

# *Seymour & Associates*

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Logan, Ohio 43138

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SURVEYING  
ENGINEERING

email: [seysurv@ohiohills.com](mailto:seysurv@ohiohills.com)



Re: Survey in Sections 26 and 27, York Township, Athens County,  
State of Ohio

Grantor: The Estate of: Jerry F. Llewellyn

Grantee: Karen Kay Llewellyn

Legal Description: See Attached Exhibit "A"  
Plat of Survey: See Attached Exhibit "B"

**EXHIBIT "A"**  
**57.0599 ACRE TRACT**

Being all of the tract of land that was transferred to Jerry F. and Karen Kay Llewellyn, as recorded in Deed Book 283 at page 113, Athens County Recorder's Office, Athens County, Ohio, and being situated in the North one-half of the Northeast one-quarter (aka: Lot 4) and part of the North one-half of the Northwest one-quarter (aka: Lot 5) of Section 26 and also part of FR. 26 (Section 27), T12N, R15W, York Township, Athens County, State of Ohio, and being more particularly described as follows:

Commencing at an iron axle found in the Southeast corner of the North one-half of the Northwest one-quarter of Section 26 (aka: Lot 5), said axle being the real point of beginning of the tract herein described;

Thence North 80 degrees 26 minutes 16 seconds West along the South line of the said North one-half of the Northwest one-quarter of Section 26 (aka: Lot 5) and the Grantor's South property line a distance of 778.80 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the Grantor's Southwest property corner;

Thence along the Grantor's West property lines, the following eight courses:

1. North 20 degrees 33 minutes 44 seconds East a distance of 132.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
2. North 06 degrees 46 minutes 06 seconds West a distance of 566.94 feet to a MAG nail set;
3. North 25 degrees 13 minutes 54 seconds East a distance of 137.28 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
4. North 22 degrees 13 minutes 54 seconds East a distance of 231.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
5. North 47 degrees 13 minutes 54 seconds East a distance of 132.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
6. North 42 degrees 13 minutes 54 seconds East a distance of 116.16 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
7. North 79 degrees 46 minutes 06 seconds West a distance of 58.74 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
8. North 44 degrees 02 minutes 29 seconds East a distance of 152.83 feet to a 5/8" X 30" iron pin with a plastic identification cap set in one of the Grantor's Northwest property corners, said 5/8" X 30" iron pin with a plastic identification cap set also being in the Southerly line of a 100.00 foot wide strip formerly owned by The Hocking Valley Railway Company, presently owned by The Meade Corporation as recorded in Official Record 300 at page 1297, said 5/8" X 30" iron pin with a plastic identification cap set also being in the right-of-way of Connett Road (Athens County Road 2);

**EXHIBIT "A"**  
**57.0599 ACRE TRACT (con't)**

Thence North 70 degrees 43 minutes 48 seconds East, leaving the right-of-way of Connett Road (Athens County Road 2), and along another of the Grantor's Westerly lines, and the said Southerly line of said former Hocking Valley Railway Company 100.00 foot wide strip, a distance of 42.49 feet to a 5/8" X 30" iron pin with a plastic identification cap set in another of the Grantor's Northwesterly property corners and the North line of the North one-half of the Northwest one-quarter of Section 26 (aka: Lot 5);

Thence leaving said Hocking Valley Railway Company 100.00 foot wide strip, South 79 degrees 57 minutes 31 seconds East, along the Grantor's North line, and the North line of the North one-half of the Northwest one-quarter of Section 26 (aka: Lot 5), a distance of 609.92 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the Northeast corner of the said North one-half of the Northwest one-quarter of Section 26 (aka: Lot 5), and the Northwest corner of the North half of the Northeast one-quarter of Section 26 (aka: Lot 4);

Thence continuing South 79 degrees 57 minutes 31 seconds East, along the Grantor's North line, and the North line of the North one-half of the Northeast one-quarter of Section 26 (aka: Lot 4), a distance of 477.84 feet to a 5/8" X 30" iron pin with a plastic identification cap set in one of the Grantor's Northerly corners and also being in the Southeast corner of FR. 11 (Section 27) and the Southwest corner of FR. 26 (Section 27);

