

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Braun, M. D.
DATE: 12/16/14

EXHIBIT "A"

"0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"

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

- 1) Being a **NEW DESCRIPTION** of a **"0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"** (as depicted on the herein included EXHIBIT "B") off of the South end of an existing 0.121 Acre Parcel (Auditor's Parcel No: **P030340004100**) that is part of the "Vaughn Brothers Subdivision (Amended Plat) 2nd Addition" (Env.314B) and also being part of "A Vacated Portion of Pine Grove Dr. R/W" as vacated by Nelsonville Ordinance No. 11-62 (Section 1) on Nov. 14, 1960, said existing 0.121 Acre Parcel being presently owned by Douglas E. & Carmen J. Mitchell as recorded presently as Parcel Three in Official Record 470 at Page 653 in the Athens County Recorder's Office, Athens County, Ohio, and being situate in Section 24, Town-12-North, Range-15-West, Nelsonville City, York Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** a point in the Southeast corner of Lot No. 2000 in the said "Vaughn Brothers Subdivision (Amended Plat) 2nd Addition" (Env.314B):
- 3) Thence **S 11°35'12" W** along the West line of "Pine Grove Apartments" (OR.102/Pg.930) and the Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653) existing East property line, **30.00 feet** to an iron pipe found in one of the Southwesterly property corners of said "Pine Grove Apartments" (OR.102/Pg.930), and, also being in the first of three (3) existing Grantee's (David A Sagan – OR.301/Pg.1139) Northwesterly property corners, said iron pipe found also being the real **POINT OF BEGINNING** of the herein described **"0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"**:
- 4) Thence continuing **S 11°35'12" W** along the said Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653) existing East property line, and the first of two (2) of the existing said Grantee's (David A Sagan – OR.301/Pg.1139) Northwesterly property lines, **20.50 feet** to an iron pin found in the said Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653) existing Southeast property corner and the second of three (3) existing said Grantee's (David A Sagan – OR.301/Pg.1139) Northwesterly property corners;
- 5) Thence **N 82°42'03" W**, along the said Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653) existing South property line, and the second of two (2) of the existing said Grantee's (David A Sagan – OR.301/Pg.1139) Northwesterly property lines, **33.80 feet** to a drill hole originally set by me on 13 August 2007 in the top of an existing concrete curb in the said Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653) existing Southwest property corner and the third of three (3) existing said Grantee's (David A Sagan – OR.301/Pg.1139) Northwesterly property corners, passing through an iron pin found at 31.69 feet;
- 6) Thence **N 21°51'28" W**, along the said Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653) existing West property line, **23.00 feet** to an iron pin w/cap set by me on 14 October 2014 between the Easterly edge of pavement and the Westerly face of an existing concrete curb;
- 7) Thence **S 83°08'51" E**, through the lands of the said Grantors' (D.E. & C.J. Mitchell – Parcel Three - OR.470/Pg.653), **46.54 feet** to the **point of beginning**, and containing a total of **0.019 acre**.
- 8) The above described **"0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"** is to be held in **CONTIGUOUS & CONTINUOUS** ownership with the said Grantee's existing Parcels (OR.301/Pg.1139) adjoining said **"0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"** on the East and South sides.

(EXHIBIT "A" – "0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel" Cont'd.)
(Sht. 2 of 2)

- 9) The above described **"0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"** comes entirely out of Auditor's Parcel No: **P030340004100**)

- 10) The bearings used in the above description are based on the North Line of Franklin Street (66.0' R/W) as bearing: N 75°40'00" 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 ”.

- 13) The above **Newly Described "0.019 Acre NON-Building Site - Adjoining Property Owner Transfer Parcel"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in August 2007 (*Job No. 0707-03*) and in October 2014 (*Job No. 0707-03A*), with the field work being completed on 13 August 2007 and 14 October 2014, the "Plat of Survey" (Exhibit "B") being last revised on 16 December 2014, and the "Legal Description" (Exhibit "A") being completed on 16 December 2014.


