

*Brady Miller*  
11/26/13

# EXHIBIT "A"

## 0.736 Acre PARCEL "B"

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

1) Being part of real estate owned by the Triple B Family Enterprises, LLC, as recorded in Official Record 467 at page 6 in the Athens County Recorder's Office, Athens County, OH, and, being situate in Lease or Farm Lot No. 96 (Section 21), Town-9-North, Range-14-West, Athens City, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at point in the Southeast corner of Lease or Farm Lot No. 100 (Section 21) and one of the Northwestern corners of Lease or Farm Lot No. 96 (Section 21):

3) Thence **S 89°54'57" E** along one of the Westerly lines of Lease or Farm Lot No. 96 (Section 21), **210.00 feet** to a P.K.Nail found (June 1999) in the center of West Union Street (State Route No. 56):

4) Thence **N 24°34'49" E** along the center of West Union Street (State Route No. 56), **831.81 feet** to a point in Centerline Station 622+88.30 T.S.:

5) Thence **S 65°25'11" E**, perpendicular to said center of West Union Street (State Route No. 56), **60.00 feet** to a point in the Easterly Right-of-Way line of said West Union Street (State Route No. 56) and one of the Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Westerly property lines:

6) Thence **N 26°18'37" E** along the said Easterly Right-of-Way line of said West Union Street (State Route No. 56) and one of the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Westerly property lines, **152.63 feet** to a railroad spike, with a chiseled "x", set in an existing asphalt driveway, said railroad spike, with a chiseled "x", set also being the real **POINT OF BEGINNING** of the **0.736 Acre Parcel "B"** herein described:

7) Thence continuing **N 26°18'37" E** along the said Easterly Right-of-Way line of said West Union Street (State Route No. 56) and one of the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Westerly property lines, **92.05 feet** to a point 60.0' right of Centerline Sta. 625+38.30 S.C.:

8) Thence along, and with, the **ARC of a CURVE to the RIGHT, 37.58 feet** to an iron pin w/cap stamped "Seymour & Assoc." set by me in December 1997, and found by me in November 2013, in the Southwesterly property corner of a 0.8791 Acre Parcel owned by Go-Mart, Inc. (OR.474/Pg.2015), and, also being in what is now the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Northwestern property corner, said **CURVE** having a **RADIUS of 1,372.39 feet**, a **CENTRAL ANGLE of 01°34'09"**, the **LONG CHORD of which bears: N 30°26'46" E, 37.58 feet** to said iron pin w/cap stamped "Seymour & Assoc." set by me in December 1997, and found by me in November 2013:

9) Thence **S 66°59'27" E** along the said Grantors' (Triple B Family Enterprises, LLC - OR.467/Pg.6) Northerly property line and the Southerly property line of said property owned by Go-Mart, Inc. (OR.474/Pg.2015), **222.13 feet** to iron pin w/cap stamped "Seymour & Assoc." set by me in December 1997, and found by me in November 2013, in the Southeasterly property corner of said property owned by Go-Mart, Inc. (OR.474/Pg.2015), in what is now the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Northeasterly property corner, and, also being in one of the Westerly property lines of property owned by the State of Ohio - Ohio University (OR.67/Pg.407):

0.736 Acre PARCEL "B" Cont'd. (Pg. 2 of 2)

10) Thence **S 41°52'28" W** along the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6) Easterly property line and one of the said Westerly property lines of property owned by the State of Ohio – Ohio University (OR.67/Pg.407), **197.59 feet** to an iron pin w/cap set:

11) Thence **N 48°02'40" W** along a new line through the lands of the said Grantor's (Triple B Family Enterprises, LLC - OR.467/Pg.6), **178.06 feet** to the **point of beginning**, passing through an iron pin w/cap set for reference at 148.06 feet, and, **containing 0.736 Acre.**

12) The above described **0.736 Acre Parcel "B"** comes out of *Auditor's Parcel No. A027350002603.*

13) The above described **0.736 Acre Parcel "B"** is *SUBJECT TO*, and *BENEFITS FROM*, a **"30.0' in Radius RECIPROCAL INGRESS-EGRESS EASEMENT"**, is also *SUBJECT TO* an **"11.0' Wide SANITARY EASEMENT"**, is also *SUBJECT TO* a **"50.0' Wide COLUMBIA GAS TRANSMISSION CORP. EASEMENT"** (OR.360/Pg.2279), and, is also *SUBJECT TO* a **"30.0' Wide A.E.P. POWER LINE EASEMENT"** (OR.338/Pg.1), all four of said easements as being depicted on the attached **"PLAT of SURVEY (Exhibit "B")**, which is hereby made a part of this description.