Thence North 09 degrees 16 minutes 07 seconds East along said West line of FR 26 (Section 27), the East line of said FR.11 (Section 27), and one of the Grantor's Northerly lines, a distance of 120.00 feet to a MAG nail set in Connett Road (Athens County Road 2), passing through a 5/8" X 30" iron pins with a plastic identification caps set for reference at: 20.11 feet, 94.72 feet and 108.00 feet;

Thence South 50 degrees 24 minutes 18 seconds East along another of the Grantor's lines, and said Connett Road (Athens County road 2), a distance of 243.27 feet to a MAG nail set in another of the Grantor's Northerly corners and the South line of said FR. 26 (Section 27) and the North line of the North one-half of the Northeast one-quarter of Section 26 (aka: Lot 4);

Thence leaving Connett Road (Athens County Road 2), South 79 degrees 57 minutes 31 seconds East along another of the Grantor's Northerly lines, and the said South line of FR. 26 (Section 27) and the North line of said North one-half of the Northeast one-quarter of Section 26 (aka: Lot 4), a distance of 111.75 feet to a 5/8" X 30" iron pin with a plastic identification cap set in another of the Grantor's Northerly corners and the Northeast corner of an old 10 acre lot, passing through a 5/8" X 30" iron pin with a plastic identification cap set for reference at 30.00 feet;

**EXHIBIT "A"**  
**57.0599 ACRE TRACT (con't)**

Thence South 09 degrees 16 minutes 03 seconds West along another of the Grantor's Northerly lines, and the East line of said old 10 acre lot, a distance of 82.50 feet to a MAG nail set in Connett Road (Athens County Road 2), passing through a 5/8" X 30" iron pin with a plastic identification cap set for reference at 47.50 feet;

Thence along the Grantor's Northeasterly lines, and Connett Road (Athens County Road 2), the following three courses:

1. South 51 degrees 43 minutes 57 seconds East a distance of 198.00 feet to a MAG nail set;
2. South 60 degrees 43 minutes 57 seconds East a distance of 385.44 feet to a 5/8" X 30" iron pin with a plastic identification cap set at approximately the Northeasterly right-of-way line of said Connett Road (Athens County Road 2), and;
3. South 08 degrees 54 minutes 58 seconds East a distance of 93.02 feet to a MAG nail set;

Thence leaving said Connett Road (Athens County Road 2), and along the Grantor's Easterly lines, the following five courses:

1. South 75 degrees 21 minutes 33 seconds West a distance of 250.30 feet to a 5/8" X 30" iron pin with a plastic identification cap set, passing through a 5/8" X 30" iron pin with a plastic identification cap set for reference at 30.00 feet;
2. South 08 degrees 08 minutes 27 seconds East a distance of 174.50 feet to iron pin found, and;
3. South 28 degrees 19 minutes 34 seconds West a distance of 425.15 feet to a 5/8" X 30" iron pin with a plastic identification cap set in one of the Grantor's Southeasterly corners, from which, a 5/8" iron pin found bears, North 60 degrees 08 minutes 54 seconds East a distance of 39.23 feet, passing through a 5/8" X 30" iron pins with a plastic identification caps set for reference at 145.92 feet and 220.10 feet;
4. North 62 degrees 42 minutes 33 seconds West a distance of 419.71 feet to an iron pin found, passing through the West line of an old 30 acre lot and the East line of an old 10 acre lot at 261.81 feet, and;
5. South 09 degrees 15 minutes 20 seconds West a distance of 429.45 feet to a 5/8" X 30" iron pin with a plastic identification cap set in one of the Grantor's Southeasterly property corners, said 5/8" X 30" iron pin with a plastic identification cap set also being in the South line of the North one-half of the Northeast one-quarter of Section 26 (aka: Lot 4), said 5/8" X 30" iron pin with a plastic identification cap set also bearing, North 80 degrees 26 minutes 16 seconds West a distance of 2,098.89 feet from a notched stone found in the Southeast corner of the North one-half of the Northeast one-quarter of Section 26 (aka: Lot 4);

**EXHIBIT "A"**  
**57.0599 ACRE TRACT (con't)**

Thence North 80 degrees 26 minutes 16 seconds West along the South line of the North one-half of the Northeast one-quarter of Section 26 (aka: Lot 4), and the Grantor's South line, a distance of 649.52 feet to the point of beginning containing a total of 57.0599 acres, of which, 56.7707 acres lies in Section 26, and, 0.2892 acre lies in Section 27, and subject to all legal highways and easements;

The above described 57.0599 acre survey encompasses all of Auditor's Parcels Number: P010010017900 (Survey = 49.2562 acres), P010010018000 (Survey = 7.5145 acres), and, P010010018100 (Survey = 0.2892 acre).

