

EXHIBIT "A"


PARCEL I - 1.474 Acres


1. Being part of the real estate in the name of Howard S. Keys, as recorded in Official Record 27 at page 769, in the Athens County Recorder's Office, Athens County, Ohio, and being situate in the unincorporated area known as "The Plains", in Farm or Lease Lots 111 & 113, (Section 24), Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
2. **COMMENCING** at a point in the Southwest corner of Farm or Lease Lot 111 (Section 23) and the Southeast corner of Farm or Lease Lot 113 (Section 23), Thence N 07° 16' 32" E along the West line of Farm or Lease Lot 111 and the East line of Farm or Lease Lot 113, (passing into Section 24), 1,545.06 feet (23.41 chains)(as per 1903, 1904 & 1905 surveys by S. H. Hibbard as recorded in Survey Book 7 at pages 46, 84 & 105 in the Athens County Engineer's Office) (Deed = 1,583.0 feet) to a "T" notched stone found (thought to have been set in the 1903 survey cited above) in the Grantor's most Southerly property corner, said "T" notched stone found also being the real **POINT OF BEGINNING** of the **PARCEL I** herein described:
3. Thence N 52° 10' 48" W along the first of two of the Grantor's Southerly property lines, **189.01 feet** (by survey) (183.70' by deed) to an iron pin w/cap set in the Grantor's Southwesterly property corner, said iron pin w/cap set being witnessed by an iron pipe found that bears S 12° 56' 16" W, 19.38 feet from said iron pin w/cap set;
4. Thence N 12° 56' 16" E along the Grantors' West property line, **117.24 feet** to an iron pin w/cap set in a new corner, said iron pin w/cap set bearing S 12° 56' 16" W, 163.76 feet (making the total Grantor's West property line 281.00 feet in length, by survey & deed call) from an *iron pin found* in the Grantor's Northwest property corner and the South Right-of-Way line of Cross Street (50.0' R/W), said *iron pin found* also being the real Point of Beginning of a "15.0 FEET IN WIDTH UTILITY EASEMENT" described in detail below, for the benefit, and use, of the 1.474 acre Parcel I described herein ;
5. Thence, leaving the said Grantor's West property line, the following three (3) courses along new lines through the land of the Grantor:
 - 1) S 77° 00' 18" E, **126.96 feet** to an iron pin w/cap set, passing through an iron pin w/cap set in the Southwest corner of said "15.0 FEET IN WIDTH UTILITY EASEMENT" at 39.56 feet and another iron pin w/cap set in the Southeast corner of said "15.0 FEET IN WIDTH UTILITY EASEMENT" at 55.00 feet;
 - 2) N 52° 08' 12" E, **26.48 feet** to an iron pin w/cap set, and;
 - 3) N 05° 19' 07" E, **152.61 feet** to an iron pin w/cap set in the Grantor's North property line and the South right-of-way line of Cross Street (50.0' R/W);
6. Thence S 80° 43' 18" E along the said Grantor's North property line and the South right-of-way line of Cross Street (50.0' R/W), **92.50 feet** to an iron pin found in the Grantor's Northeast property corner, passing through a calculated point in the West line of Farm or Lease Lot 111 (Section 24) and the East line of Farm or Lease Lot 113 (Section 24) at 11.42 feet;
7. Thence S 00° 26' 16" E along the first of two of the Grantor's East property lines, **229.95 feet** (by survey) (229.80' by deed) to an axle like metal object found in the first of two of the Grantor's Southeasterly property corners;
8. Thence S 12° 17' 31" E along the second of two of the Grantor's East property lines, **99.68 feet** (by survey) (100.00' by deed) to an axle like metal object found in the second of two of the Grantor's Southeasterly property corners;
9. Thence S 79° 35' 15" W along the second of two of the Grantor's Southerly property lines, **152.48 feet** (by survey) (150.90' by deed), to the **point of beginning**, and, **containing** a total of **1.474 acres**, of which, 0.862 acre (by survey)(deed = 0.85 acre) lies in, and comes out of, Farm or Lease Lot 111 (**Auditor's Parcel No. A0402301046.00**), and, 0.612 acre out of a deed total of 1.13 acre (survey total = 1.128 acres), lies in, and comes out of Farm or Lease Lot 113 (**Auditor's Parcel No. A0402301047.00**).
10. The above described 1.474 acre Parcel I will come out of **Auditor's Parcels No. A0402301046.00 and A0402301047.00** as specified in the preceding paragraph.