14) Subject to all legal highways and easements, some of which, may not be shown on the attached "PLAT of SURVEY – Exhibit "B" .

15) The bearings used in the above description are based on the South line of Lease or Farm Lot No. 100 (Section 21) as bearing: N 89°54'57" W, and, are only for the determination of relative angles.

16) All iron pins w/caps set are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. Bayha - P.S. 6139".

17) The above described **0.736 Acre Parcel "B"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 in August 1977, July 1996, December 1997, June 1999, September 2011 and November 2013 (*Job No's. 877-01, AT9218, AT9608, AT9916, 0911-02, 1211-01 & 1113-01*), with the field work being last completed on 20 November 2013, the "Plat of Survey" (Exhibit "B") being last revised on 25 November 2013, and, the "Legal Description" (Exhibit "A") being completed on 25 November 2013.

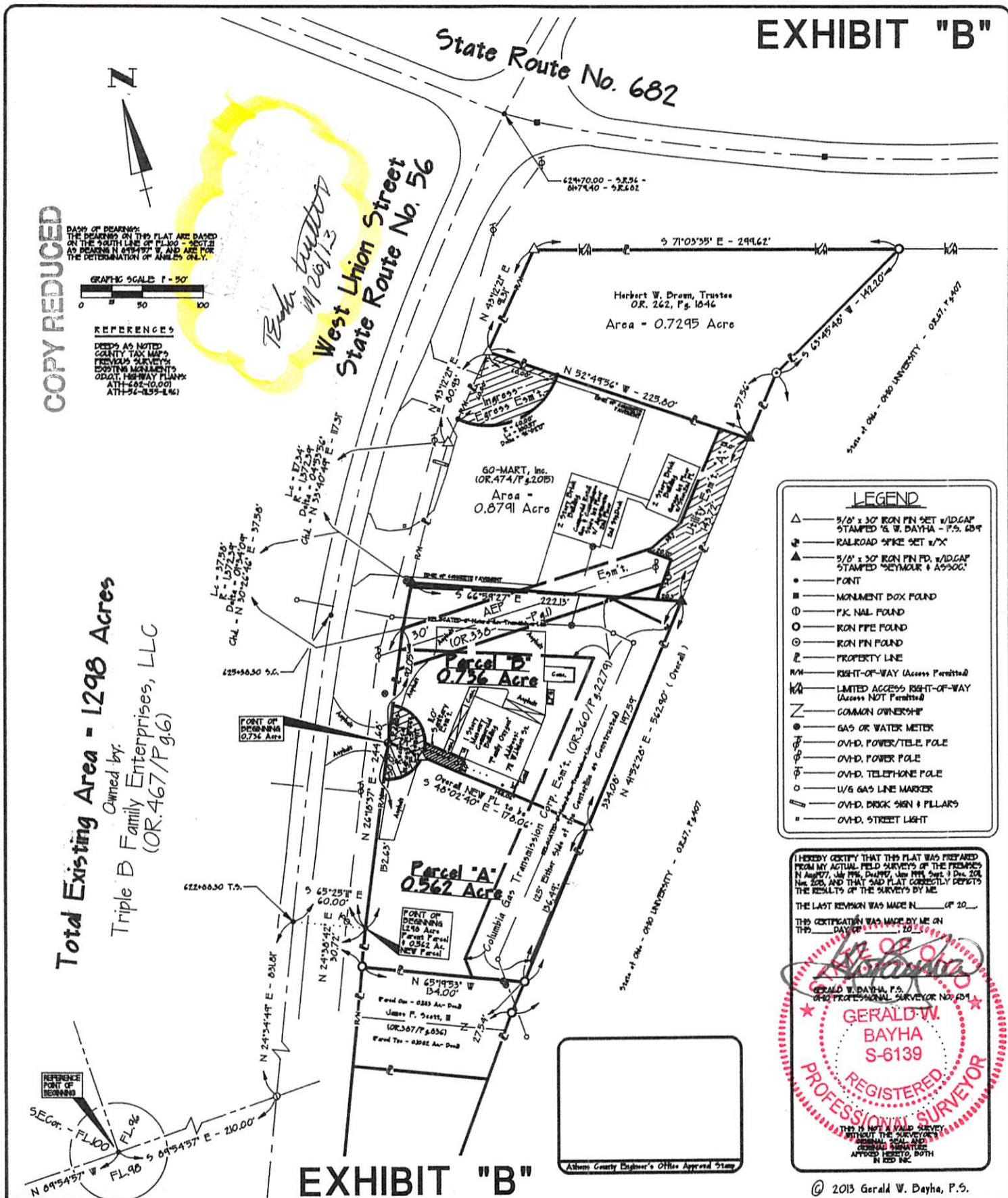
  
Gerald W. Bayha, P.S. 6139

  
GERALD W. BAYHA  
S-6139  
PROFESSIONAL SURVEYOR

*25 Nov. 2013*  
Date Signed

Description Approved  
Jill A. Thompson  
Athens County Auditor

# EXHIBIT "B"



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM MY ACTUAL FIELD SURVEYS OF THE PREMISES IN August, July 1994, DATED, July 1994, Sept. 3 Dec. 2011, Nov. 2011, AND THAT SAID PLAT CORRECTLY DEPICTS THE RESULTS OF THE SURVEYS BY ME.