The above described tracts are shown on a "Plat of Survey" attached hereto and made a part hereof, marked "Exhibit B".

All 5/8" X 30" iron pins with plastic identification caps set referred to in the above description are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the North line of Section 26 as bearing, North 79 degrees 57 minutes 31 seconds West and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates, under the direct supervision of Gerald W. Bayha, P.S. 6139, (Job Number AT0215), completed on November 20, 2002, and revised on December 09, 2002.

  
Gerald W. Bayha, P.S. 6139



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 12-11-02



**LEGEND**

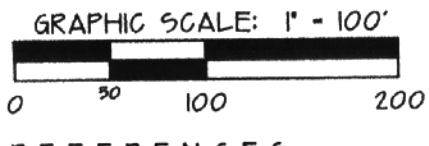
- △ - 5/8" x 30" IRON PIN SET w/D.CAP STAMPED "SEYMOUR & ASSOC."
- - "MAG" NAIL SET
- ⊙ - IRON PIN FOUND
- - IRON PIPE FOUND
- ⊠ - NOTCHED STONE FOUND
- ⊞ - AXLE (IRON) FOUND
- ⊙ - RAILROAD SPIKE FOUND
- - POINT
- - TREE w/FENCE
- ▲ - IRON PIN FOUND w/D. CAP STAMPED LPS - 6344

**PREVIOUS SURVEY NOTES:**  
 1839/1872 Survey: Survey No. 462 in the Athens Co. Eng. Office, Survey Book 2, Pg. 146 - Recorded Dec. 3, 1839 & Revised on July 1, 1872.  
 1848 Survey: Survey No. 34 in the Athens Co. Engineer's Office, Survey Book 3, Pg. 15 - Surveyed Aug. 23, 1848.  
 1890 Survey: Survey No. 327 in the Athens Co. Engineer's Office, Survey Book 5, Pg. 192 - Recorded Sept. 19, 1890.  
 1900 Survey: Survey in the Athens Co. Engineer's Office, Survey Book 6, Pg. 370 - Recorded Oct. 11, 1900.  
 1923 Survey: Survey in the Athens Co. Engineer's Office, Survey Book 8, Pg. 243 - Surveyed Nov. 16, 1923.  
 2000 Survey: Survey by Joseph C. Roman, R.S.-L461 for Sunday Creek Coal Co. of 230 Acres - Surveyed in May, 2000.  
**RAILROAD:** Deed Dk. 83, Pg. 204 - Deed Dk. 214, Pg. 270 & "Right of Way and Track Map" for The Hocking Valley Ry. Co., Hocking Division - Sheets 58.4 & 58.5 of Set V3-HV dated October 5, 1918, Office of Valuation Engineer, Columbus, Ohio.  
**CONNETT RD. R/W WIDTH:** Based upon the fact that Connett Rd. has a stated width of 60.0' of R/W for the section that lies between Co.Rd.1 and Twp.Rd.270 as per "ROAD SURVEY" Survey No.302 (1841) as on file in the Athens Co. Engineer's Office.

**RAILROAD NOTE:** This section of R.R. Property that was sold by Oliver W. Dean to The Dayton Hocking Valley & Eastern Railway Co. as recorded on April 18, 1891 in Deed Book 67 @ Pg. 303. This deed is for a 60.0' strip that runs from the East line of Section 26, Northwesterly, to the West line of FR.26 (Sect.27) and allegedly contains 4.32 (+/-) acres. This deed contains a "REVERSION" clause that states that "... for the purpose of locating, constructing and maintaining a Railroad thereon, and whenever abandoned for such use and purpose permanently, then the same shall revert to the owner of the lands adjoining said strip, and reserving the right to pass under said strip for the purpose of removing the coal under the adjoining lands."

