

EXHIBIT "A"

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

"19.640 Acre Tract"

1) Being all of an alleged 17 +/- Acre Tract known as Auditor's Parcel #J010010007400, which is presently owned by Beverly A. Midkiff, the Grantor herein, which is INACCURATELY and INADEQUATELY described as the First Tract recorded in Official Record 535 at page 2415 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Northwest one-quarter (NW-1/4) of Section 1, 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 (NW) corner of the Northwest one-quarter (NW-1/4) of said Section 1;

3) Thence **S 00°48'18" W** along the West line of the Northwest one-quarter (NW-1/4) of said Section 1, **357.10 feet** to a 2" long Magnail set in the traveled centerline of Zion Road (Lodi Twp. Rd. No.76), the said Grantor's (Beverly A. Midkiff-OR.535/Pg.2415-First Tract) Northwest (NW) property corner, and the most Easterly Northeast (ENE) property corner of a tract owned by James R. Goldsberry (OR.517?Pg.1098), said 2" long Magnail set also being the real **POINT OF BEGINNING** of the **"19.640 Acre Tract"** herein described;

4) Thence the following eleven (11) courses along the said traveled centerline of Zion Road (Lodi Twp. Rd. No.76), the Grantor's (Beverly A. Midkiff-OR.535/Pg.2415-First Tract) Northerly, Northeasterly & Easterly (N'y, NE'y and E'y) property lines and Southerly (S'y) pproperty lines of numerous tracts of land owned by Jill M. Baringer (OR.136/Pg.745):

- 1) **S 88°11'41" E, 337.55 feet** to a point:
- 2) **S 86°44'44" E, 156.26 feet** to a point:
- 3) **S 81°44'47" E, 120.07 feet** to a point:
- 4) **S 74°37'03" E, 85.76 feet** to a point:
- 5) **S 63°52'20" E, 65.37 feet** to a point:
- 6) **S 49°56'15" E, 50.84 feet** to a point:
- 7) **S 38°12'37" E, 110.79 feet** to a point:
- 8) **S 37°56'18" E, 143.75 feet** to a point:

9) **S 41°06'18" E, 203.39 feet** to an iron pin w/cap set on the North-east (NE) side of said Zion Road (Lodi Twp. Rd. No.76) in one of the Southeasterly (SE'ly) property corners of said J.M.Baringer (OR.136/Pg.745) and one of the Northwesterly (NW'ly) property corners of an 8.6269 Acre (by deed) Tract owned by the Grantor herein, Beverly A. Midkiff-OR.535/Pg.2415-Second Tract) which is under Land Contract to Denver P. Midkiff (OR.540/Pg.422):

10) **S 02°30'52" E, 163.49 feet** to a point in said Zion Road (Lodi Twp. Rd. No.76) and one of the Westerly (W'ly) property corners of said Grantor's Beverly A. Midkiff-OR.535/Pg.2415-Second Tract) which is under Land Contract to Denver P. Midkiff (OR.540/Pg.422), and:

11) **S 10°36'48" E, 248.66 feet** to a 20d Nail found 6" deep in said Zion Road (Lodi Twp. Rd. No.76), the Grantor's (Beverly A. Midkiff-OR.535/Pg.2415-First Tract) Southeast (SE) property corner, the Southwest (SW) property corner of said Grantor's Beverly A. Midkiff-OR.535/Pg.2415-Second Tract) which is under Land Contract to Denver P. Midkiff (OR.540/Pg.422), one of the Southwesterly (SW'ly) property corners of property owned by William E. Baringer (OR.480/Pg.1207 & 1785), and, the Northeast (NE) property corner of 242.39 Acres (by deed) owned by Daniel J. & Elizabeth Anne Bentley (OR.523/Pg.2461):

