

# EXHIBIT "A"

## "ADJOINING PROPERTY OWNER TRANSFER PARCEL"

### PARCEL II (Stanley's -to- Presutti)

Being part of the real estate owned by Dale T. & Darla D. Stanley, as recorded in Deed Book 355 at page 735, in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Farm Lot No. 3 (aka: Pruden Lot No. 90)-(Section 16), and being situate in Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

**COMMENCING** an iron pin w/cap set in the Southeast corner of Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), and the Northeast corner of Farm Lot No. 3 (aka: Pruden Lot No. 90)-(Section 16);

Thence **N 85°43'00" W** along the South line of said Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), the North line of Farm Lot No. 3 (aka: Pruden Lot No. 90)-(Section 16), the Grantor's North property line, and the Grantee's South property line, **1,949.62 feet** (this survey)(adjoining deed=1956.17') to an iron pin w/cap set in the first of four of the Grantee's Southwesterly property corners, passing through an iron pin w/cap set at 220.13 feet and a 15" deciduous tree at 1,513.06 feet, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the "ADJOINING PROPERTY OWNER TRANSFER PARCEL" herein described:

Thence the following four (4) new courses through the Grantor's land:

- 1) **S 47°29'42" W, 221.22 feet** to an iron pin w/cap set in a new corner Southeast of the outlet of a culvert under the Grantee's driveway;
- 2) **S 52°32'41" W, 265.98 feet** to an iron pin w/cap set in a new corner Southeast of the Southeast gate post for a gate across the Grantee's driveway;
- 3) **S 53°15'18" W, 245.34 feet** to an iron pin w/cap set in a new corner just Southeast of the Grantee's driveway, and;
- 4) **S 52°26'41" W, 95.75 feet** to an iron pin found in one of three of the Grantee's Southwesterly property lines and the Grantors' Northwesterly property line, said iron pin found bearing: N 51°23'44" E, 36.16 feet FROM a point in one of the Grantee's Southwesterly property corners, and one of the Grantors' Northwesterly property corners, in the approximate centerline of Fisher Road (Athens Co. Rd. No. 17)

Thence **N 51°23'44" E** along one of three of the Grantee's Southwesterly property lines and the Grantors' Northwesterly property line, **827.57 feet** to the **point of beginning**, and, **containing 0.148 acre**.

*The above described "ADJOINING PROPERTY OWNER TRANSFER PARCEL" comes entirely out of Auditor's Parcel No. B0100100476.00.*

The above described 0.148 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" is to be held in **CONTIGUOUS & CONTINUOUS OWNERSHIP** with Auditor's Parcel No. B0100100473.00, (1.15 acre by Auditor - 1.1276 acre by survey) parcel, that adjoins the above described 0.148 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" to the Northwest.

The bearings used in the above description are based on the East line of Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16) as bearing: N 05°00'00" E, and are only for the determination of angles.

Subject to all legal highways and easements.

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

The above described tract was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 0603-01 & 0603-01A), with the field work being completed on May 10, 2004, and, the "Plat of Survey" (Exhibit "B") & "Legal Description" (Exhibit "A") being completed on May 25, 2004.

*Gerald W. Bayha*  
 Gerald W. Bayha, P.S.  
 05.25.2004  
 Date Signed

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *S. Klausner*  
 DATE: 5-27-04

ALX #16

# EXHIBIT "A"

## "ADJOINING PROPERTY OWNER TRANSFER PARCEL"

### PARCEL 1 (Presutti -to- Stanley's)

Being part of the real estate owned by Lenard G. Presutti, as recorded in Official Record \_\_\_\_\_ at page \_\_\_\_\_, in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), and being situate in Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

**COMMENCING** an iron pin w/cap set in the Southeast corner of Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), and also being in one of the Grantor's Southeasterly property corners, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the "ADJOINING PROPERTY OWNER TRANSFER PARCEL" herein described:

Thence **N 85°43'00" W** along the South line of said Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), and the Grantor's South property line, **220.13 feet** to an iron pin w/cap set in a new corner;

Thence the following five (5) new courses through the Grantor's land:

- 1) **N 03°15'48" W, 115.17 feet** to an iron pin w/cap set in a new corner;
- 2) **N 22°20'20" E, 175.20 feet** to an iron pin w/cap set in a new corner;
- 3) **N 10°11'38" E, 121.38 feet** to an iron pin w/cap set in a new corner;
- 4) **N 39°41'24" E, 79.40 feet** to an iron pin w/cap set in a new corner, and;
- 5) **N 66°16'46" E, 146.27 feet** to an iron pin w/cap set in another of the Grantor's Southeasterly

property corners, the East line of said Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), the Southwest corner of Farm Lot No. 1 (aka: Pruden Lot Nos. 61 & 60)-(Section 10), and, the Northwest corner of Farm Lot No. 2 (aka: Pruden Lot Nos. 58 & 57)-(Section 10);

Thence **S 05°00'00" W** along one of the Grantor's East property lines, the East line of Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16), and, the West line of Farm Lot No. 2 (aka: Pruden Lot Nos. 58 & 57)-(Section 10), **534.91 feet** (this survey)(deed=549.78')(adjoining deed=543.84'), to the **point of beginning**, passing through a 3/4" ID x 5' white PVC post set at 186.74 feet, and, **containing 2.225 acres**.

*The above described "ADJOINING PROPERTY OWNER TRANSFER PARCEL" comes entirely out of Auditor's Parcel No. B0100100480.00 (106.08 acres by Auditor - 110.6711 acres by survey).*

The above described 2.225 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" is to be held in **CONTIGUOUS & CONTINUOUS OWNERSHIP** with Auditor's Parcel No. B0100100478.00, an alleged 60.87 acre tract, that adjoins the above described 2.225 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" to the North.

