

EXHIBIT "A"

6.348 Acres - (TRACT 1)

1) Being part of the real estate owned by Delmer W. & Octa M. Peters, as recorded in Deed Book 348 at page 735 in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Farm Lot 2 (Section 35), 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:

2) **COMMENCING** at a fence corner post found as specified in an adjoining deed to the South (OR.375, Pg. 451), said fence corner post allegedly being in the Northwest corner of Farm Lot 2 (Section 34) and the Southwest corner of Farm Lot 2 (Section 35) and the Grantors' Southwesterly property corner:

3) Thence **S 81°46'14" E** along the South line (per OR.375, Pg. 451) of Farm Lot 2 (Section 35) and the North line (per OR.375, Pg. 451) of Farm Lot 2 (Section 34), and the Grantor's South property line, **631.41 feet** to a point in the centerline of Enlow Road (Athens County Road No. 80), passing through an iron pin w/cap set for reference at 611.41 feet, said point also being the real **POINT OF BEGINNING** of the 6.348 acre tract herein described:

4) Thence leaving the South line (per OR.375, Pg. 451) of Farm Lot 2 (Section 35) and the North line (per OR.375, Pg. 451) of Farm Lot 2 (Section 34), and the Grantor's South property line, the following four (4) courses along said Enlow Road (Athens County Road No. 80) and along new lines through the land of the Grantors':

- 1) **N 32°19'24" W, 172.06 feet** to a point:
- 2) **N 35°32'56" W, 59.31 feet** to a point:
- 3) **N 37°04'48" W, 97.94 feet** to a point, and:
- 4) **N 37°12'58" W, 60.00 feet** to a point:

5) Thence leaving said Enlow Road (Athens County Road No. 80), continuing along new lines through the land of the Grantors', the following three (3) courses;

- 1) **N 52°47'01" E, 22.64 feet** to an iron pin w/cap set midway between two water meters:
- 2) **N 26°23'25" E, 443.04 feet** to an iron pin w/cap set, and:
- 3) **S 81°43'42" E, 427.64 feet** to point in the centerline of Bailey Road (Alexander Township Road No. 550), passing through a 3/4"ID x 5' Sch.40 White PVC Post set at 66.84 feet and an iron pin w/cap set for reference at 407.64 feet:

6) Thence continuing along new lines through the land of the Grantors' and the said centerline of Bailey Road (Alexander Township Road No. 550), the following eight (8) courses;

- 1) **S 12°20'06" W, 196.55 feet** to a point:
- 2) **S 16°32'44" W, 81.16 feet** to a point:
- 3) **S 24°35'50" W, 72.68 feet** to a point:
- 4) **S 34°34'02" W, 113.19 feet** to a point:
- 5) **S 45°57'51" W, 98.18 feet** to a point:
- 6) **S 48°41'09" W, 76.26 feet** to a point:
- 7) **S 42°51'39" W, 89.70 feet** to a point, and:
- 8) **S 38°49'43" W, 74.72 feet** to a point in the South line (per OR.375, Pg. 451) of Farm Lot 2 (Section 35) and the North line (per OR.375, Pg. 451) of Farm Lot 2 (Section 34), and the Grantor's South property line, said point being witnessed by an iron pin w/cap set for reference that bears: **N 07°52'54" W, 27.64 feet FROM** said point:

7) Thence leaving the centerline of Bailey Road (Alexander Township Road No. 550), **N 81°46'14" W** along the South line (per OR.375, Pg. 451) of Farm Lot 2 (Section 35) and the North line (per OR.375, Pg. 451) of Farm Lot 2 (Section 34), and the Grantor's South property line, **21.24 feet** to the **point of beginning**, and, **containing 6.348 acres**.

8) *The above described 6.348 Acre Tract is entirely out of Auditor's Parcel No. B0100100948.00 .*

9) The bearings used in the above description are based on the West line of Farm Lot 2 (Section 35), as magnetically bearing on 14 December 2004: **N 07°58'23" E**, and are only for the determination of angles.

10) Subject to all legal highways and easements.

11) 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".

12) The above described tract was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 1204-01), with the field work being completed on December 17, 2004, and, the "Plat of Survey" (Exhibit "B") & "Legal Description" (Exhibit "A") being completed on December 20, 2004.