ATH # 24

INCLUDED 15.0 FEET IN WIDTH UTILITY EASEMENT

11. **INCLUDED** with, and, for the use and benefit of, the above described 1.474 acre Parcel I, is a "15.0 FEET IN WIDTH UTILITY EASEMENT", for any, and all, underground or above ground, utility purposes, but NOT being intended for Ingress-Egress purposes, and, being more particularly described as follows:
12. **COMMENCING** at an *iron pin found* in the Grantor's Northwest property corner as described in paragraph No. 4 herein, said *iron pin found* also being the real **Point of Beginning** of a "15.0 FEET IN WIDTH UTILITY EASEMENT" described in detail below;
13. Thence **S 80°43'18" E** along the Grantor's North property line and the South Right-of-Way line of Cross Street (50' R/W), **15.23 feet** to a point;
14. Thence, leaving the said Grantor's North property line and the South Right-of-Way line of Cross Street (50' R/W), the following three (3) courses along new lines through the land of the Grantor:
- 1) **S 00°38'28" E, 169.53 feet** to an iron pin w/cap set in one of the Northwesterly lines of the above described 1.474 acre Parcel I;
 - 2) **N 77°00'18" W** along one of the Northwesterly lines of the above described 1.474 acre Parcel I, **15.44 feet** to an iron pin w/cap set, and;
 - 3) **N 00°38'28" W, 168.51 feet** to the **point of beginning**, and, containing **0.058 acre**.
15. The above described "15.0 FEET IN WIDTH UTILITY EASEMENT" will come entirely out of **Auditor's Parcel No. A0402301047.00**.
16. The bearings used in the above descriptions are based on the East line of Farm or Lease Lot 113, (Section 24), as bearing: N 07°16'32" E, and are only for the determination of angles.
17. Subject to all legal highways and easements.
18. All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".
19. The above described 1.474 acre PARCEL I was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 0404-01*), with the field work being completed on April 27, 2004, and, the "Plat of Survey" and the Legal Description being completed on May 17, 2004.


Gerald W. Bayha, P.S.



05.17.2004
Date Signed

EXHIBIT "A"

PARCEL II - 0.516 Acre

1. Being part of the real estate in the name of Howard S. Keys, as recorded in Official Record 27 at page 769, in the Athens County Recorder's Office, Athens County, Ohio, and being situate in the unincorporated area known as "The Plains", in Farm or Lease Lot 113, (Section 24), Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2. **COMMENCING** at a point in the Southwest corner of Farm or Lease Lot 111 (Section 23) and the Southeast corner of Farm or Lease Lot 113 (Section 23), Thence **N 07°16'32" E** along the West line of Farm or Lease Lot 111 and the East line of Farm or Lease Lot 113, (passing into Section 24), **1,545.06 feet** (23.41 chains)(as per 1903, 1904 & 1905 surveys by S. H. Hibbard as recorded in Survey Book 7 at pages 46, 84 & 105 in the Athens County Engineer's Office) (Deed = 1,583.0 feet) to a "T" notched stone found (thought to have been set in the 1903 survey cited above) in the Grantor's most Southerly property corner; Thence **N 52°10'48" W** along one of the Grantor's Southerly property lines, **189.01 feet** (by survey) (183.70' by deed) to an iron pin w/cap set in the Grantor's Southwesterly property corner, said iron pin w/cap set being witnessed by an iron pipe found that bears **S 12°56'16" W**, 19.38 feet from said iron pin w/cap set; Thence **N 12°56'16" E** along the Grantors' West property line, **117.24 feet** to an **iron pin w/cap set in a new corner**, said iron pin w/cap set bearing **S 12°56'16" W**, 163.76 feet (making the total Grantor's West property line 281.00 feet in length, by survey & deed call) from an *iron pin found* in the Grantor's Northwest property corner and the South Right-of-Way line of Cross Street (50.0' R/W), said *iron pin found* also being the real Point of Beginning of a "15.0 FEET IN WIDTH UTILITY EASEMENT" described in detail below, as an exception to the 0.516 acre Parcel II described herein, **said iron pin w/cap set, in a new corner**, also being the real **POINT OF BEGINNING** of the **PARCEL II** herein described:

3. Thence continuing **N 12°56'16" E** along the Grantors' West property line, **163.76 feet** to an *iron pin found* in the Grantor's Northwest property corner and the South Right-of-Way line of Cross Street (50.0' R/W), said *iron pin found* also being the real Point of Beginning of a "15.0 FEET IN WIDTH UTILITY EASEMENT" described in detail below, as an exception to the 0.516 acre Parcel II described herein;

4. Thence **S 80°43'18" E** along the said Grantor's North property line and the South right-of-way line of Cross Street (50.0' R/W), **123.71 feet** to an iron pin w/cap set in a new corner, passing through a point in the Northeast corner of a "15.0 FEET IN WIDTH UTILITY EASEMENT" described in detail below, as an exception to the 0.516 acre Parcel II described herein, at 15.23 feet;

5. Thence, leaving the said Grantor's North property line and the South right-of-way line of Cross Street (50.0' R/W), the following three (3) courses along new lines through the land of the Grantor:

1. **S 05°19'07" W, 152.61 feet** to an iron pin w/cap set;
2. **S 52°08'12" W, 26.48 feet** to an iron pin w/cap set, and;
- 3) **N 77°00'18" W, 126.96 feet** to the **point of beginning**, passing through an iron pin w/cap set in the Southeast corner of said "15.0 FEET IN WIDTH UTILITY EASEMENT" at 71.96 feet and another iron pin w/cap set in the Southwest corner of said "15.0 FEET IN WIDTH UTILITY EASEMENT" at 87.40 feet, and, **containing 0.516 acre**, ;

6. The above described 0.516 acre Parcel II will come entirely out of **Auditor's Parcel No. A0402301047.00**.

15.0 FEET IN WIDTH UTILITY EASEMENT EXCEPTION

7. Included as an **EXCEPTION** to the above described 0.516 acre Parcel II, and being for the use and benefit of, the adjoining 1.474 acre Parcel I, is a "15.0 FEET IN WIDTH UTILITY EASEMENT", for any, and all, underground or above ground, utility purposes to serve said adjoining 1.474 acre Parcel I, but NOT being intended for Ingress-Egress purposes, and, being more particularly described as follows:

8. **COMMENCING** at an *iron pin found* in the Grantor's Northwest property corner as described in paragraph No. 3 herein, said *iron pin found* also being the real **Point of Beginning** of a "15.0 FEET IN WIDTH UTILITY EASEMENT" described in detail below;

9. Thence **S 80°43'18" E** along the Grantor's North property line and the South Right-of-Way line of Cross Street (50' R/W), **15.23 feet** to a point;

10. Thence, leaving the said Grantor's North property line and the South Right-of-Way line of Cross Street (50' R/W), the following three (3) courses along new lines through the land of the Grantor:

- 1) **S 00°38'28" E, 169.53 feet** to an iron pin w/cap set in the South line of the above described 0.516 acre Parcel II;
- 2) **N 77°00'18" W** along the South line of the above described 0.516 acre Parcel II, **15.44 feet** to an iron pin w/cap set, and;
- 3) **N 00°38'28" W, 168.51 feet** to the **point of beginning**, and, containing **0.058 acre**.

