

# **" 0.279 Acre Combined Parcel - A "**

**"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.**

1) **Being Part of Inlots No. 1141 and 1142, and, Part of Outlot No. 24 in the City of Nelsonville, as delineated on the Record Plat of "R.E. Scott's West Lynn Addition (Outlot 24) to the Town of Nelsonville" as recorded in Envelope 104-B in the Athens County Recorder's Office, Athens County, Ohio, and, being part of the real estate owned by Julia A. DeVore, the Grantor herein, also being ALL of the FIRST TRACT and PART of the SECOND TRACT as recorded in Deed Book 374 at page 893 in the said Athens County Recorder's Office, and, being situate in Section 24, Town-9-North, Range-14-West, City of Nelsonville, York Township, Athens County, State of Ohio, USA, and being more particularly described as follows:**

2) **COMMENCING at an iron pin w/cap set in the most Northerly corner of said Inlot No. 1141, the North line of Outlot No. 24, the Grantor's Northeast property corner, the Southeast corner of Lot No. 630 in "John J. Creighton's Addition to Nelsonville" as recorded in Envelope 86-C in said Recorder's Office, and also being in the West Right-of-Way line of Adams Street (33.0' R/W), said iron pin w/cap set, also being the real POINT OF BEGINNING of the "0.279 Acre Combined Parcel - A" herein described:**

3) **Thence S 05°28'24" W along the East line of said Inlot No. 1141, the West Right-of-Way line of said Adams Street (33.0' R/W), and the Grantor's East property line, 125.36 feet to an iron pin w/cap set in what is to be the Grantee's new Southeast property corner:**

4) **Thence the following three (3) new courses through the lands of the Grantor that approx. retrace old tract lines:**

1) **N 84°21'16" W, 46.65 feet to an iron pin w/cap set:**

2) **N 57°36'33" W, 34.75 feet to an iron pin w/cap set, and:**

3) **N 83°29'34" W, 59.04 feet to an iron pin w/cap set in what is to be the Grantee's new Southwest property corner, the West line of said Inlot No. 1142 and the Grantor's West property line:**

5) **Thence N 05°25'43" E along the said West line of Inlot No. 1142, the East property line of a tract of land owned by Heskett Land Development Co. LLC (O.R. 298, Pg. 1946), and, the Grantor's West property line, 76.00 feet to an iron pin w/cap set in the Grantor's Northwest property corner and the Southwest property corner of property owned by K.A.A.S., Inc. (O.R. 321, Pg. 297):**

6) **Thence S 80°24'36" E along the first of four of the Grantor's North property lines and one of the Southerly property lines of said K.A.A.S., Inc. (O.R. 321, Pg. 297) property, 30.89 feet (by survey)(deed = 29.04') to a 3/4" iron pin found in the first of three of the Grantor's Northerly property corners:**

7) **Thence S 68°51'54" E along the second of four of the Grantor's North property lines and another of the Southerly property lines of said K.A.A.S., Inc. (O.R. 321, Pg. 297) property, 59.49 feet (by survey)(deed = 60.0') to a 1-1/8" axle found in the second of three of the Grantor's Northerly property corners:**

8) **Thence N 18°36'18" E along the third of four of the Grantor's North property lines, partially along the East property line of said K.A.A.S., Inc. (O.R. 321, Pg. 297) property, and, partially along one of the South property lines of property owned by Rosalie F. Odom (O.R. 314, Pg.1872), 52.77 feet (by survey)(deed = 53.5') to an iron pin w/cap set in the third of three of the Grantor's Northerly property corners, said iron pin w/cap set also being in the said North line of Outlot No. 24 and the South line of said Lot No. 630:**

9) **Thence S 83°26'53" E along the fourth of four of the Grantor's North property lines, the said North line of Outlot No. 24, the said South line of Lot No. 630, and another of the South property lines of said Rosalie F. Odom (O.R. 314, Pg.1872) property, 36.65 feet (by survey)(deed = 36.5') to the point of beginning, passing through an iron pin w/cap set for reference at 21.95 feet, and, containing a total of**