Gerald W. Bayha, P.S.
BAYHA
S-6139
Date Signed Dec. 20, 2004

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausch
DATE: 12-21-04

ATH. CO. ENG. COPY

PLT # 35

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, December 21, 2004 12:18 pm.					
Assigned point					
Start	1		5000.00000	5000.00000	0.000
Raw:	n32.1924w	172.06			
TR	N 32°19'24.0" W	172.060			
	2		5145.39830	4908.00011	0.000
Raw:	n35.3256w	59.31			
TR	N 35°32'56.0" W	59.310			
	3		5193.65408	4873.51743	0.000
Raw:	n37.0448w	97.94			
TR	N 37°04'48.0" W	97.940			
	4		5271.79007	4814.46652	0.000
Raw:	n37.1258w	60.00			
TR	N 37°12'58.0" W	60.000			
	5		5319.57166	4778.17713	0.000
Raw:	n52.4701e	22.64			
TR	N 52°47'01.0" E	22.640			
	6		5333.26494	4796.20665	0.000
Raw:	n26.2325e	443.04			
TR	N 26°23'25.0" E	443.040			
	7		5730.13450	4993.13048	0.000
Raw:	s81.4342e	427.64			
TR	S 81°43'42.0" E	427.640			
	8		5668.61128	5416.32177	0.000
Raw:	s12.2006w	196.55			
TR	S 12°20'06.0" W	196.550			
	9		5476.59859	5374.33334	0.000
Raw:	s16.3244w	81.16			
TR	S 16°32'44.0" W	81.160			
	10		5398.79913	5351.22079	0.000
Raw:	s24.3550w	72.68			
TR	S 24°35'50.0" W	72.680			
	11		5332.71438	5320.96871	0.000
Raw:	s34.3402w	113.19			
TR	S 34°34'02.0" W	113.190			

Registered to: Athens County Engineers Department

File Name: C:\OLDC\LOTSPL~1\ALEX\S35\C80-6-34.ZAK

	Point	Direction	Distance	Northing	Easting	Elevation
	12			5239.50682	5256.74779	0.000
Raw:	s45.5751w		98.18			
TR	S 45°57'51.0" W		98.180			
	13			5171.26111	5186.16567	0.000
Raw:	s48.4109w		76.26			
TR	S 48°41'09.0" W		76.260			
	14			5120.91522	5128.88672	0.000
Raw:	s42.5139w		89.70			
TR	S 42°51'39.0" W		89.700			
	15			5055.16439	5067.87099	0.000
Raw:	s38.4943w		74.72			
TR	S 38°49'43.0" W		74.720			
	16			4996.95565	5021.02208	0.000
Raw:	n81.4614w		21.24			
TR	N 81°46'14.0" W		21.240			
	17			4999.99589	5000.00079	0.000
IN	N 10°51'33.0" W		0.004			
	1			5000.00000	5000.00000	0.000

Area = 276528.291 Sq. Feet or 6.348 Acres

Database Saved: Tuesday, December 21, 2004 12:22 pm.

EXHIBIT "A"

4.830 Acres - (TRACT 2)

1) Being part of the real estate owned by Delmer W. & Octa M. Peters, as recorded in Deed Book 348 at page 735 in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Farm Lot 2 (Section 35), 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:

2) **COMMENCING** at a fence corner post found as specified in an adjoining deed to the South (OR.375, Pg. 451), said fence corner post allegedly being in the Northwest corner of Farm Lot 2 (Section 34) and the Southwest corner of Farm Lot 2 (Section 35) and the Grantors' Southwesterly property corner, said fence corner post also being the real **POINT OF BEGINNING** of the 4.830 acre tract herein described:

3) Thence **N 07°58'22" E** along the West line of Farm Lot 2 (Section 35), and the Grantors' West property line, **647.87 feet** to a point in the centerline of Enlow Road (Athens County Road No. 80), passing through an iron pin w/cap set for reference at 587.87 feet:

4) Thence leaving the West line of Farm Lot 2 (Section 35), and the Grantors' West property line, the following five (5) courses along said Enlow Road (Athens County Road No. 80) and along new lines through the land of the Grantors':

- 1) **S 37°12'58" E, 517.88 feet** to a point, said point being witnessed by an iron pin w/cap set for reference, midway between two water meters, that bears: **N 52°47'01" E, 22.64 feet** FROM said point:
- 2) **S 37°12'58" E, 60.00 feet** to a point:
- 3) **S 37°04'48" E, 97.94 feet** to a point:
- 4) **S 35°32'56" E, 59.31 feet** to a point, and:
- 5) **S 32°19'24" E, 172.06 feet** to point in the South line (per OR.375, Pg. 451) of Farm Lot 2 (Section 35) and the North line (per OR.375, Pg. 451) of Farm Lot 2 (Section 34), and the Grantor's South property line:

5) Thence leaving said Enlow Road (Athens County Road No. 80), **N 81°46'14" W** along the South line (per OR.375, Pg. 451) of Farm Lot 2 (Section 35) and the North line (per OR.375, Pg. 451) of Farm Lot 2 (Section 34), and the Grantor's South property line, **631.41 feet** to the **point of beginning**, passing through an iron pin w/cap set for reference at 20.00 feet, and, **containing 4.830 acres.**

6) *The above described 4.830 Acre Tract is entirely out of Auditor's Parcel No. B0100100948.00 .*

7) The bearings used in the above description are based on the West line of Farm Lot 2 (Section 35), as magnetically bearing on 14 December 2004: **N 07°58'23" E**, and are only for the determination of angles.

8) Subject to all legal highways and easements.

9) 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".

10) The above described tract was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 1204-01*), with the field work being completed on December 17, 2004, and, the "Plat of Survey" (Exhibit "B") & "Legal Description" (Exhibit "A") being completed on December 20, 2004.


Gerald W. Bayha, P.S. *G.W. Bayha* Dec. 20, 2004
Date Signed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blaus*
DATE: 12-21-04

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Tuesday, December 21, 2004 12:23 pm.					
Assigned point					
1			5000.00000	5000.00000	0.000
Start					
1			5000.00000	5000.00000	0.000
Raw:	n07.5822e	647.87			
TR	N 7°58'22.0" E	647.870			
2			5641.60774	5089.86125	0.000
Raw:	s37.1258e	517.8			
TR	S 37°12'58.0" E	517.800			
3			5229.25260	5403.03863	0.000

Editing Raw Data
 Traverse Modified
 Rerunning Modified Traverse

Inversing Adjusted Points

Go to					
1			5000.00000	5000.00000	0.000
EP	S 0°00'00.0" E	10.000	New Backsight Bng. (B.S. is ~BS1)		
Start					
1			5000.00000	5000.00000	0.000
Raw:	N07.5822E	647.87			
TR	N 7°58'22.0" E	647.870			
2			5641.60774	5089.86125	0.000
Raw:	S37.1258E	517.88			
TR	S 37°12'58.0" E	517.880			
3			5229.18889	5403.08702	0.000

Open Traverse - No Area

Precision Ratio = 1 : 1.17E+23
 Length Traversed = 1165.750
 Length To Close = 0.000

Registered to: Athens County Engineers Department

File Name: C:\OLDC\LOTSPL~1\ALEX\S35\C80-4-83.ZAK

Point	Direction	Distance	Northing	Easting	Elevation
Error in Latitude	=	0.000			
Error in Departure	=	0.000			
Error in Elevation	=	0.000			
Area = Open Traverse - No Area					
Total Angular Error	=	0°00'00.0"			
Error Per Station	=	0°00'00.0"			
Raw:	s37.1258e	60.00			
TR	S 37°12'58.0" E	60.000			
	4		5181.40729	5439.37640	0.000
Raw:	s37.0448e	97.94			
TR	S 37°04'48.0" E	97.940			
	5		5103.27131	5498.42732	0.000
Raw:	s35.3256e	59.31			
TR	S 35°32'56.0" E	59.310			
	6		5055.01552	5532.91000	0.000
Raw:	s32.1924e	172.06			
TR	S 32°19'24.0" E	172.060			
	7		4909.61722	5624.90989	0.000
Raw:	n81.4614w	631.41			
TR	N 81°46'14.0" W	631.410			
	8		4999.99571	5000.00164	0.000
IN	N 20°56'55.8" W	0.005			
	1		5000.00000	5000.00000	0.000

Area = 210405.212 Sq. Feet or 4.830 Acres

Database Saved: Tuesday, December 21, 2004 12:25 pm.

Gerald W. Dayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361
E-mail: jbayha@trognet.net



Plat Date:
12.20.04

Job No:
1204-01

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

Rev:

PLAT OF SURVEY

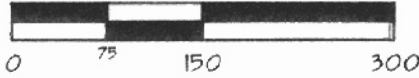
Being Part of Farm Lot 2,
(Section 35),
Town-8-N., Range-14-W.,
Alexander Township,
Athens County, State of Ohio,
U.S.A.

EXHIBIT 'B'

NOTE:

BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE WEST LINE OF FARM LOT 2, (SECTION 35), T-8-N, R-14-W, AS MAGNETICALLY BEARING ON 14 DEC.2004: N 07°58'23" E

GRAPHIC SCALE: 1" = 150'



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 FOUND w/I.D.CAP STAMPED
- △ — 3/4" ID x 5' SCH40 WHITE PVC POST SET
- — IRON PIPE FOUND ● — SPIKE FOUND
- ⊙ — IRON PIN FOUND • — POINT
- — STONE FOUND

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a survey made by me, in DEC. 2004.

