

EXHIBIT "A"

"TRACT "A" - 53.916 Acres"

(Being a portion of a NEW OVERALL PROPERTY SURVEY of 67.629 Acres)

"PLAT OF SURVEY" (Exhibit "B") is Recorded in PLAT ENVELOPE NO. 570.A,
in the Athens County Recorder's Office, and, is hereby referenced as though
incorporated herein.

1) Being part of all of the real estate owned by: Citizens Independent Mortgage Company (Auditor's Parcels No. A040020019800, A040020020000, and, A040020020100, alleged to contain 67.626 acres as per Auditor's records) presently being recorded in Official Record 395 at page 1825 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in Farm or Lease Lots: 113 (Sections 23 & 24), 146 (Sections 29 & 30) & 147 (Section 30), Town-9-North, Range-14-West, the Unincorporated area known as "The Plains", Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) COMMENCING at a stone found in the Grantor's Southwest property corner (OR.395/Pg.1825), the Southwest corner of Farm or Lease Lot 113 (Sections 23 & 24), one of the Northeasterly corners of Farm or Lease Lot 144 (Sections 23 & 29),, and, one of the Northeasterly property corners of a 134.512 acre (deed) tract owned by Diane Spezza (OR.420/Pg.318), said stone found also being the real **POINT OF BEGINNING** of the "TRACT "A" - 53.916 Acres" herein described:

3) Thence the following two (2) courses along Grantors' Westerly property lines (OR.395/Pg.1825), and Easterly and Northerly property lines of said D. Spezza 134.512 acre (deed) tract (OR.420/Pg.318);

1) **N 08° 42' 14" E** along the West line of Lease or Farm Lot 113, **979.41 feet** to a stone found, and:

2) **N 80° 48' 26" W**, leaving the said West line of Lease or Farm Lot 113, through Farm or Lease Lot 146, **394.37 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Aug.2002 in another of the Grantor's Westerly property corners (OR.395/Pg.1825) and the Southeast property corner of a 10.000 (deed) tract owned by Mark E. Spezza, etal (O.R.344/Pg.2679 & O.R.423/Pg.2240):

4) Thence **N 02° 27' 49" W** along another of the Grantor's Westerly property lines (OR.395/Pg.1825) and the East property line of said M.E. Spezza, etal, 10.000 acre (deed) tract (O.R.344/Pg.2679 & O.R.423/Pg.2240), **198.92 feet** to an iron pin w/cap to be set, passing through an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996:

5) Thence the following nine (9) courses along new lines through the lands of the Grantor's (OR.395/Pg.1825);

1) **N 85° 01' 07" E**, **360.72 feet** to an iron pin w/cap to be set:

2) Thence along and with the arc of a tangent curve (#1) to the left, an arc distance of **402.18 feet** to an iron pin with cap to be set, the radius of said curve being **1,238.00 feet**, with a central angle of **18° 36' 47"**, the long chord of said curve bearing **N 75° 42' 43" E**, **400.41 feet** to said iron pin with cap to be set:

3) Thence along and with the arc of a non-tangent curve (#2) to the right, an arc distance of **221.58 feet** to an iron pin with cap to be set, the radius of said curve being **475.00 feet**, with a central angle of **26° 43' 40"**, the long chord of said curve bearing **N 12° 01' 43" W**, **219.58 feet** to said iron pin with cap to be set:

4) Thence along and with the arc of a non-tangent curve (#3) to the right, an arc distance of **70.91 feet** to an iron pin with cap to be set, the radius of said curve being **225.00 feet**, with a central angle of **18° 03' 24"**, the long chord of said curve bearing **N 76° 30' 08" W**, **70.62 feet** to said iron pin with cap to be set:

5) Thence along and with the arc of a tangent reverse curve (#4) to the left, an arc distance of **179.55 feet** to an iron pin with cap to be set, the radius of said curve being **1,025.00 feet**, with a central angle of **10° 02' 11"**, the long chord of said curve bearing **N 72° 29' 32" W**, **179.32 feet** to said iron pin with cap to be set:

" TRACT "A" - 53.916 Acres " Cont'd.