The bearings used in the above description are based on the East line of Farm Lot No. 1 (aka: Pruden Lot Nos. 91 & 92)-(Section 16) as bearing: N 05°00'00' E, and are only for the determination of angles.

Subject to all legal highways and easements.

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

The above described tract was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 0603-01 & 0603-01A), with the field work being completed on May 10, 2004, and, the "Plat of Survey" (Exhibit "B") & "Legal Description" (Exhibit "A") being completed on May 25, 2004.

*Gerald W. Bayha*  
 Gerald W. Bayha, P.S.  
 05.25.2004  
 Date Signed

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *S. Blauer*  
 DATE: 5-27-04

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@frognet.net



Plat Date:  
05.25.04

PLAT OF SURVEY

Job No:  
0603-01  
Billing: 0603-01A

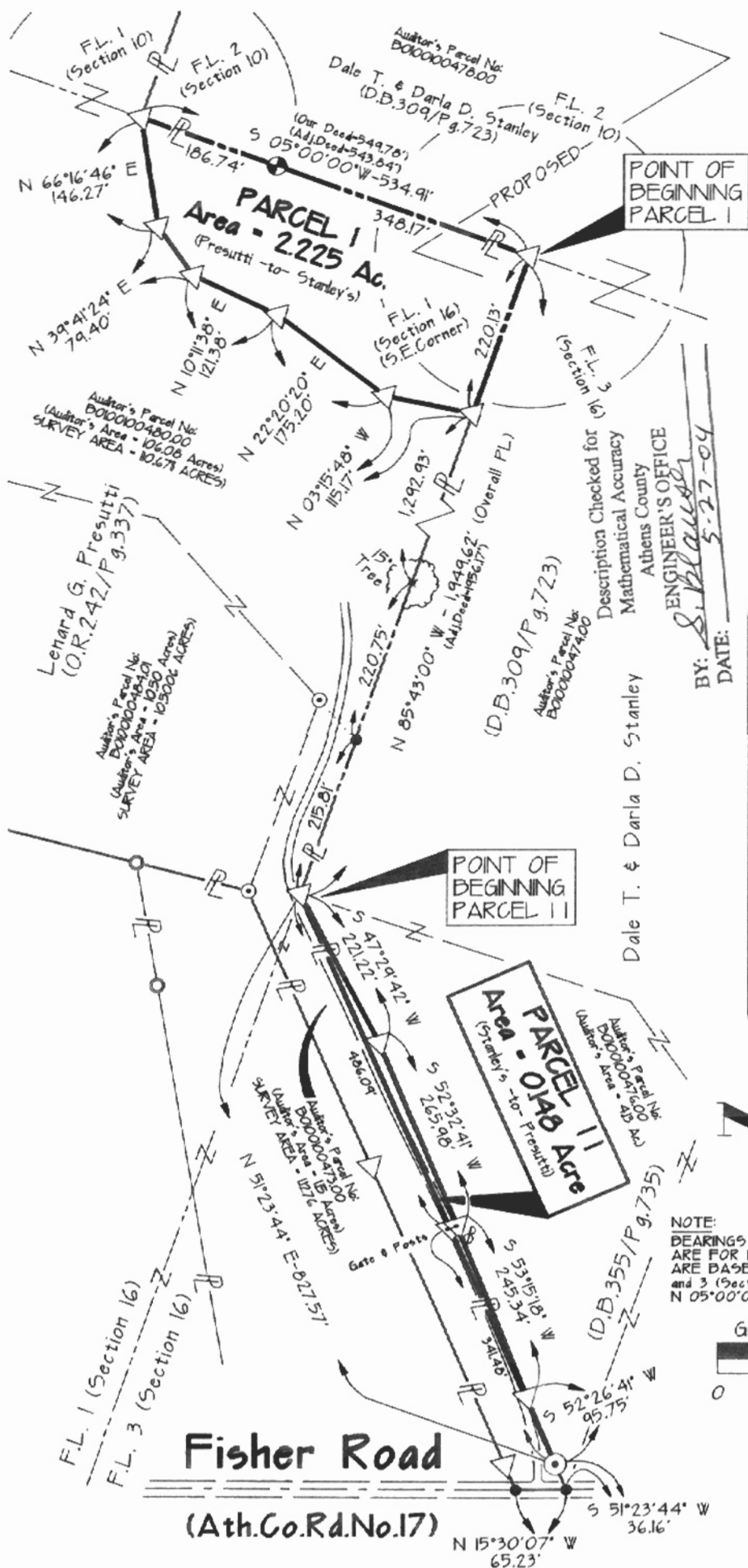
Being Part of Farm Lots 1 & 3  
(Section 16), T-8-N, R-14-W,  
Alexander Township,  
Athens County, Ohio, U.S.A.

By: *GD* Chk'd: *GD*

Rev:

Surveyed for:  
Leonard G. Presutti

'ADJOINING PROPERTY OWNER TRANSFER PARCELS'



CERTIFICATION OF SURVEYOR:  
I hereby certify that this Plat of Survey was prepared from a  
survey made by me, the undersigned, on MAY 2004.

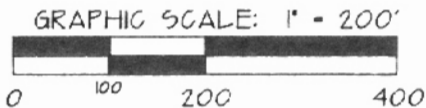


BY: *S. Blawie*  
DATE: 5-27-04  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

**LEGEND**

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED - G.W.BAYHA - P.5.6139
- — IRON PIPE FOUND
- — IRON PIN FOUND
- — POINT
- ⊕ — POWER POLE
- ℙ — PROPERTY LINE

NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF FARM LOTS 1 and 3 (Section 16), T-8-N, R-14-W, AS BEARING: N 05°00'00" E



REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

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