

EXHIBIT "A"

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

"2.993 ACRE (Existing Auditor's Parcel No: P010010067700)
RETRACEMENT SURVEY" of an EXISTING parcel owned
by the Grantee/s herein, Penney Lynn Hickman (OR.530/Pg.1149 –
Parcel Two – 3 Ac. by deed), which heretofore has been inaccurately &
inadequately described.

1) Being an EXISTING **"2.993 Acre Retracement Survey"** owned by Jennifer Lynn Hickman, the Grantee herein as recorded in OR.530/Pg.1149 – Parcel Two in the Athens County Recorder's Office. Said **"2.993 Acre Retracement Survey"** is situate in River Lots 630 & 631 (Section 10), Town-12-North, Range-15-West, 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 North line of River Lot 631 (Section 10), the South line of the SE.1/4 of Section 11, the South property line of property owned by Harold H. Talbert, Jr. (OR.335/Pg.211 & H.V.R.Co. R/W Relinquishment in OR.553/Pg.951), the West R/W line of Hocking Valley Railway Company (DB.310/Pg.45), and also being in a Northeast property corner of property owned by Douglas E. & Rebecca J. Maccombs (OR.500/Pg.1585), said iron pin w/cap set bearing **S 86°15'19" E, 1,185.66 feet FROM** a cross-notched stone found at the SW corner of the SE.1/4 of Section 11:

3) Thence **S 34°55'39" E**, along the said West R/W line of Hocking Valley Railway Company (DB.310/Pg.45) and one of the Easterly property lines of said D.E. & R.J. Maccombs (OR.500/Pg.1585), **207.75 feet** to an iron pin found w/an illegible cap in the Grantee's (P.L.Hickman - OR.530/Pg.1149-Parcel Two) Northeastly property corner, said iron pin w/cap found also said iron pin w/cap found also being the real **POINT OF BEGINNING** of the said **"2.993 Acre Retracement Survey"**:

4) Thence continuing **S 34°55'39" E** along one of the Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 – Parcel Two) Easterly property lines, and the said West R/W line of Hocking Valley Railway Company (DB.310/Pg.45), **199.47 feet** to an iron pin w/cap set at the P.C. of a curve to the right:

5) Thence continuing along another of the Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 – Parcel Two) Easterly property lines, and the said West R/W line of Hocking Valley Railway Company (DB.310/Pg.45), going along and with the arc of a **CURVE to the RIGHT** having a **Length of Curve (Lc)** of **460.25 feet** to an iron pin w/cap set at a point along said curve, said curve having a **Central Angle (Delta)** of **23°38'08"**, a

RADIUS of 1,115.70 feet, the LONG CHORD of said curve bearing S 23°01'48" E, 456.99 feet to said iron pin w/cap set at a point along said curve, said iron pin w/cap set also being in the *Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel Two)* Southeasterly property corner and the Northeast property corner of a One Acre (by deed) Parcel also owned by *Grantor (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel One)* herein, passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at Length of Curve (Lc) distances of 119.1 feet, 238.2 feet and 357.3 feet:

6) Thence **S 82°39'20" W** along the *Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel Two)* Southerly property line, and the North property line of said One Acre (by deed) Parcel owned by said *Grantor (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel One)* herein, **215.16 feet** to an iron pin w/cap set in the *Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel Two)* Southwesterly property corner, the Northwesterly property corner of said One Acre (by deed) Parcel also owned by *Grantor (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel One)* herein, and also being in another of the Easterly property lines of said D.E. & R.J. Maccombs (OR.500/Pg.1585), passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 111.8 feet:

7) Thence **N 22°03'48" W** along the *Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel Two)* Westerly property line and another of the Easterly property lines of said D.E. & R.J. Maccombs (OR.500/Pg.1585), **607.64 feet** to a 2" square headed 1-1/4" iron bar found in the *Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel Two)* Northwesterly property corner and another of the Northeasterly property corners of said D.E. & R.J. Maccombs (OR.500/Pg.1585), passing through ¾" I.D. x 5' Long White Sched.40 PVC Pipes set at 83.8 feet, 185.1 feet, 270.5 feet, 351.0 feet and 498.5 feet:

8) Thence **N 71°56'17" E** along the *Grantor's (Penney Lynn Hickman - OR.530/Pg.1149 - Parcel Two)* Northerly property line and another of the Easterly property lines of said D.E. & R.J. Maccombs (OR.500/Pg.1585), **156.36 feet** to the **POINT OF BEGINNING**, passing through a ¾" I.D. x 5' Long White Sched.40 PVC Pipe set at 57.6 feet, and, **containing 2.993 Acres** by this Survey.

9) The bearings used in the description/s hereon are based on the North line of River Lot 631 (Section 10) as bearing S 86°15'19" E, and are only for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the descriptions hereon are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

12) The above described "**2.993 Acre Retracement Survey**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc. & CADD Job No. 0919-03 / Billing Job No. 0220-04*), with the field work being completed on 06 August 2020, the "Plat of Survey" (Exhibit "B") being last revised on 14 August 2020, and, the "Legal Description" (Exhibit "A") being last revised on 14 August 2020.


