

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

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Plat Date:  
11.28.12

Job No:  
1012-02

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

Rev:

# PLAT OF SURVEY

Being Situate in FR.1 (Sect. 15 & 14)  
T-II-N, R-15-W,  
Waterloo Township, Athens County,  
State of Ohio, U.S.A.

## EXHIBIT 'B'

Charles C. & Kathleen Llewellyn (OR.19/656)

POB bears: S 60°36'09" E - 675.66' FROM an **POINT OF BEGINNING**  
iron pin found in the NE corner of FR.31 (Sect.21)

NOTE: This survey is based upon, and part of, a 120.632 Acre survey performed by Robert A. Price, P.S. 8362, in November, 2009.

Charles C. & Kathleen Llewellyn (OR.19/656)

N 86°57'13" W - 1,824.95'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY *K. Cantelmy*  
DATE: *11-29-12*

J & R Galvin, Ltd.  
(OR.436/P.g.2021 - 1st Tract)

### Area - 43.112 Acres

(Out of Auditor's Parcel No. N010010019700)

Donald S. Shingler (OR.191/762)



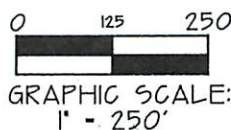
NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE SOUTH LINE OF FRACTION 36 (Section 15) AS BEARING: N 85°39'22" W.

### LEGEND

- △ — 5/8" x 30" I.P. SET w/ I.D. CAP STAMPED "G.W. DAYHA - P.S. 6139"
- ▲ — I.P. IN F.D. w/ CAP STAMPED "Price - P.58362"
- — I.P. IN F.D. (Size Noted) *P* — PROPERTY LINE
- — POINT ▲ — 3/4" D x 5" Sch. 40 PVC SET

### CURVE DATA:

CURVE #	RADIUS	DELTA	ARC	CHORD
#A	2,814.79'	08°56'35"	439.34'	N 63°01'22" W - 438.90'
#B	2,944.79'	09°45'12"	501.29'	S 63°25'47" E - 500.68'



### 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 a survey made by me, in November, 2012.

By: *Gerald W. Bayha*  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139  
Date Signed: *28 Nov 2012*

FIELD WORK COMPLETED ON: 16 November 2012  
PLAT AND LEGAL COMPLETED ON: 28 November 2012