THE LAST REVISION WAS MADE IN \_\_\_\_\_ OF 20\_\_\_\_.

THIS CERTIFICATION WAS MADE BY ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**GERALD W. DAYHA, P.S.**  
OHIO PROFESSIONAL SURVEYOR NO. 6139

**GERALD W. BAYHA**  
S-6139

REGISTERED PROFESSIONAL SURVEYOR

THIS PLAT IS VALID SURVEY WITHOUT THE SURVEYOR'S SIGNATURE AND APPROVED HEREIN, BOTH IN KEP INC.

© 2013 Gerald W. Dayha, P.S.

## PLAT OF SURVEY

BEING PART OF FARM LOT 96 (SECTION 21) & SITUATED IN T-9-N, R-14-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.



**Gerald W. Bayha, P.S.**

Registered Professional Surveyor No. 9-6139

1096 Pleasanton Road  
Athens, OH 43701-8537  
Voice: 740.594.5666 Fax: 740.594.7361  
E-mail: bayha@highness.net

SHEET	NOTES:
	Coord. File: AT9216 1472-9-2 AT9216-2 AT9216-3 CADD File: 1113-01
REVISIONS	
JOB	DATE
1113-01	11.25.13

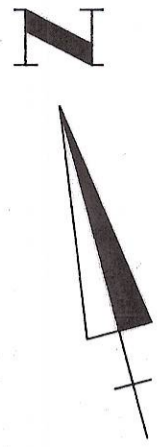
PREPARED FOR: Triple B Family Enterprises, LLC / DBA: Family Oxygen

FILE NO. 01CADD4601ATHENS13-01660  
LAST REV. 12.25.13

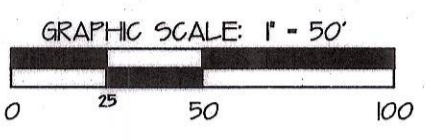
# EXHIBIT "B"

# EXHIBIT "B"

State Route No. 682



BASES OF BEARINGS:  
THE BEARINGS ON THIS PLAT ARE BASED ON THE SOUTH LINE OF FL.100 - SECT.21 AS BEARING N 89°54'57" W, AND ARE FOR THE DETERMINATION OF ANGLES ONLY.