5) Thence **N 89°29'13" W** along the Grantor's (Beverly A. Midkiff-OR.535/Pg.2415-First Tract) South (S) property line and one of the Northeasterly (NE'ly) property lines of said D.J. & E.A.Bentley (OR.523/Pg.2461), **1,148.41 feet** to an iron pin w/cap set in the Grantor's (Beverly A. Midkiff-OR.535/Pg.2415-First Tract) Southwest (SW) property corner, the West line of said Northwest one-quarter (NW-1/4) of Section 1, and the Southeast property corner of said J.R.Goldsberry (OR.517?Pg.1098) property, passing through an iron pin w/cap set for reference at 18.00 feet, and 5' long x 3/4" I.D. White Schedule 40 PVC Posts set at: 401.0 feet, 538.5 feet, 634.4 feet, 768.8 feet and 940.4 feet:

6) Thence **N 00°48'18" E** along the Grantor's (Beverly A. Midkiff-OR.535/Pg.2415-First Tract) West (W) property line, the said West line of said Northwest one-quarter (NW-1/4) of Section 1, and the East (E) property line of said J.R.Goldsberry (OR.517?Pg.1098) property, **872.22 feet** to the **Point of Beginning**, passing through 5' long x 3/4" I.D. White Schedule 40 PVC Posts set at: 120.1 feet, 206.4 feet, 343.7 feet, 468.3 feet, 593.9 feet & 697.7 feet, and, an iron pin w/cap set for reference at 852.22 feet, and, **containing a total of 19.640 Acres.**

7) The above described **"19.640 Acre Tract"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc./CADD/Billing Job No. 1117-01), with the field work being completed on 23 April 2018, the "Plat of Survey" (Exhibit "B") being last revised on 24 April 2018, and, the "Legal Description" (Exhibit "A") being completed on 24 April 2018.

8) The bearings used in the above description are based on the said West line of the Northwest one-quarter (NW-1/4) of Section 1 as bearing: N 00°48'18" E and are only for the determination of relative angles.

9) Subject to all legal highways and easements.

10) 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



04.24.2018
Date Signed

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 16 2021

Jill Thompson
Athens County Auditor

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: gbayha@frontier.com



Plat Date: 04.24.18

CADD Job No: 1117-01

BILLING Job No: 1117-01

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

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

EXHIBIT 'B'

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP. STAMPED "G.W.BAYHA - P.S.6139"
- ⊕ — 2" MAGNAIL SET
- ▲ — 5" x 3/4" ID - Sched 40 White PVC Post SET
- ⊙ — 20d Nail Found 6" Deep in Road
- — POINT