- 6) **N 77°30'37" W, 50.00 feet** to an iron pin w/cap to be set:
 - 7) Thence along and with the arc of a tangent **curve (#5) to the right**, an **arc distance of 228.81 feet** to an iron pin with cap to be set, the **radius of said curve being 100.00 feet**, with a **central angle of 131°05'50"**, the **long chord of said curve bearing N 11°57'42" W, 182.06 feet** to said iron pin with cap to be set:
 - 8) **N 53°35'13" E, 82.07 feet** to an iron pin w/cap to be set, and:
 - 9) Thence along and with the arc of a tangent **curve (#6) to the right**, an **arc distance of 33.62 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996 in the Southeast corner of the Southwesterly end of the 50.0 feet in width R/W of Shady Lane as dedicated on the Record Plat of "Stonehill Subdivision - Phase I" as recorded in Envelopes 480-A and 480-B in said Recorder's Office, and, another of the Grantor's Westerly property corners (OR.395/Pg.1825), the **radius of said curve being 175.00 feet**, with a **central angle of 11°00'25"**, the **long chord of said curve bearing N 59°05'26" E, 33.57 feet** to said iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996:
- 6) Thence the following four (4) courses along Easterly R/W lines of said Shady Lane as dedicated on the said Record Plat of "Stonehill Subdivision - Phase I" and other of the Grantor's Westerly property lines (OR.395/Pg.1825);
- 1) **N 64°35'38" E, 136.60 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996:
 - 2) Thence along and with the arc of a tangent **curve (#7) to the left**, an **arc distance of 135.68 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996, the **radius of said curve being 225.00 feet**, with a **central angle of 34°33'04"**, the **long chord of said curve bearing N 47°19'06" E, 133.64 feet** to said iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996:
 - 3) Thence along and with the arc of a tangent **curve (#8) to the right**, an **arc distance of 37.07 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996, the **radius of said curve being 25.00 feet**, with a **central angle of 84°57'14"**, the **long chord of said curve bearing N 72°31'11" E, 33.77 feet** to said iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996, and:
 - 4) **N 24°59'49" E, 50.00 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996:
- 7) Thence the following three (3) courses along new lines through the lands of the Grantor's (OR.395/Pg.1825);
- 1) Thence along and with the arc of a non-tangent **curve (#12) to the right**, an **arc distance of 45.24 feet** to an iron pin w/cap to be set, the **radius of said curve being 432.00 feet**, with a **central angle of 06°00'01"**, the **long chord of said curve bearing S 62°00'11" E, 45.22 feet** to said iron pin w/cap to be set:
 - 2) **S 59°00'11" E, 222.97 feet** to an iron pin w/cap to be set, and:
 - 3) **N 42°07'30" E, 212.25 feet** to an iron pin originally found by me in Dec.1996 in one of the Grantor's (OR.395/Pg.1825) Northeasterly property corners, said iron pin found by me in Dec.1996 also being in the Southwest property corner of a 3.654 acre (deed) parcel owned by Sherwood G. & Leslie Barrett Wilson (O.R.242/Pg.741):
- 8) Thence **S 65°24'48" E** along one of the Grantor's (OR.395/Pg.1825) Northerly property lines, the South property line of said S.G. & L.B. Wilson 3.654 acre (deed) parcel (O.R.242/Pg.741), and also passing on to the South property line of a 1.90 acre (deed) parcel owned by Charlotte Elster (O.R.132/Pg.912), **565.68 feet** to an iron pin originally found by me in Dec.1996 in another of the Grantor's (OR.395/Pg.1825) Northeasterly property corners, the Southeast property corner of said C. Elster 1.90 acre (deed) parcel (O.R.132/Pg.912), and, also being in the West property line of a 42.784 acre (by deed exceptions) tract owned by Sean David Jones (O.R.315/Pg.1807), passing through an iron pin originally found by me in Dec.1996 in the Southeast property corner of said S.G. & L.B. Wilson 3.654 acre (deed) parcel (O.R.242/Pg.741) and the Southwest property corner of said C. Elster 1.90 acre (deed) parcel (O.R.132/Pg.912) at 391.48 feet:
- 9) Thence **S 09°25'04" W** along the Grantor's (OR.395/Pg.1825) East property line and the said West property line of said S.D. Jones 42.784 acre (by deed exceptions) tract (O.R.315/Pg.1807), **2,093.06 feet** to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996 in Grantor's (OR.395/Pg.1825) Southeast

