

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Joe E. Stoltz  
DATE: 11/16/15

# EXHIBIT "A"

## "0.253 Acre NEW Single Tax Parcel Legal Description"

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

1) Being a "NEW SINGLE PARCEL LEGAL DESCRIPTION of a 0.253 Acre Combined Parcel" (as depicted on the herein included EXHIBIT "B") encompassing six (6) individual parcels owned by the Grantor herein, David A. Sagan, as recorded in the Athens County Recorder's Office, Athens County, Ohio, with all being situate in Section 24, Town-12-North, Range-15-West, Nelsonville City, York Township, Athens County, State of Ohio, USA, and consisting of the following six (6) parcels:

- {A} (OR.301/Pg.1139 - First Parcel) (Deed = 0.13 Ac.) SURVEY= 0.122 Acre  
AUDITOR'S PARCEL NO: P030340004300
- {B} (OR.301/Pg.1139 - Parcel II) (Deed=1,020 SF.= 0.023 Ac.) SURVEY= 0.022 Acre  
AUDITOR'S PARCEL NO: P030340004200
- {C} (OR.301/Pg.1139 - Parcel III) (Deed=1,971SF.= 0.045 Ac.) SURVEY=0.052 Acre  
AUDITOR'S PARCEL NO: P030340004400
- {D} (Nelsonville ORD.NO.11-70) W-1/2 of Vacated 16.0' Alley - SURVEY=0.017 Acre  
NO AUDITOR'S PARCEL NO. ASSIGNED
- {E} (Nelsonville ORD.NO.17-72) Vacated 16.0' Alley lying N. of Parcel III - SURVEY=0.021 Acre  
NO AUDITOR'S PARCEL NO. ASSIGNED
- {F} (OR.505/Pg.415) DEED & SURVEY=0.019 Acre  
AUDITOR'S PARCEL NO: P030340004101

2) **COMMENCING** a point in the Southeast corner of Lot No. 2000 in the "Vaughn Brothers Subdivision (Amended Plat) 2<sup>nd</sup> Addition" (Env.314B):

3) Thence **S 11°35'12" W** along the West line of "Pine Grove Apartments" (OR.102/Pg.930) and the East property line of Douglas E. & Carmen J. Mitchell - Parcel Three - OR.470/Pg.653), **30.00 feet** to an iron pipe found in August 2007 in one of the Southwesterly property corners of said "Pine Grove Apartments" (OR.102/Pg.930), and, also being in the Northwesterly corner of (OR.301/Pg.1139 - First Parcel)(Parcel {A} above) owned by the Grantor, David A. Sagan, herein, said iron pipe found also being the real **POINT OF BEGINNING** of the herein described "NEW SINGLE PARCEL LEGAL DESCRIPTION of a 0.253 Acre Combined Parcel":

4) Thence **S 75°40'14" E** along one of the said Grantor's (David A Sagan - First Parcel - OR.301/Pg.1139) (Parcel {A} above) existing Northerly property line and a Southwesterly property line of said "Pine Grove Apartments" (OR.102/Pg.930), **65.04 feet** to an iron pin w/cap stamped "Seymour-PS6044) found in Aug. 2007 in the said Grantor's (David A Sagan - First Parcel - OR.301/Pg.1139) (Parcel {A} above) existing Northeasterly corner and another of the Southwesterly property corners of said "Pine Grove Apartments" (OR.102/Pg.930);

5) Thence **S 12°04'23" W**, along one of the said Grantor's (David A Sagan - First Parcel - OR.301/Pg.1139) (Parcel {A} above) existing Easterly property lines and another Southwesterly property line of said "Pine Grove Apartments" (OR.102/Pg.930), **81.82 feet** to an iron pin w/cap set by me in August 2007 in the said Grantor's (David A Sagan - First Parcel - OR.301/Pg.1139) (Parcel {A} above) existing Southeasterly corner and another of the Southwesterly property corners of said "Pine Grove Apartments" (OR.102/Pg.930), said iron pin set also being in the Northeasterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned portion of a Vacated 16.0' Alley - ORD.NO.17-72 (Parcel {E} above);

6) Thence **S 10°45'25" W**, along the East line of said Grantor's (David A Sagan - OR.301/Pg.1139) owned portion of a Vacated 16.0' Alley - ORD.NO.17-72 (Parcel {E} above) and the West line of a 16.0' Unimproved Alley R/W that has not been vacated to date, **16.03 feet** to an iron pin w/cap set by me in August 2007 in the Southeasterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned portion of a Vacated 16.0' Alley - ORD.NO.17-72 (Parcel {E} above), the Northwesterly corner of said Grantor's (David A Sagan -



OR.301/Pg.1139) owned West-1/2 of Vacated 16.0' Alley – ORD.NO.11-70 (Parcel {D} above), and, the Northeasterly corner of said Grantor's (David A Sagan - Parcel III - OR.301/Pg.1139)(Parcel {C} above);