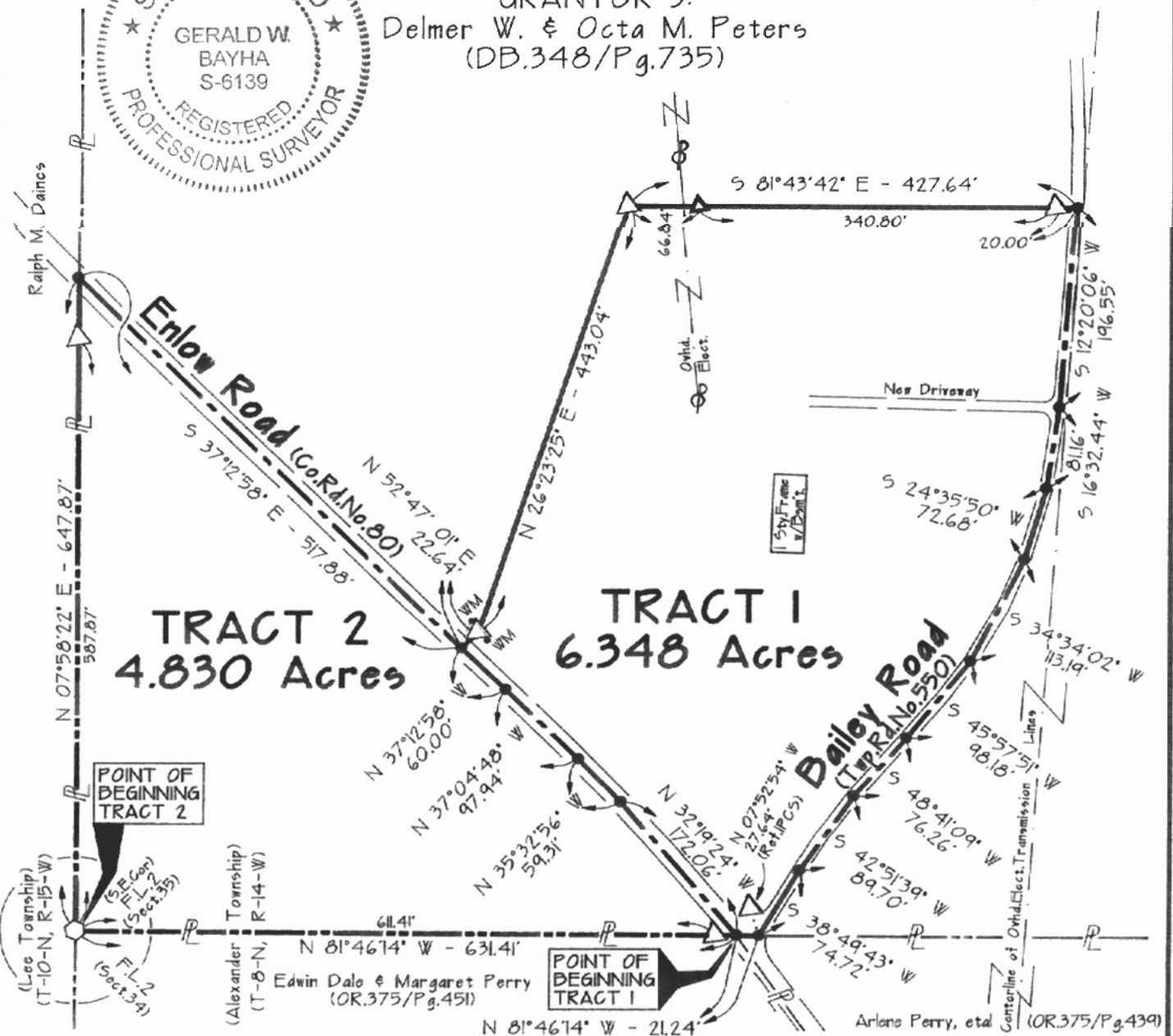
By: *Gerald W. Dayha* 12.20.04 Date Signed

Gerald W. Dayha, P.S.
Ohio Registered Professional Surveyor No. S-6139



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: 12-21-04

GRANTOR'S:
Delmer W. & Octa M. Peters
(DB.348/Pg.735)



ATH. Co. ENG. COPY