**RAILROAD CURVE DATA:**

CURVE NO.	RADIUS	DELTA	ARC	CHORD	Dc
A	451.66'	22°20'44"	371.10'	534°26'35"	368.82'
B	1402.34'	01°30'05"	36.75'	524°01'15"	36.75'
C	1462.34'	03°14'44"	82.87'	N 24°53'37"	82.86'
D	841.66'	14°35'17"	304.84'	N 33°03'44"	303.35'
E	1432.34'	20°46'00"	520.00'	S 33°40'12"	517.15'
F	421.66'	86°00'00"	1383.40'	N 66°16'12"	W 1297.14'



**REFERENCES**  
 DEEDS AS NOTED  
 COUNTY TAX MAPS  
 EXISTING MONUMENTS  
 PREVIOUS SURVEYS  
 See Notes To Left...

**NOTE:** BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE NORTH LINE OF SECTION 26 AS BEARINGS N 74°57'31" W.

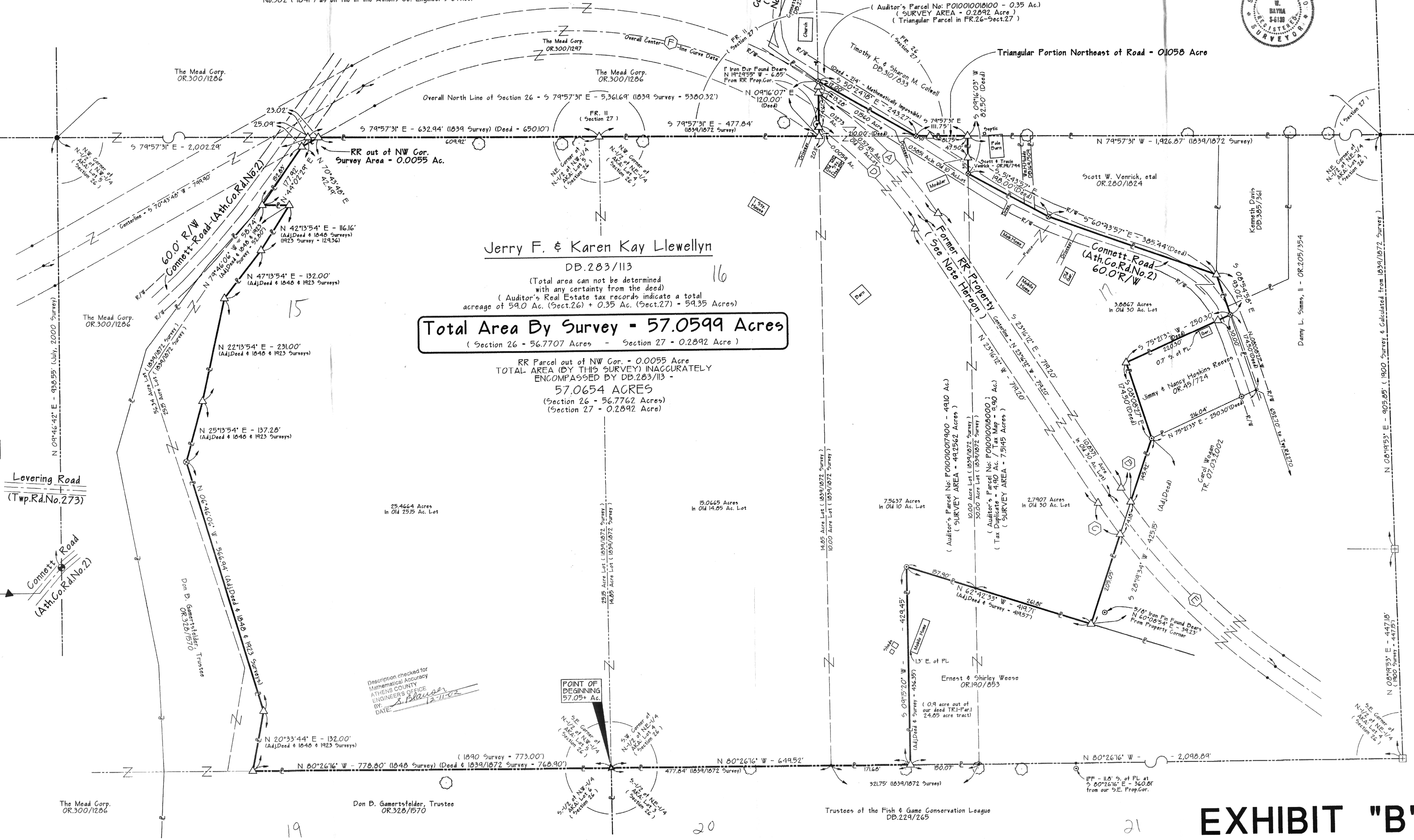
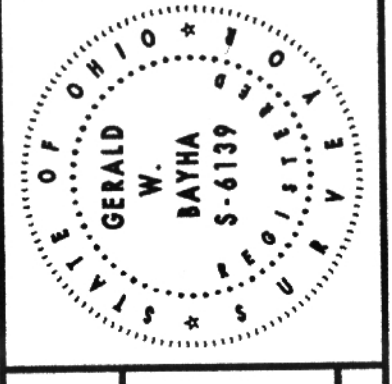
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN NOV. OF 2002 AND FROM EXISTING PUBLIC RECORDS, AND WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND LAST REVISED ON 12.10.02