"TRACT "A" - 53.916 Acres " Cont'd.

property corner, the South line of Farm or Lease Lot 113 (Sections 23 & 24), and, also being in the North property line of a 36.7135 acre (deed) tract owned by Richard A. Gams (O.R.427/Pg.1666):

10) Thence **N 80°30'14" W** along the Grantor's South property line, the South line of Farm or Lease Lot 113 (Sections 23 & 24), the North property line of said R.A. Gams 36.7135 acre (deed) tract (O.R.427/Pg.1666), and passing on to another of the Easterly property lines of said D. Spezza 134.512 acre (deed) tract (OR.420/Pg.318), **1,055.34 feet** to the **point of beginning**, passing through an iron pin in concrete originally found by me in Dec.1996 in the Northwest property corner of said R.A. Gams 36.7135 acre (deed) tract (O.R.427/Pg.1666) and another of the Easterly property corners of said D. Spezza 134.512 acre (deed) tract (OR.420/Pg.318) at 473.45 feet, and, **containing a total of 53.916 acres**, of which, **50.579 acres lie in Farm or Lease Lot 113** (Sections 23 & 24), **2.879 acres lie in Farm or Lease Lot 146** (Sections 29 & 30), and, **0.458 Acre lie Farm or Lease Lot 147** (Section 30).

11) The above described **"TRACT "A" - 53.916 Acres "** consists of:

- 50.579 Acres** out of existing **Auditor's Parcel No. A040020019800,**
- 2.879 Acres** out of existing **Auditor's Parcel No. A040020020000,** and,
- 0.458 Acres** out of existing **Auditor's Parcel No. A040020020100.**

12) The bearings used in the above description are based on the East line of Farm or Lease Lot 147 (Section 30) as bearing: N 09°03'35" E, and are only for the determination of angles.

13) Subject to all legal highways and easements.

14) All iron pins w/cap to be 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 - 740-593-5686 ".

15) The above described **"TRACT "A" - 53.916 Acres "** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0708-01*), with the "Plat of Survey" (Exhibit "B") being last revised on November 30, 2009, and in December 2009, being recorded in Plat Envelope 570-A in the said Athens County Recorder's Office, and, the "Legal Description" (Exhibit "A") being completed on November 30, 2009


 Gerald W. Bayha, P.S. 6139
 Date Signed 30 Nov. 2009



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blausen
 DATE: 12-2-09

APPROVED BY THE CITY PLANNING COMMISSION; NO PLAT REQUIRED.
SIGNED: [Signature] DATE: 4/29/14

EXHIBIT "B"

CURVE DATA TABLE:

CURVE NO.	RADIUS	DELTA	ARC	CHORD
1	1,238.00'	18°36'47"	402.18'	N 75°42'43" E - 400.41'
2	475.00'	26°43'40"	221.58'	N 12°01'43" W - 219.58'
3	225.00'	18°03'24"	70.91'	N 76°30'08" W - 70.62'
4	1,025.00'	10°02'11"	179.55'	N 72°29'32" W - 179.52'
5	100.00'	131°05'50"	228.81'	N 11°57'42" E - 182.06'
6	175.00'	11°00'25"	33.62'	N 59°05'26" E - 33.57'
7	225.00'	34°33'04"	135.68'	N 47°19'06" E - 133.64'
8	25.00'	84°57'14"	37.07'	N 72°31'11" E - 33.77'
9	432.00'	01°26'16"	10.84'	N 65°43'19" W - 10.84'
10	25.00'	73°17'25"	31.98'	N 29°47'46" W - 29.84'
11	225.00'	08°27'55"	33.24'	N 02°37'00" E - 33.21'
12	150.00'	11°44'23"	30.74'	S 62°00'11" E - 45.22'
13	225.00'	11°00'25"	43.22'	N 47°43'01" E - 30.68'
14	225.00'	11°00'25"	43.22'	N 59°05'26" E - 43.16'