7) Thence **S 75°40'00" E**, along the North line of said Grantor's (David A Sagan - OR.301/Pg.1139) West-1/2 of Vacated 16.0' Alley – ORD.NO.11-70 (Parcel {D} above) and the South line of said 16.0' Unimproved Alley R/W that has not been vacated to date, **8.00 feet** to an iron pin w/cap set by me in August 2007 in the Northeasterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned West-1/2 of Vacated 16.0' Alley – ORD.NO.11-70 (Parcel {D} above);

8) Thence **S 14°23'02" W**, along the East line of said Grantor's (David A Sagan - OR.301/Pg.1139) West-1/2 of Vacated 16.0' Alley – ORD.NO.11-70 (Parcel {D} above), **97.91 feet** to an iron pin w/cap set by me in August 2007 in the Southeasterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned West-1/2 of Vacated 16.0' Alley – ORD.NO.11-70 (Parcel {D} above) and the existing Easterly R/W line of Pine Grove Drive;

9) Thence the following six (6) courses along the said Grantor's (D.A. Sagan) (OR.301/1139-1<sup>st</sup> 5 courses) & (OR.505/415-6<sup>th</sup> course) Westerly property lines and the said existing Easterly R/W line of Pine Grove Dr.:

1) **N 13°29'57" W, 17.10 feet** to an iron pin w/cap set by me in August 2007 in the Southwesterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned West-1/2 of Vacated 16.0' Alley – ORD.NO.11-70 (Parcel {D} above) and the Southeasterly corner of said Grantor's (David A Sagan - Parcel III - OR.301/Pg.1139)(Parcel {C} above);

2) **N 20°31'18" W, 15.37 feet** to a drill hole set in the top of a concrete curb by me in Aug.'07;

3) **N 18°22'32" W, 83.40 feet** to a drill hole set in the top of a concrete curb by me in Aug.'07 in the Northwesterly corner of said Grantor's (David A Sagan - Parcel III - OR.301/Pg.1139)(Parcel {C} above) and the Southwesterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned portion of a Vacated 16.0' Alley – ORD.NO.17-72 (Parcel {E} above);

4) **N 18°39'55" W, 19.08 feet** to a drill hole set in the top of a concrete curb by me in Aug.'07 in the Northwesterly corner of said Grantor's (David A Sagan - OR.301/Pg.1139) owned portion of a Vacated 16.0' Alley – ORD.NO.17-72 (Parcel {E} above) and also being in the South line of said Grantor's (David A Sagan – First Parcel - OR.301/Pg.1139) (Parcel {A} above);

5) **N 18°57'34" W, 68.35 feet** to a drill hole set in the top of a concrete curb by me in Aug.'07 in the Northwesterly corner of said Grantor's (David A Sagan - Parcel II - OR.301/Pg.1139)(Parcel {B} above) and the Southwesterly corner of said Grantor's (David A Sagan - OR.505/Pg.415)(Parcel {F} above), said drill hole set being witnessed by an iron pin found by me in Aug.'07 that bears: S 82°42'03"E, 2.11 feet FROM said drill hole set, and;

6) **N 21°51'28" W, 23.00 feet** to an iron pin w/cap set, between the edge of pavement and the face of curb, by me in Aug.'07 in the Northwesterly corner of said Grantor's (David A Sagan – OR.505/Pg.415) (Parcel {F} above) and the Southwesterly corner of property owned by said Douglas E. & Carmen J. Mitchell (OR.470/Pg.653 - Parcel Three Residue);

10) Thence **S 83°08'51" E**, along the Grantor's (David A Sagan – OR.505/Pg.415) (Parcel {F} above) North property line and the South property line of said Douglas E. & Carmen J. Mitchell (OR.470/Pg.653 – Parcel Three Residue), **46.54 feet** to the **point of beginning**, and **containing a total of 0.253 acre**.

11) 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.

12) Subject to all legal highways and easements.

13) 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".

14) The above described "NEW SINGLE PARCEL LEGAL DESCRIPTION of a **0.253 Acre Combined Parcel**" was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in Aug. 2007 (*Job No. 0707-03*) and in Oct. 2014 (*Job No. 0707-03A*), with the fieldwork being completed on 13 Aug. 2007 and 14 Oct. 2014, the "Plat of Survey" (Exhibit "B") being last revised on 13 Nov. 2015, and the "Legal Description" (Exhibit "A") being completed on 13 Nov. 2015 under *Job No. 0707-03B*.




