. 33A), and, another of the Northeasterly property lines of said S.M.Manufacturing 3.810 acre parcel (by deed) (O.R.263/Pg.1197):

10) Thence **N 37°03'08" W** along another of the said Grantor’s (S.K.Pepper - 7.79 Acre Tract - by Auditor’s Office) (OR.397/Pg.2551) Southwesterly property lines, the said centerline of Old U.S. Route 33 South (Ath.Co.Rd.No. 33A), and, another of the Northeasterly property lines of said S.M.Manufacturing 3.810 acre parcel (by deed) (O.R.263/Pg.1197) , **102.36 feet** to the point of beginning, and, containing **0.183 Acres**.

11) The above described **“0.183 Acre Adjoining Property Owner Transfer Parcel”** comes entirely out of *Auditor’s Parcel # J010010052600* and is to be held in **CONTIGUOUS and CONTINUOUS Ownership in PERPETUITY”**, along with the adjoining **2.2525 Acre Parcel (#J010010052601)** and a **0.116 Acre Parcel (#J010010052605)** which are currently being held in **Contiguous & Continuous Ownership in Perpetuity**, owned by the Grantee herein.

12) **ALSO, AN EXISTING “60.0' PRIVATE INGRESS-EGRESS EASEMENT” ACROSS THE HEREIN**

GRANTEE'S (Victoria L. Goss) ABOVE REFERENCED 2.2525 ACRE PARCEL (DB.245/Pg.279) IS HEREBY VACATED, AND, IS REPLACED BY THE FOLLOWING:

"15.0 feet in width INGRESS-EGRESS Easement"

13) The following is intended to describe the **CENTERLINE** of a "**15.0 (fifteen) feet in width INGRESS-EGRESS Easement**" for the **BENEFIT** of the **GRANTOR** (Susanne K. Pepper) of the above described "0.183 Acre Adjoining Property Owner Transfer Parcel", and, is being **GRANTED** by the **GRANTEE** (Victoria L. Goss) of the above described "0.183 Acre Adjoining Property Owner Transfer Parcel" **ACROSS** the above referenced 2.2525 Acre Parcel (DB.245/Pg.279) and 0.116 Acre Parcel (OR.272/Pg.1077):

14) **BEGINNING** at the point that is at the end of the **S 37°05'22" E, 292.58'** course in paragraph #5 above:

15) Thence the following seven (7) new courses along an existing gravel driveway through the lands of the **GRANTEE** (Victoria L. Goss) of the above described "0.183 Acre Adjoining Property Owner Transfer Parcel" across the above referenced 2.2525 Acre Parcel (DB.245/Pg.279) and 0.116 Acre Parcel (OR.272/Pg.1077):

- 1) **N 62°54'06" E, 71.93 feet** to a point:
- 2) **N 71°03'45" E, 27.65 feet** to a point:
- 3) **N 76°44'15" E, 29.05 feet** to a point:
- 4) **N 89°51'51" E, 30.48 feet** to a point:
- 5) **S 75°40'28" E, 34.23 feet** to a point:
- 6) **S 53°43'22" E, 26.50 feet** to a point, and:
- 7) **S 30°07'59" E, 25.95 feet** to the **TERMINATION POINT** in the

Southeast property line of said V.L.Goss 0.116 Acre Parcel (OR.272/Pg.1077) and in one of the Southwesterly property lines of said S.K.Pepper 7.79 Acre (by Auditor) Parcel (OR.397/Pg.2551).

16) The bearings used in the above description are based on the West line of Section 36 as bearing: **S 01°45'20" E** and are only for the determination of relative angles.

17) Subject to all legal highways and easements.

18) 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".

19) The above described "**0.183 Acre Adjoining Property Owner Transfer Parcel**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc./CADD Job No. 0310-02)(Billing No. 0715-01), with the field work being completed on 18 August 2015, the "Plat of Survey" (Exhibit "B") being last revised on 19 August 2015, and, the "Legal Description" (Exhibit "A") being completed on 19 August 2015.


Gerald W. Bayha, P.S. 6139



19 AUGUST 2015
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

**ADJOINING
PROPERTY
OWNER
TRANSFER
PARCEL**

Plat Date:

08.19.15

Calc. Job No:

0310-02

By:

GB

Chk'd:

GB

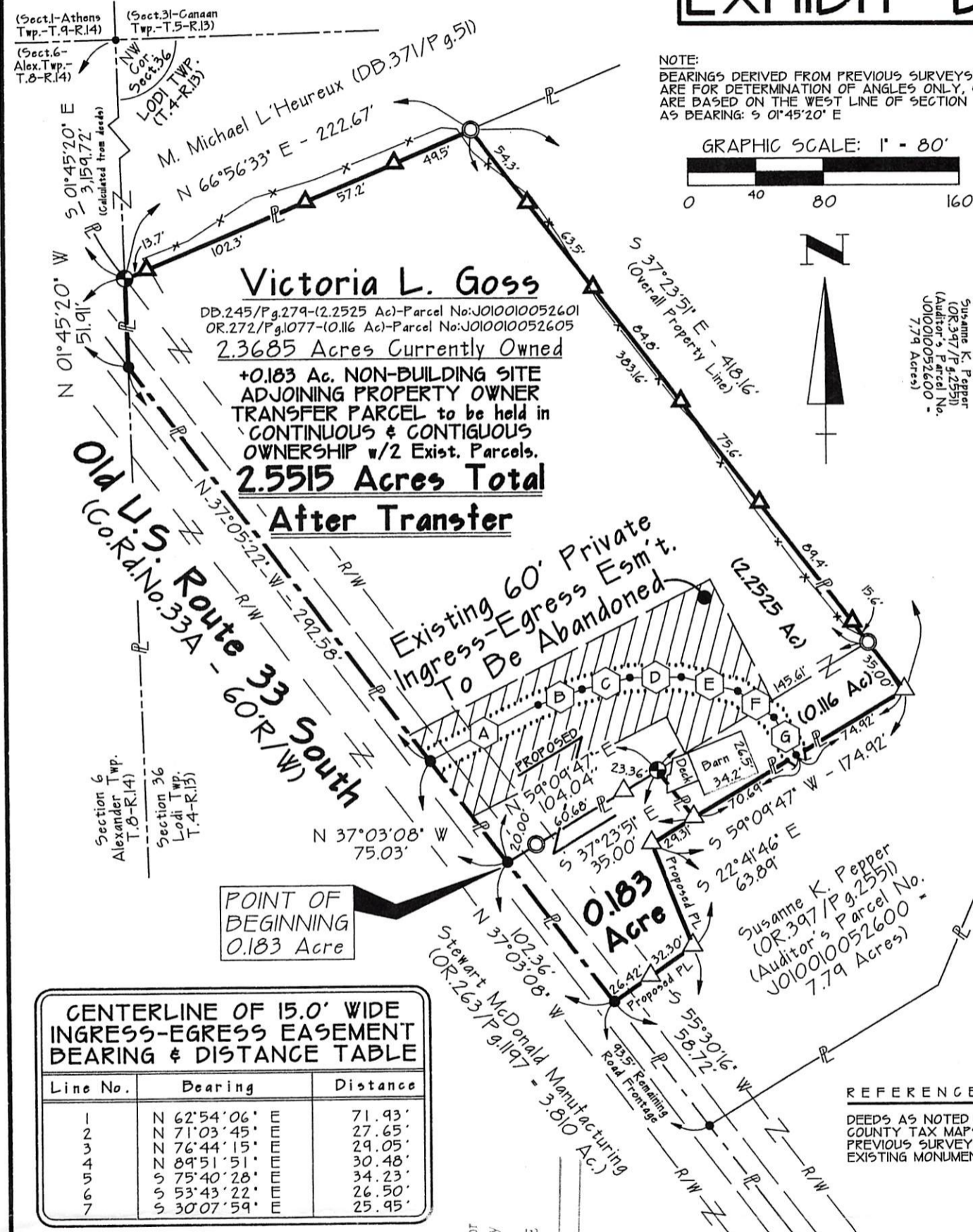
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0715-01

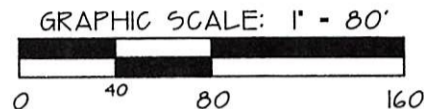
PLAT OF SURVEY

Being Situate in the SW-1/4
of Section 36, T-4-N, R-13-W,
Lodi Township,
Athens County,
State of Ohio,
U.S.A.

EXHIBIT 'B'



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS &
ARE FOR DETERMINATION OF ANGLES ONLY, &
ARE BASED ON THE WEST LINE OF SECTION 36
AS BEARING: S 01°45'20" E



Susanne K. Pepper
(OR:397/P.g.2551)
Auditor's Parcel No.
JO10010052600 -
7.79 Acres

Victoria L. Goss
DB.245/P.g.279-(2.2525 Ac)-Parcel No:JO10010052601
OR.272/P.g.1077-(0.116 Ac)-Parcel No:JO10010052605
2.3685 Acres Currently Owned
+0.183 Ac. NON-BUILDING SITE
ADJOINING PROPERTY OWNER
TRANSFER PARCEL to be held in
CONTINUOUS & CONTIGUOUS
OWNERSHIP w/2 Exist. Parcels.
2.5515 Acres Total
After Transfer

Old U.S. Route 33 South
(Co.Rd.No.33A - 60'R/W)

Existing 60' Private
Ingress-Egress Esm't.
To Be Abandoned

POINT OF
BEGINNING
0.183 Acre

Susanne K. Pepper
(OR:397/P.g.2551)
Auditor's Parcel No.
JO10010052600 -
7.79 Acres

**CENTERLINE OF 15.0' WIDE
INGRESS-EGRESS EASEMENT
BEARING & DISTANCE TABLE**

Line No.	Bearing	Distance
1	N 62°54'06" E	71.93'
2	N 71°03'45" E	27.65'
3	N 76°44'15" E	29.05'
4	N 89°51'51" E	30.48'
5	S 75°40'28" E	34.23'
6	S 53°43'22" E	26.50'
7	S 30°07'59" E	25.95'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from
field survey completed by me on 28 APRIL, 2010
and on 18 AUGUST, 2015

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S.
Ohio Registered Professional
Surveyor No. 5-6139
Date Signed: 19 AUG. 2015
GERALD W. BAYHA
S-6139

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
By: *Quinn S. Smith*
DATE: 8/20/15

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- — IRON PIPE FD. (SET IN AUG.'82 BY ME)
- ⊙ — P.K. NAIL OR MAGNAIL SET
- ▲ — 3/4"ID x 5'Long SCH.40 PVC Post Set
- — POINT
- — SQ. HEADED BOLT FOUND