LEGEND

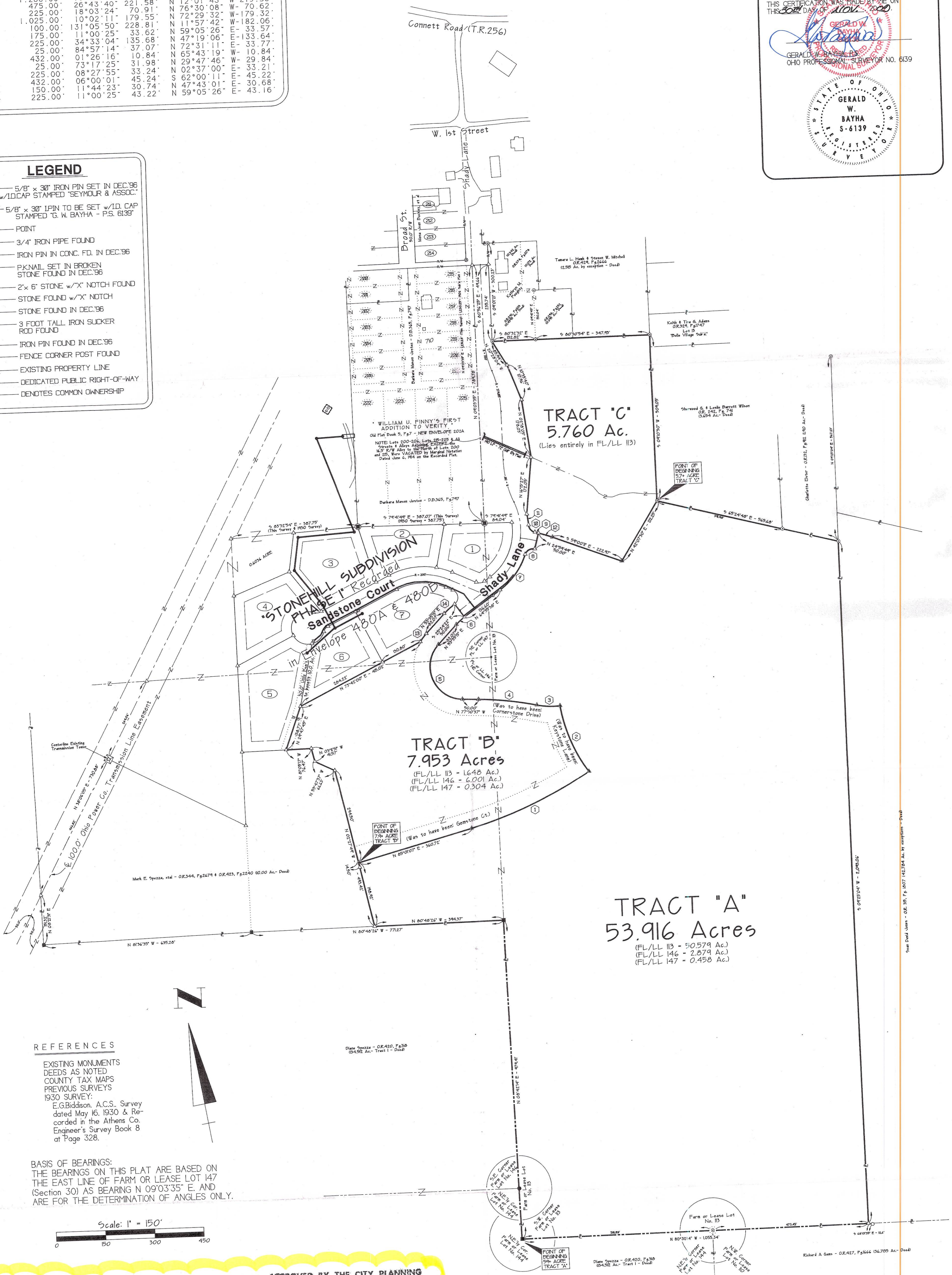
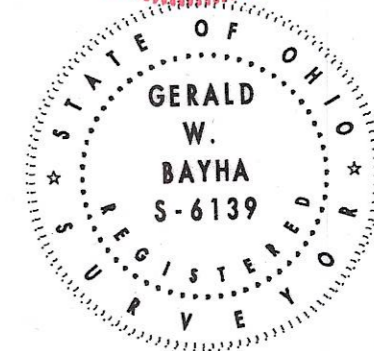
- △ 5/8" x 30" IRON PIN SET IN DEC-96 w/IDCAP STAMPED "SEYMOUR & ASSOC."
- ▲ 5/8" x 30" IPIN TO BE SET w/IDCAP STAMPED "G. W. BAYHA - P.S. 6139"
- POINT
- 3/4" IRON PIPE FOUND
- ⊙ IRON PIN IN CONC. FD. IN DEC-96
- ⊕ PKNAIL SET IN BROKEN STONE FOUND IN DEC-96
- 2x6" STONE w/"X" NOTCH FOUND
- ▣ STONE FOUND w/"X" NOTCH
- ▢ STONE FOUND IN DEC-96
- ⊞ 3 FOOT TALL IRON SUCKER ROD FOUND
- ⊙ IRON PIN FOUND IN DEC-96
- FENCE CORNER POST FOUND
- EXISTING PROPERTY LINE
- R/W DEDICATED PUBLIC RIGHT-OF-WAY
- Z DENOTES COMMON OWNERSHIP