# EXHIBIT "A"

## 43.112 Acre Tract

- 1) Being part of the 1st Tract of real estate owned by J & R Galvin, Ltd. as recorded in Official Record 436 at page 2021 in the Athens County Recorder's Office, Athens County, OH, and, being situate in FR. 1 (Sections 15 & 14), Town-11-North, Range-15-West, Waterloo Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** at an iron pin found in the Northeast corner of FR. 31 (Section 21), said iron pin found also being in one of the Grantors' eight (8) existing Southwesterly property corners:
- 3) Thence **S 60°36'09" E** along a random tie line, **675.66 feet** to a point in another of the Grantors' eight (8) existing Southwesterly property corners and the survey centerline of Mineral Road (Co.Rd.No.8), said point also being the real **POINT OF BEGINNING** of the **43.112 Acre Tract** herein described:
- 4) Thence the following eight (8) new courses through the lands of the Grantors, along the said survey centerline of Mineral Road (Co.Rd.No.8);
- 1) **S 47°14'14" E, 213.92 feet** to a point:
  - 2) **S 64°22'16" E, 117.37 feet** to a point:
  - 3) **S 72°57'59" E, 147.12 feet** to a point:
  - 4) **S 87°21'23" E, 79.22 feet** to a point:
  - 5) **N 84°53'39" E, 240.74 feet** to a point:
  - 6) **N 86°30'55" E, 234.60 feet** to a point:
  - 7) **N 88°22'11" E, 265.00 feet** to a point, and:
  - 8) **S 89°08'30" E, 188.98 feet** to a point in one of the said Grantors' Northeasterly property lines and the West property line of a residue old railroad tract owned by CSX Transportation (DB.203/Pg.134):
- 5) Thence leaving the said survey centerline of Mineral Road (Co.Rd.No.8), **N 31°24'32" E** along one of the said Grantors' Northeasterly property lines, **125.43 feet** to a point in one of the Grantors' Northeasterly property corners, the survey centerline of Old State Route 56 (Co.Rd.No.6), and one of the Southerly property lines of an 11.517 acre tract (by deed) owned by Brian E. & Jessica A. Markins (OR.415/Pg.2011), passing through an iron pin w/cap set in the Northwest property corner of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134) at 83.72 feet:
- 6) Thence the following two (2) courses along the said Grantors' Northeasterly property lines, said survey centerline of Old State Route 56 (Co.Rd.No.6), and the said Southerly property lines of said 11.517 acre tract (by deed) owned by Brian E. & Jessica A. Markins (OR.415/Pg.2011);
- 1) **S 67°56'02" E, 214.94 feet** to a point, and:
  - 2) **S 81°17'21" E, 182.62 feet** to a point in another of the Grantors' Northeasterly property corners, the Southeast property corner of said 11.517 acre tract (by deed) owned by Brian E. & Jessica A. Markins (OR.415/Pg.2011), the Southwest property corner of a tract owned by Susan A. Douglas (OR.364/Pg.758), and, the Northwest property corner of a 1.778 acre parcel (by deed) owned by Rhonda Moore, etal (OR.445/Pg.482):
- 7) Thence **S 04°39'57" W** along one of the Grantors' East property lines, the West property line of said 1.778 acre parcel (by deed) owned by Rhonda Moore, etal (OR.445/Pg.482), **126.71 feet** to a point in another of the Grantors' Northeasterly property corners and the Northerly property line of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), passing through a 5/8" iron pin found at 15.28 feet:
- 8) Thence along another of the Grantors' Northeasterly property lines and the Northerly property line of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), along and with the arc of a non-tangent curve to the **RIGHT**, an Arc distance of **439.34 feet** to an iron pin w/cap set in said Northwest property corner of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), said curve having a **Radius of 2,814.79 feet**, a **Delta of 08°56'35"**, the long **Chord of which**, bears **N 63°01'22" W, 438.90 feet** to said iron pin w/cap set:
- 9) Thence **S 31°24'32" W** along another of the Grantors' Northeasterly property lines and the West property line of the said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), **130.00 feet** to an iron pin w/cap set in another of the Grantors' Northeasterly property corners and the Southwest property corner of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), passing through a point in the said survey centerline of Mineral Road (Co.Rd.No.8) at 83.72 feet:
- 10) Thence along another of the Grantors' Northeasterly property lines and the Southerly property line of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), along and with the arc of a non-tangent curve to the **LEFT**, an Arc distance of **501.29 feet** to an iron pin w/cap set in another of the Grantors' Northeasterly property corners and the Northwest property corner of tract owned by Donald S. Shingler (OR.191/Pg.762), said curve having a **Radius of 2,944.79 feet**, a **Delta of 09°45'12"**, the long **Chord of which**, bears **S 63°25'47" E, 500.68 feet** to said iron pin w/cap set:

11) Thence **S 04°39'57" W** along another of the Grantors' East property lines and the West property line of said tract owned by Donald S. Shingler (OR.191/Pg.762), **822.21 feet** to a 1" solid iron bar found in the Grantors' Southeast property corner and the Northeast property corner of one of the tracts owned by Charles C. & Kathleen Llewellyn (OR.19/Pg.656) , passing through a 1" solid iron bar found at 236.55 feet:

12) Thence **N 86°57'13" W** along the Grantors' South property line and the North property line of said tract owned by Charles C. & Kathleen Llewellyn (OR.19/Pg.656), **1,824.95 feet** to an iron pin w/cap stamped "Price - PS8362" found in another of the Grantors' eight (8) Southwest property corners and another of the property corners of said tracts owned by Charles C. & Kathleen Llewellyn (OR.19/Pg.656):

13) Thence **N 02°39'16" E** along one of the Grantors' Southwesterly property lines and an Easterly property line of one of the said tracts owned by Charles C. & Kathleen Llewellyn (OR.19/Pg.656), **1,189.59 feet** to the **point of beginning**, passing through a 5/8" iron pin found at 1,161.57 feet, and, **containing a total of 43.112 Acres**, of which, 42.386 Acres lies South of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134), and 0.726 Acre lie North of said residue old railroad tract owned by CSX Transportation (DB.203/Pg.134).

14) The above described **43.112 Acre Tract** comes entirely out of existing **Auditor's Parcel No. N010010019700**.

15) The above survey is based upon, and part of, a heretofore unrecorded 120.632 Acre boundary survey performed by Robert A. Price, P.S. 8362 in November, 2009 for the Grantors herein.

16) The bearings used in the above description are based on the South line of FR.36 (Section 15) as bearing: N 85°39'22" W, 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 1-3/8" diameter plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 - 740-593-5686 ".

19) The above described **43.112 Acre Tract** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 1012-02*), with the field work being completed on 16 November 2012, the "Plat of Survey" (Exhibit "B") being last revised on 28 November 2012, and, the "Legal Description" (Exhibit "A") being completed on 28 November 2012.

  
Gerald W. Bayha, P.S. 6139      28 Nov. 2012      Date Signed  


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K. Carterburg  
DATE: 11-29-12