**REFERENCES**

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS  
O.D.O.T. HIGHWAY PLANS:  
ATH-682-(0.00)  
ATH-56-(11.55-11.96)



West Union Street  
State Route No. 56

Total Existing Area - 1.298 Acres  
Owned by:  
Triple B Family Enterprises, LLC  
(OR.467/P.g.6)

Herbert W. Brown, Trustee  
O.R. 262, P.g. 1846  
Area - 0.7295 Acre

GO-MART, Inc.  
(OR.474/P.g.2015)  
Area - 0.8791 Acre

Parcel "B"  
0.736 Acre

Parcel "A"  
0.562 Acre

LEGEND	
△	5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G. W. BAYHA - P.S. 6139"
⊕	RAILROAD SPIKE SET w/"X"
▲	5/8" x 30" IRON PIN FD. w/ID.CAP STAMPED "SEYMOUR & ASSOC."
●	POINT
■	MONUMENT BOX FOUND
⊙	P.K. NAIL FOUND
○	IRON PIPE FOUND
⊙	IRON PIN FOUND
P	PROPERTY LINE
R/W	RIGHT-OF-WAY (Access Permitted)
L/A	LIMITED ACCESS RIGHT-OF-WAY (Access NOT Permitted)
Z	COMMON OWNERSHIP
⊙	GAS OR WATER METER
⊕	OVHD. POWER/TELE. POLE
⊕	OVHD. POWER POLE
⊕	OVHD. TELEPHONE POLE
○	U/G GAS LINE MARKER
⊕	OVHD. BRICK SIGN & PILLARS
⊕	OVHD. STREET LIGHT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM MY ACTUAL FIELD SURVEYS OF THE PREMISES N Aug 1977, July 1996, Dec 1997, June 1999, Sept. & Dec. 2011, Nov. 2013, AND THAT SAID PLAT CORRECTLY DEPICTS THE RESULTS OF THE SURVEYS BY ME.

THE LAST REVISION WAS MADE IN NOV OF 2013.

THIS CERTIFICATION WAS MADE BY ME ON THIS 25 DAY OF NOV., 2013.

*Gerald W. Bayha*  
GERALD W. BAYHA, P.S.  
OHIO PROFESSIONAL SURVEYOR NO. 6139

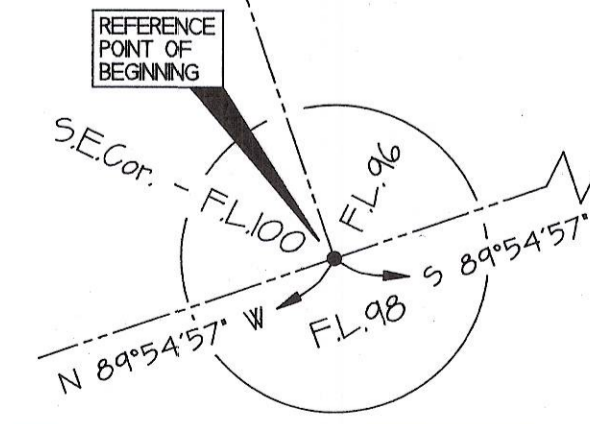
STATE OF OHIO  
GERALD W. BAYHA  
S-6139  
REGISTERED PROFESSIONAL SURVEYOR

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SEAL AND ORIGINAL SIGNATURE AFFIXED HERETO, BOTH IN RED INK.

SEE ABOVE - LEFT TOP

Athens County Engineer's Office Approval Stamp

## EXHIBIT "B"

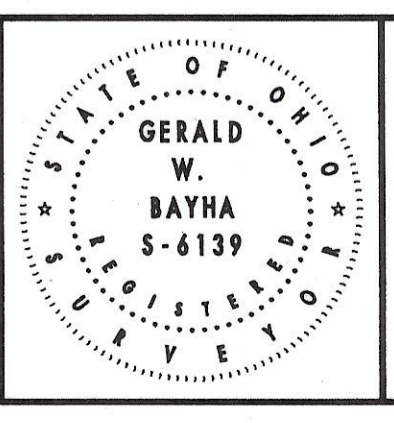


SHEET		NOTES:	
Coord. File: AT9218		( 877-01 → AT9218 → AT9608 → AT9906 → 098-02 → 121-01 → 113-01 )	
GADD6 File: 1113-01			
REVISIONS			
JOB	DRAWN	DATE	
1113-01	GB	11.25.13	

# PLAT OF SURVEY

BEING PART OF FARM LOT 96 ( SECTION 21 ) & SITUATED IN T-9-N, R-14-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.

SURVEYED FOR: Triple B Family Enterprises, LLC / DBA: Family Oxygen



**Gerald W. Bayha, P.S.**  
Registered Professional Surveyor No. 5-6139

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

FILE NO: C:\GADD6\GCD\ATHENS\1113-01.GCD  
LAST REV: 11.25.13 @ 1459