*Gerald W. Bayha*  
 GERALD W. BAYHA, P.S.  
 OHIO PROFESSIONAL SURVEYOR NO. 6094

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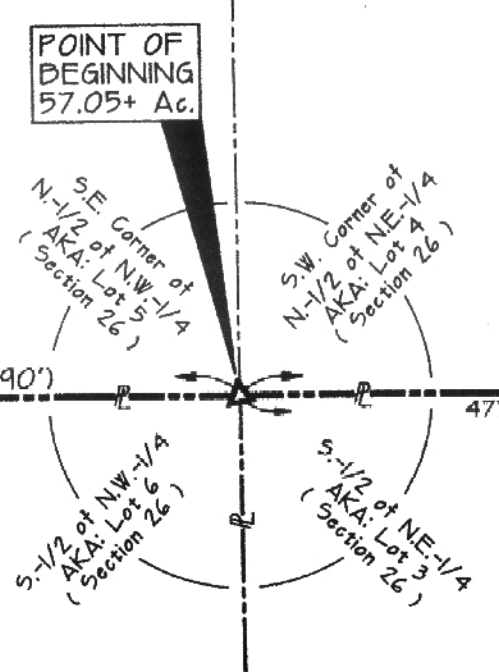
**PROFESSIONAL LAND SURVEYORS**  
 URBAN LOTS & FARM SURVEYS  
 CONSTRUCTION STAKEOUT  
 LAND PLANNING  
 SUBDIVISIONS  
 AERIAL  
 SURVEYS  
 6300 Wilshire Dr., P.O. Box 624, Lima, OH 45805-0624  
 PH: 419-223-5554  
 FAX: 419-223-5555



**Total Area By Survey - 57.0599 Acres**  
 (Section 26 - 56.7707 Acres - Section 27 - 0.2892 Acres)

RR Parcel out of NW Cor. - 0.0055 Acre  
**TOTAL AREA (BY THIS SURVEY) INACCURATELY ENCOMPASSED BY DB.283/113 - 57.0654 ACRES**  
 (Section 26 - 56.7762 Acres)  
 (Section 27 - 0.2892 Acre)

Description checked for Mathematical Accuracy  
 ATHENS COUNTY ENGINEERS OFFICE  
 BY: *S. Sawyer*  
 DATE: 12-11-02



**PLAT OF SURVEY**  
 BEING PART OF THE N-1/2 OF THE NE 1/4 (aka: Lot 4) & PART OF THE N-1/2 OF THE NW-1/4 (aka: LOT 5) OF SECT. 26, AND PART OF FR.26 (Section 27), TOWN-12-NORTH, RANGE-15-WEST, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.

REV: 12/10/02  
 12.10.02: Railroad property included in boundary due to REVERSION clause in original deed to DHVEER.  
 DATE: 11.11.02  
 BY: KKL  
 CHECKED BY: KKL  
 DRAWN BY: KKL  
 SCALE: AS SHOWN  
 SHEET: 1 OF 1  
 DWGNO: AT02B-660 - REV: 2/02 @ 1/05