**0.279 Acre (12,152 Sq. Ft.).**

10) **The herein described "0.279 Acre Combined Parcel - A" totally encompasses, and combines, the following four (4) Auditor's Parcels: *P0300600050.00* (Upon which, the existing dwelling is located), *P0300600051.00*, *P0300600052.00* and *P0300600053.00*.**

11) **The bearings used in the above description are based on the West Right-of Way line of Adams Street as bearing: S 05°28'24" W, and are only for the determination of angles.**

12) **Subject to all legal highways and easements, including being subject to the *EXISTING 10' R/W* across the Northerly part of the above described "0.279 Acre Combined Parcel - A" and the use of an *EXISTING R/W TO ADAMS ST.* as depicted on the herein incorporated "Exhibit B" - PLAT OF SURVEY.**

13) **The above described "0.279 Acre Combined Parcel - A" was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 1205-02), with the field work being completed on Feb. 08, 2006, the "Plat of Survey" (Exhibit "B") and the "Legal Description" (Exhibit "A") initially being completed on June 06, 2006 and revised on June 20, 2006.**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blouse*  
DATE: *6-21-06*

*Gerald W. Bayha*  
Gerald W. Bayha, P.S.  
STATE OF OHIO  
REGISTERED PROFESSIONAL SURVEYOR  
S-6139  
Date Signed *06-20-06*

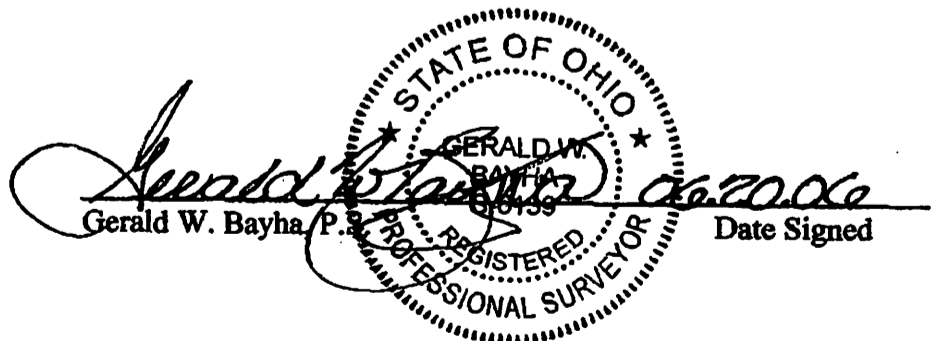
# **" 0.195 Acre Combined Parcel - B "**