Gerald W. Bayha, P.S. 6139



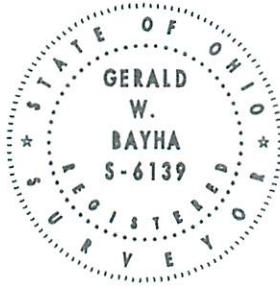
14 August 2020
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361

E-mail: gbayha@frontier.com



Plat Date:

08.14.20

CADD Job No:

0919-03

BILLING Job No:

0220-04

By:

GD

Chk'd:

GD

Rev:

PLAT OF SURVEY

Being Part of River Lots
630 & 631 (Section 10),
T.12N, R.15.W, York Township,
Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

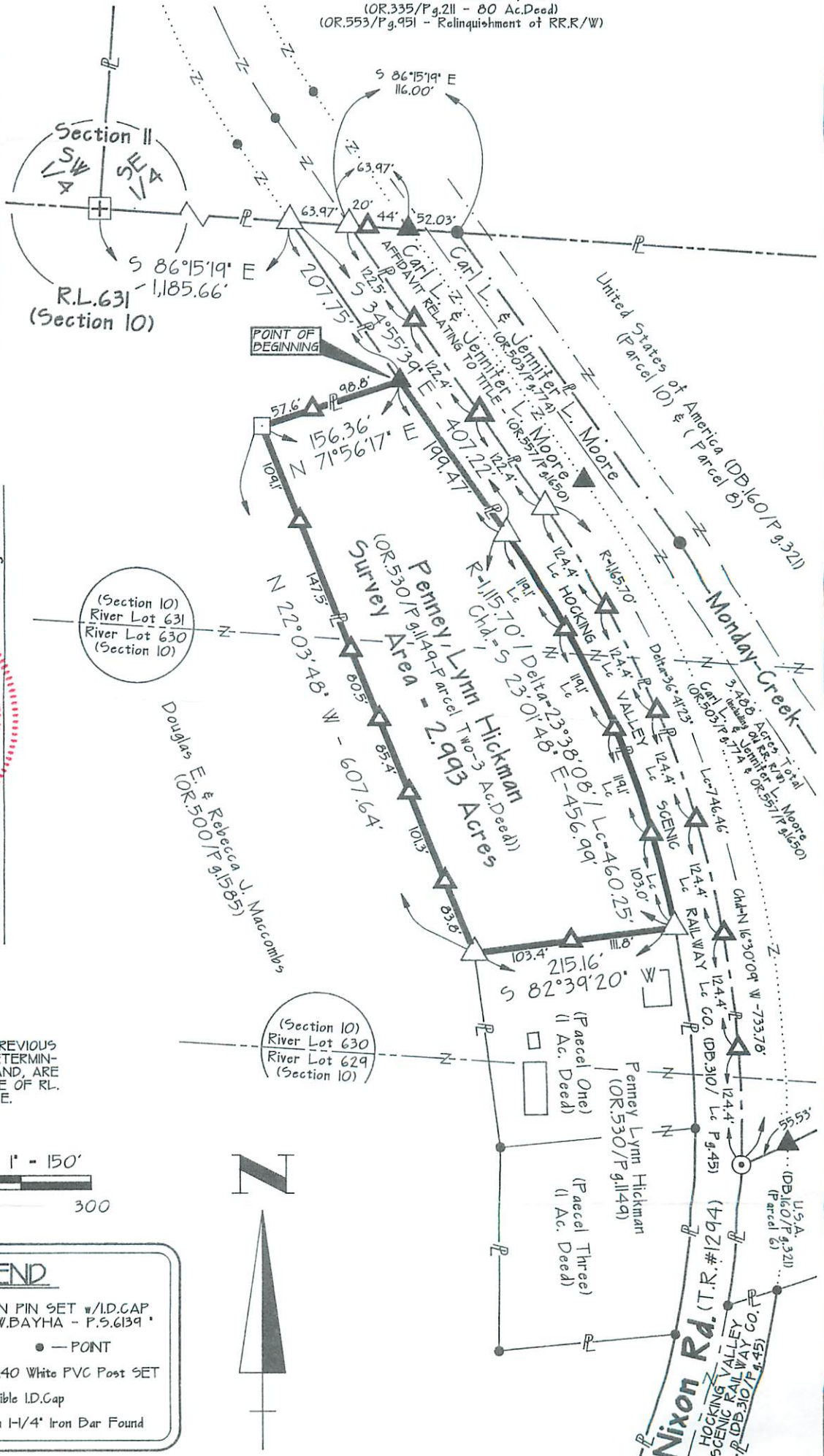
DEEDS AS NOTED
RECORD PLATS
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

Harold H. Talbert, Jr.
(OR.335/Pg.211 - 80 Ac.Deed)
(OR.553/Pg.951 - Relinquishment of RR.R/W)

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Barbara Williams*
DATE: 8/17/20



CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in July-August 2020

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. S-6139

14 August 2020 Date Signed
06 August 2020 FIELD WORK COMPLETED

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE NORTH LINE OF R.L. 631 AS BEARING: S 86°15'19" E.



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED * G.W.BAYHA - P.S.6139 *
- — MAGNAIL SET
- ▲ — 5" x 3/4" ID - Sched.40 White PVC Post SET
- ▲ — Iron Pin Found w/Illegible I.D.Cap
- — 2" Square Head on a 1-1/4" Iron Bar Found