REFERENCES

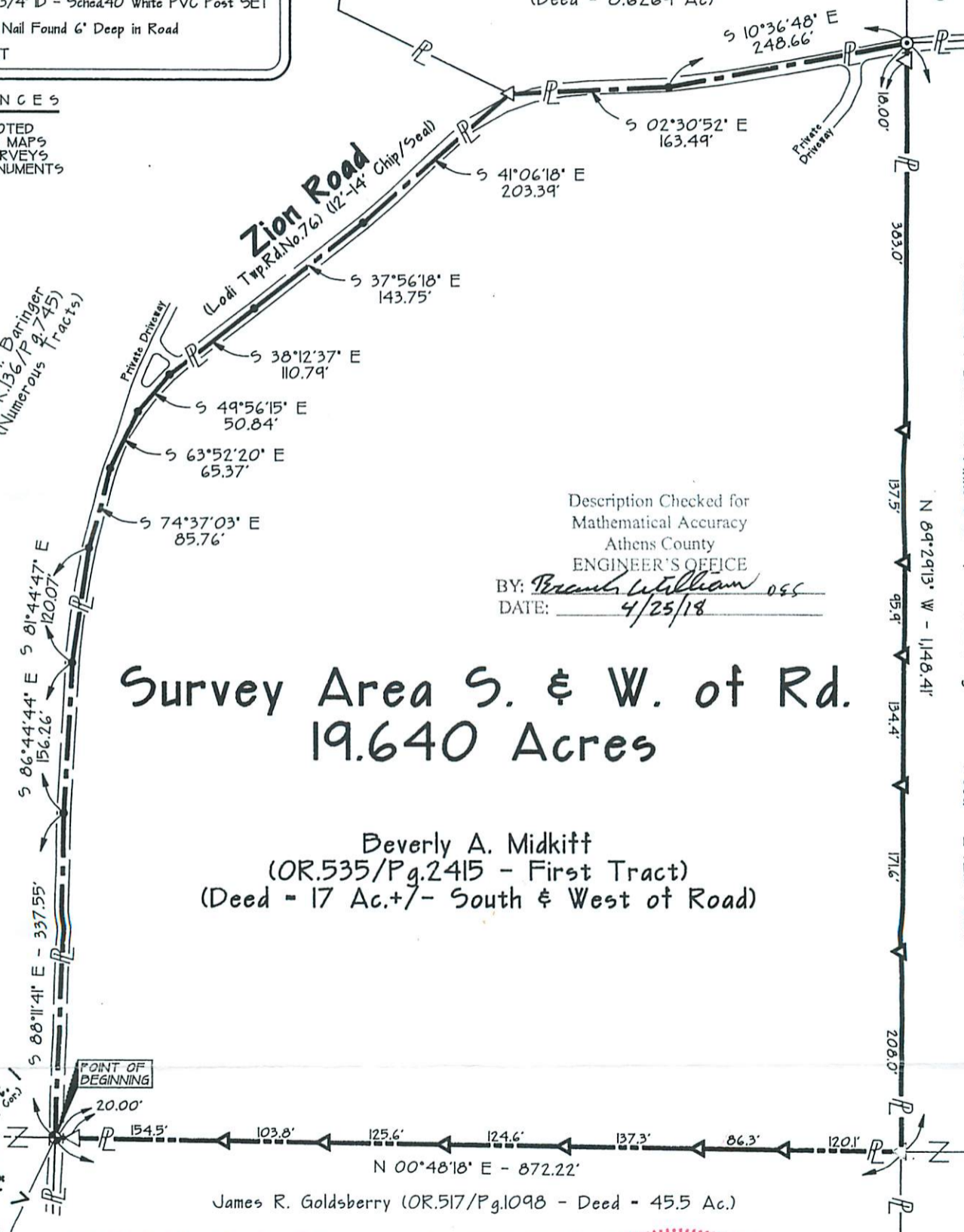
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

William E. Daringer (OR.480/Pg.1207 & 1785 - Numerous Tracts)

Denver P. Midkiff (Land Contract-OR.540/Pg.422)
(FROM: Beverly A. Midkiff-OR.535/Pg.2415 - 2nd Tract)
(Deed - 8.6269 Ac)

Ujil M. Daringer (OR.136/Pg.745) (Numerous Tracts)

Zion Road (Lodi Twp.Rd.No.76) (12'-14' Chip/Seal)



Daniel J. & Elizabeth Anne Bentley (OR.523/Pg.2461 - Deed - 242.39 Ac.)

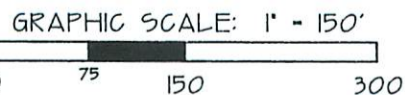
Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branch William* ocs
DATE: 4/25/18

Survey Area S. & W. of Rd. 19.640 Acres

Beverly A. Midkiff (OR.535/Pg.2415 - First Tract)
(Deed - 17 Ac.+/- South & West of Road)

James R. Goldsberry (OR.517/Pg.1098 - Deed - 45.5 Ac.)



NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE WEST LINE OF THE NW-1/4 OF SECTION 1 AS BEARING: N 00°48'18" E.

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in April 2018

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. S-6139
Date Signed: 24 April 2018

FIELD WORK COMPLETED ON: 23 April 2018