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN DEC. OF 1926 & N. NOV. OF 2009, AND PUBLIC RECORDS, AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PROPERTY HEREON SURVEYED.

THE LAST REVISION WAS MADE IN NOV. OF 2009.

THIS CERTIFICATION WAS MADE BY ME ON THIS 3rd DAY OF DEC. 2009

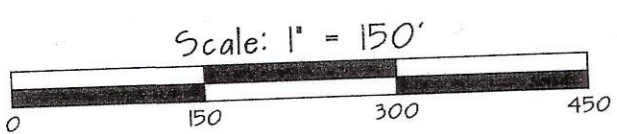
GERALD W. BAYHA
REGISTERED PROFESSIONAL SURVEYOR
OHIO PROFESSIONAL SURVEYOR NO. 6139



REFERENCES

EXISTING MONUMENTS
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
1930 SURVEY:
E.G. Bidson, A.C.S., Survey
dated May 16, 1930 & Re-
corded in the Athens Co.
Engineer's Survey Book 8
at Page 328.

BASIS OF BEARINGS:
THE BEARINGS ON THIS PLAT ARE BASED ON
THE EAST LINE OF FARM OR LEASE LOT 147
(Section 30) AS BEARING N 09°03'35" E, AND
ARE FOR THE DETERMINATION OF ANGLES ONLY.



MATHEMATICAL APPROVAL:

Mathematically approved this 2nd day of December, 2009

By *J. Blawie*
Athens County Engineer's Office

APPROVED BY THE CITY PLANNING
COMMISSION; NO PLAT REQUIRED.
SIGNED: *[Signature]* DATE: 11/25/14

RECORDING:

Filed for record this 3rd day of DEC., 2009, at 11:28 A.M.
Recorded this 3rd day of DEC., 2009, in the Plat
Cabinet at Envelope 570-A
File No. 20090006446 Fee \$86.40

By *Jessica Markens*
Athens County Recorder

TOTAL SITE ACREAGE = 67.629 Acres

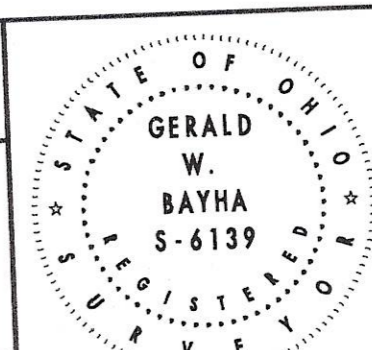
(FL/LL 113 = 57.987 Ac. FL/LL 146 = 8.880 Ac. FL/LL 147 = 0.762 Ac.)

Present Owner: CITIZENS INDEPENDENT MORTGAGE CO. (OR.395/Pg.1825)
c/o The Citizens Bank of Logan, 188 West Main St., Logan, OH 43138

© 2009 Gerald W. Bayha, P.S.

PLAT OF SURVEY

BEING PARTS OF FARM LOTS 113, 146 & 147 SITUATE IN SECTIONS 23, 24 & 30
TOWN-9-NORTH, RANGE-14-WEST, THE UNINCORPORATED AREA OF "THE PLAINS", ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO,
UNITED STATES OF AMERICA, NORTH AMERICA, PLANET EARTH.



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

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

SHEET	1
REVISIONS	
JOB	0708-0
DRAWN	EP
DATE	12/25/09
Prepared For:	CITIZENS INDEPENDENT MORTGAGE CO., c/o The Citizens Bank of Logan
CA-CADD\GD\GD-1095\0708-0\GD - REV: 130.08 @ 16.40	