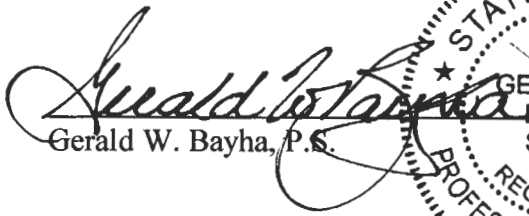
11. The above described "15.0 FEET IN WIDTH UTILITY EASEMENT" will come entirely out of **Auditor's Parcel No. A0402301047.00**.

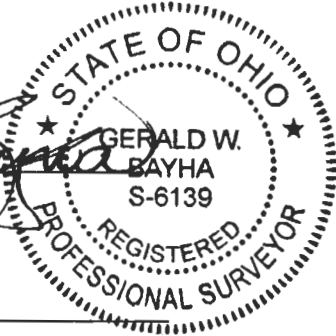
12. The bearings used in the above descriptions are based on the East line of Farm or Lease Lot 113, (Section 24), as bearing: N 07°16'32' E, and are only for the determination of angles.

13. Subject to all legal highways and easements.

14. All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

15. The above described 1.474 acre PARCEL I was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 0404-01*), with the field work being completed on April 27, 2004, and, the "Plat of Survey" and the Legal Description being completed on May 17, 2004.


Gerald W. Bayha, P.S.



05.17.04
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: jbayha@trognet.net



Plat Date: 05.17.04

Job No: 0404-01

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Being Part of F.L. or L.L. III & F.L. or L.L. II3 (Sects. 23 & 24) T-9-N, R-14-W, Athens Twp., (An unincorporated area known as: THE PLAINS) Athens County, Ohio, U.S.A.

EXHIBIT 'B'

Cross St.

POINT OF BEGINNING 15.0' UTIL. EASEMENT

Margaret A. Nelson (DB.311/Pg.321 - 0.70 Acre) (OR.298/Pg.1828 - 0.44 Acre)

PARCEL II Area - 0.516 Acre (All in FL.113)

Howard S. Keys (OR.27 @ Pg.769)



(50' R/W)

Dale T. & Ava Ann Goldsberry (DB.282/Pg.47)

Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE

BY: S. Blawie DATE: 5-18-04

POINT OF BEGINNING PARCEL II

(0.70 Ac.) N 12°56'16" E 117.24'

Total Survey Area - 1.990 Acres (Deed - 1.98 Acres)

Tax ID No: A0402301047.00 Tax ID No: A0402301046.00

Proposed Octagonal Dwelling

PARCEL I Area - 1.474 Acres (FL.113 - 0.862 Ac.) (FL.113 - 0.612 Ac.)



David E. Love, etal (OR.97/Pg.445)

(0.44 Ac.) S 12°56'16" W 19.38'

Sean David Jones (OR.315/Pg.1807)

POINT OF BEGINNING PARCEL I

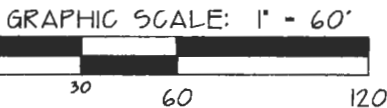
S 79°35'15" W - 152.48' (Deed-150.90')

Rob't. L. Berardi, etal (OR.321/Pg.1423)



REFERENCES DEEDS AS NOTED COUNTY TAX MAPS PREVIOUS SURVEYS EXISTING MONUMENTS

NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF F.L. or L.L. 113 (Sections 23 & 24), T-9-N, R-14-W, AS BEARING: N 07°16'32" E



CERTIFICATION OF SURVEYOR I hereby certify that this Plat of Survey was prepared from a survey made by me, in APRIL 2004

By: Gerald W. Bayha, P.S. Ohio Registered Professional Surveyor No. S-6139 Date: 05.17.04



LEGEND

- △ - 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W.DAYHA - P.S.6139"
- - IRON PIPE FOUND
- - IRON PIN FOUND
- - POINT
- ⊕ - POWER POLE
- △ - AXLE (?) FOUND
- Ⓜ - WATER METER
- ⊞ - T' NOTCHED STONE FOUND
- ⊙ - LIGHT POLE