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@highes.net



Orig. Plat Date:  
08.14.07

# PLAT OF SURVEY

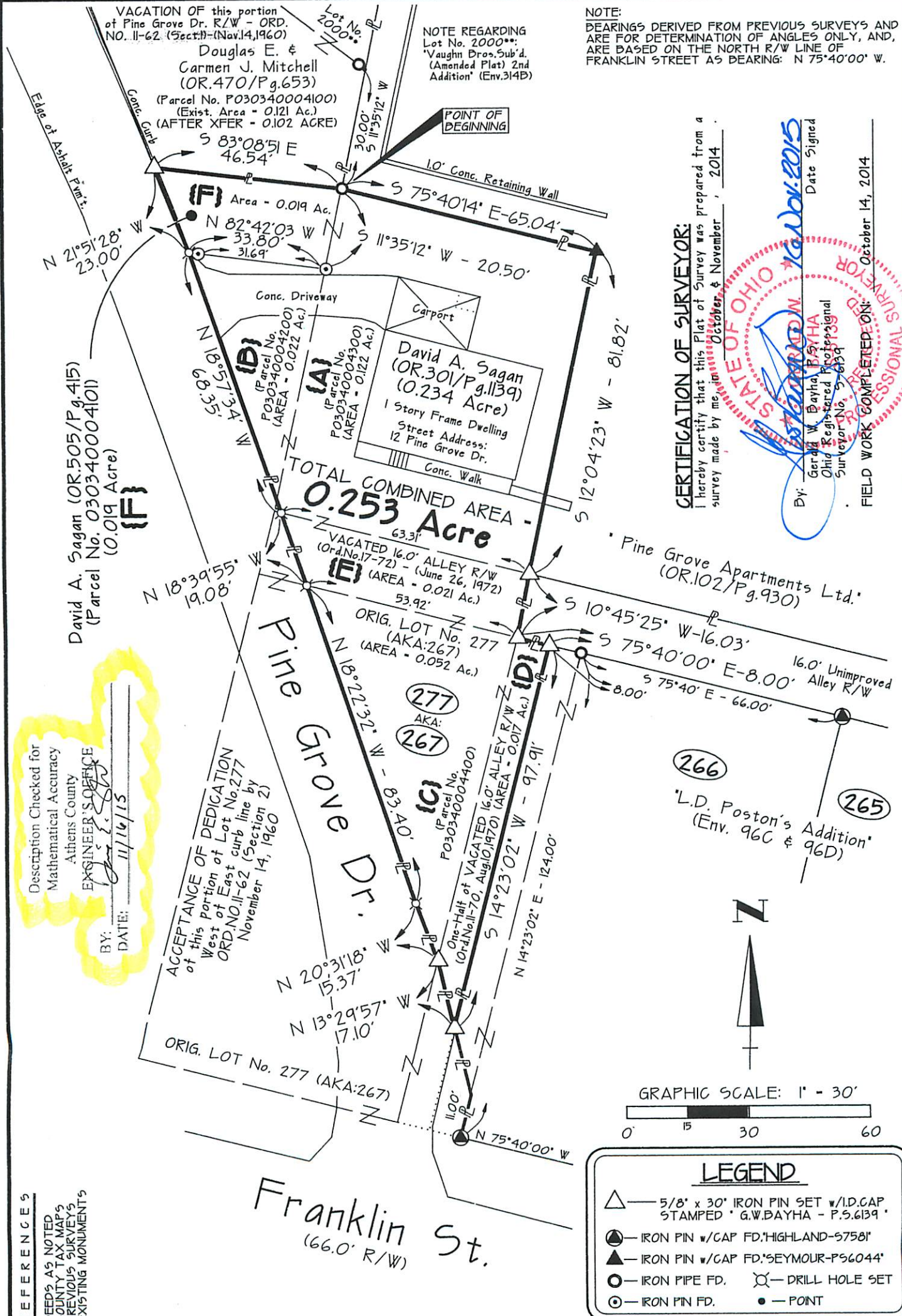
Job No:  
0707-03

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.

By: Chk'd:

Rev:  
0707-03A/12.16.14  
0707-03B/11.15.15

# EXHIBIT 'B'



NOTE REGARDING Lot No. 2000: Vaughn Dros. Sub'd. (Amended Plat) 2nd Addition' (Env. 314D)

NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE NORTH R/W LINE OF FRANKLIN STREET AS BEARING: N 75°40'00" W.

CERTIFICATION OF SURVEYOR:  
I hereby certify that this Plat of Survey was prepared from a survey made by me in October & November, 2014.

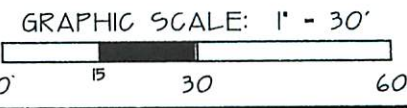
By: Date Signed: October 14, 2014  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139  
FIELD WORK COMPLETED ON: October 14, 2014

Description Checked for Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: DATE: 11/16/15

REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

**LEGEND**

- 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W. BAYHA - P.S. 6139"
- IRON PIN w/CAP FD. 'HIGHLAND-57581'
- IRON PIN w/CAP FD. 'SEYMOUR-PS6044'
- IRON PIPE FD.
- IRON PIN FD.
- DRILL HOLE SET
- POINT



2105:10/10/10

2105:10/10/10