**"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.**

- 1) Being Part of Inlots No. 1141 and 1142, and, Part of Outlot No. 24 in the City of Nelsonville, as delineated on the Record Plat of "R.E. Scott's West Lynn Addition (Outlot 24) to the Town of Nelsonville" as recorded in Envelope 104-B in the Athens County Recorder's Office, Athens County, Ohio, and, being part of the real estate owned by Julia A. DeVore, the Grantor herein, and being PART of the SECOND TRACT as recorded in Deed Book 374 at page 893 in the said Athens County Recorder's Office, and, being situate in Section 24, Town-9-North, Range-14-West, City of Nelsonville, York Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) COMMENCING at an iron pin w/cap set in the Southeast corner of said Inlot No. 1141, the Grantor's Southeast property corner, the Northeast corner of Inlot No. 1140 in said "R.E. Scott's West Lynn Addition (Outlot 24) to the Town of Nelsonville", and also being in the West Right-of-Way line of Adams Street (33.0' R/W), said iron pin w/cap set also being the real POINT OF BEGINNING of the "**0.195 Acre Combined Parcel - B**" herein described:
- 3) Thence N 83°26'54" W along the South line of said Inlot No. 1141 (partially), the North line of said Inlot No. 1140 (partially), the North property line of a parcel of land owned by J.P.Morgan Chase Bank (O.R. 390, Pg.681), and, the Grantor's South property line, 136.63 feet (by survey)(deed = no distance) to an iron pin w/cap set in the West line of said Inlot No. 1142 and the Grantor's Southwest property corner:
- 4) Thence N 05°25'43" E along the West line of said Inlot No. 1142, the East property line of a tract of land owned by Heskett Land Development Co. LLC (O.R. 298, Pg. 1946), and, the Grantor's West property line, 69.00 feet to an iron pin w/cap set in what is to be the Grantee's new Northwest property corner:
- 5) Thence the following three (3) new courses through the lands of the Grantor that approx. retrace old tract lines:
  - 1) S 83°29'34" E, 59.04 feet to an iron pin w/cap set:
  - 2) S 57°36'33" E, 34.75 feet to an iron pin w/cap set, and:
  - 3) S 84°21'16" E, 46.65 feet to an iron pin w/cap set in what is to be the Grantee's new Northeast property corner, the East line of said Inlot No. 1141, the Grantor's East property line and the said West Right-of-Way line of Adams Street (33.0' R/W):
- 6) Thence S 05°28'24" W along the said East line of said Inlot No. 1141, the Grantor's East property line and the said West Right-of-Way line of Adams Street (33.0' R/W), 54.64 feet to the point of beginning, and, containing a total of **0.195 Acre (8,508 Sq. Ft.)**
- 7) The herein described "**0.195 Acre Combined Parcel - B**" totally encompasses, and combines, the following three (3) Auditor's Parcels: **P0300600047.00** (Upon which, the existing dwelling is located), **P0300600048.00** and **P0300600049.00**.
- 8) The bearings used in the above description are based on the West Right-of Way line of Adams Street as bearing: S 05°28'24" W, and are only for the determination of angles.
- 9) Subject to all legal highways and easements.
- 10) The above described "**0.195 Acre Combined Parcel - B**" was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 1205-02), with the field work being completed on February 08, 2006, and, the "Legal Description" (Exhibit "A") and the "Plat of Survey" (Exhibit "B") initially being completed on June 06, 2006 and revised on June 20, 2006 .

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

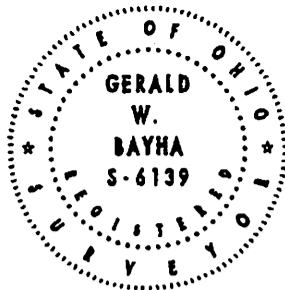
BY: S. Blausen  
DATE: 6-21-06

  
Gerald W. Bayha, P.S. Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
740.593.5686 Fax: 740.544.7361  
E-mail: jbayha@directway.com



Plat Date: 02.10.06

Job No: 1205-02

By: GB Chk'd: GB

Rev:

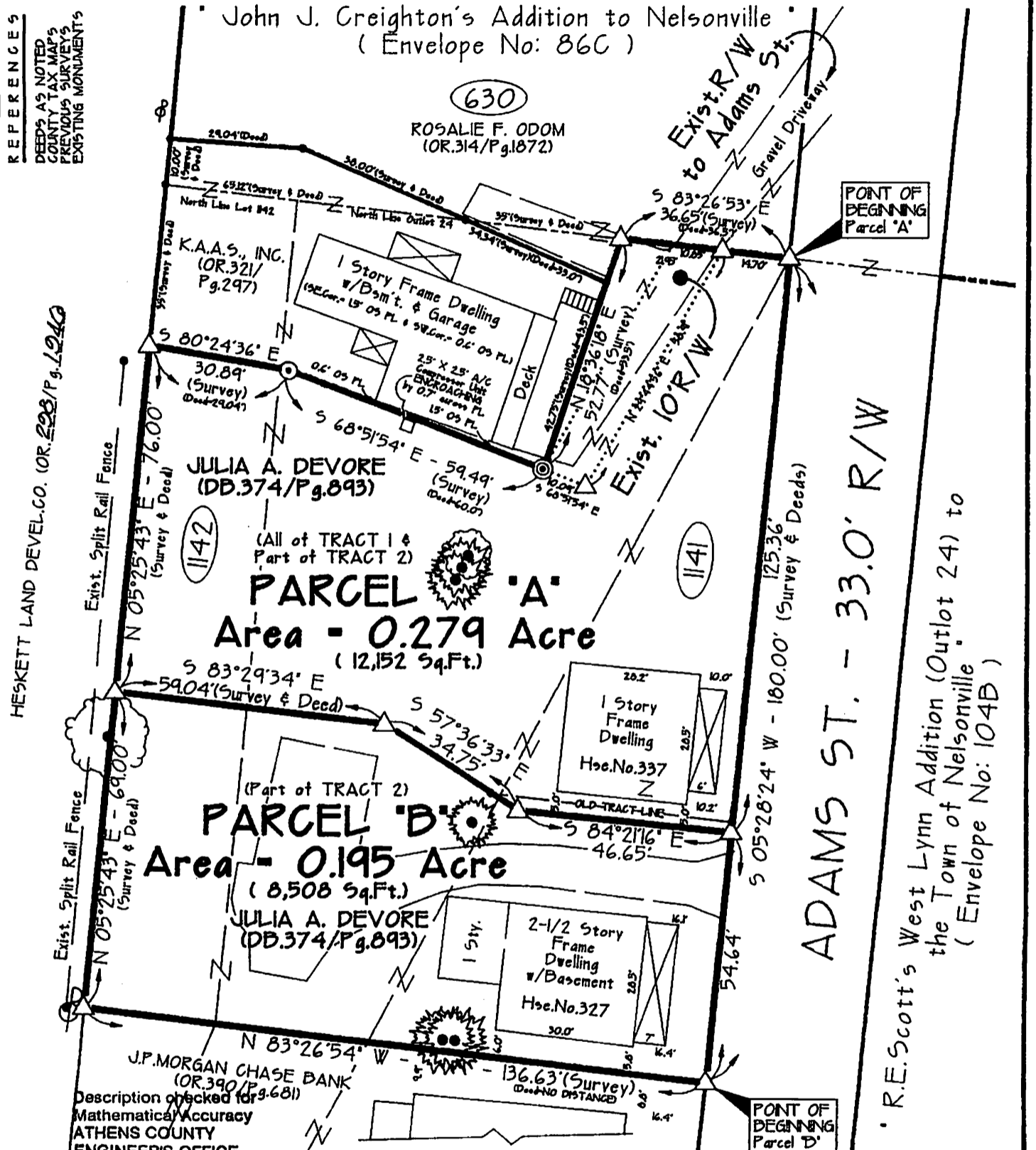
# PLAT OF SURVEY

Being Parts of Inlots 141, 142 & Outlot 24, Section 24, T-9-N, R-14-W, Nelsonville City, York Twp., Athens Co., State of Ohio, U.S.A.

## EXHIBIT 'B'

REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

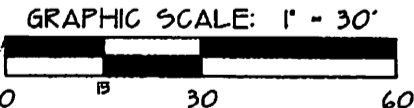
John J. Creighton's Addition to Nelsonville  
(Envelope No: 86C)



**PARCEL 'A'**  
Area - 0.279 Acre  
(12,152 Sq.Ft.)

**PARCEL 'B'**  
Area - 0.195 Acre  
(8,508 Sq.Ft.)

J.P.MORGAN CHASE BANK  
(OR.390/Pg.681)  
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 6-6-06 6-21-06



NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE WEST R/W LINE OF ADAMS ST. AS BEARING: N 05°28'24" E.

**CERTIFICATION OF SURVEYOR**  
I hereby certify that this Plat of Survey was prepared from a survey made by me, in my capacity as a Professional Surveyor.

By: Gerald W. Bayha  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139  
Date Signed: 02.10.06

LEGEND	
	5/8" x 30" IRON PIN SET w/ LD CAP STAMPED "BAYHA - P.S. 6139"
	3/4" D x 5' Tall SCH40 White PVC Post Set
	IRON PIN/BAR FD.
	IRON PIPE FOUND
	1/2" x 8" AXLE FD (Deep)
	PIPE IN CONC. FD.
	OFFSET
	PROPERTY LINE
	IRON BOLT IN CONC. FOUND
	POINT