Gerald W. Bayha, P.S. 6139



16 DEC. 2014
Date Signed

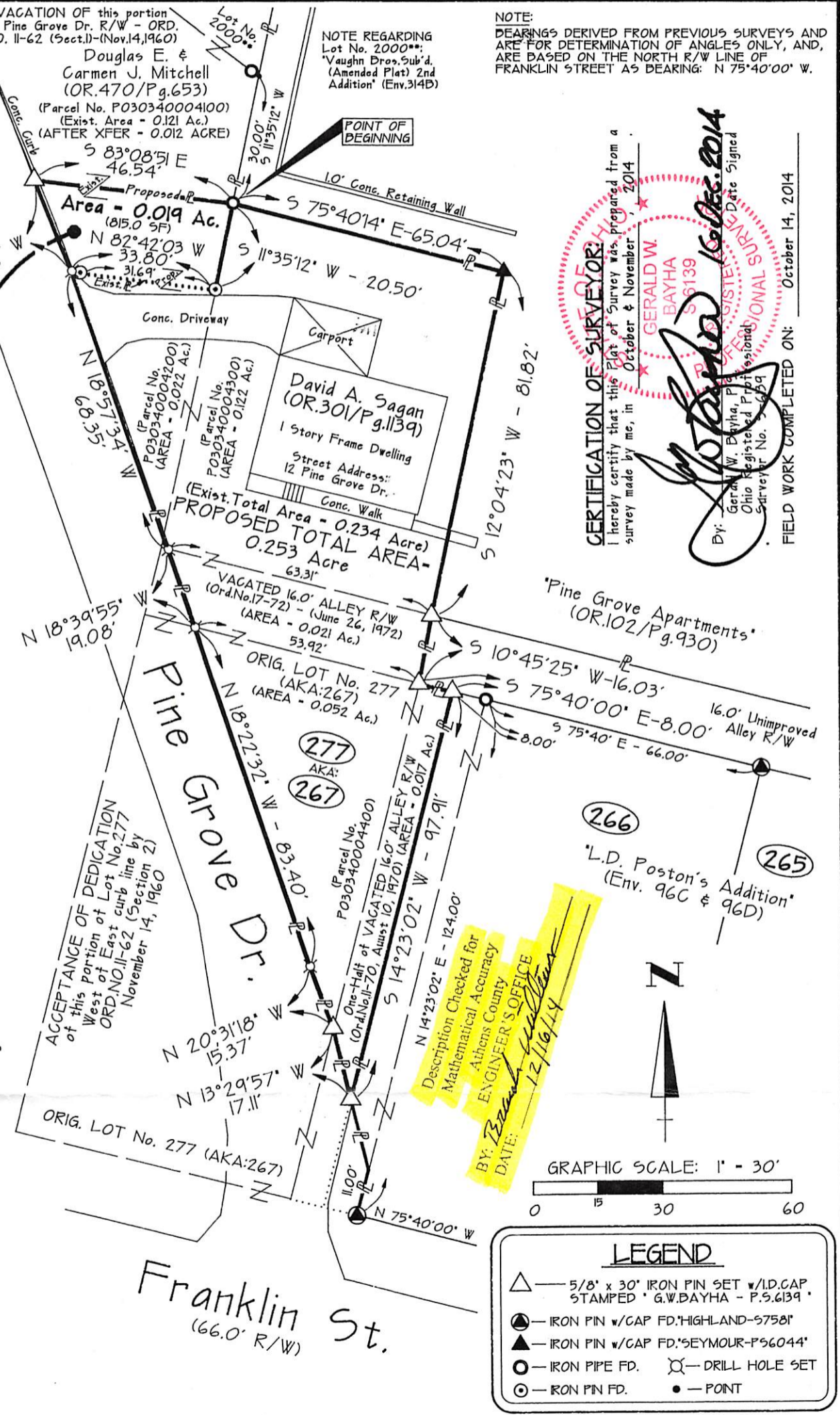
Gerald W. Bayha, P.S.
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 Athens, OH 45701-9557
 740.593.5686 Fax: 740.594.7361
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Orig. Plat Date:
08.14.07
 Job No:
0707-03
 By: **GB** Chk'd: **GB**
 Rev:
0707-03A
12.16.14

PLAT OF SURVEY
 Being Seven (7) Parcels Situate in Sect. 24, T-12-N, R-15-W, City of Nelsonville, York Twp., Athens Co., State of Ohio, U.S.A.
EXHIBIT 'B'

0.019 Ac. NON-Building Site-Adjoining Property Owner Transfer Parcel



REFERENCES
 DEEDS AS NOTED
 COUNTY TAX MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS