

## PARCEL A

**EXHIBIT "A"****4.104 Acre - PARCEL "A"**

**"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.**

1) Being all of the real estate owned by the Lewis W. Roberts & Helen C. Roberts Living Trust as recorded as 2.6984 acres in Official Record 114 at page 680, and, part of the real estate owned by the Helen C. Roberts property as recorded (incorrectly described as seven (7) acres, excepting 2.6984 acres, leaving 4.3 acres, when, in fact, by survey, there was 9.431 acres before said 2.6984 acres exception, leaving an existing remainder of 6.7327 acres) in Official Record 321 at page 377, both in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in Farm Lot No. 123 (Section 26), 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 near the North edge of pavement of Relocated State Route No. 56 (ATH-56-9.43) in one of the Grantor's (H.C.Roberts-OR.321/Pg.377) Northeast property corners, the South property line of a 5.00 (by deed) acre tract owned by John Edwin & Janis Elaine Tysko (OR.243/Pg.186), the Northwest property corner of a small residual parcel owned by the Athens Country Club (DB.205/Pg.204 & 206), said iron pipe found also being in the Northeast corner of Farm Lot No. 123 (Section 26), said iron pipe found found also being the real **POINT OF BEGINNING** of the **4.104 Acre - PARCEL "A"** herein described:

3) Thence **S 06°00'00" W**, along one of the Grantor's (H.C.Roberts-OR.321/Pg.377) East property lines, the West property line of said Athens Country Club (DB.205/Pg. 204 & 206) small residual parcel, and, the East line of said Farm Lot No. 123 (Section 26), **234.91 feet** to a point in one of the Grantor's (H.C.Roberts-OR.321/Pg.377) Southeast property corners, the Southwest property corner of said Athens Country Club (DB.205/Pg. 204 & 206), the Northwest property corner of two parcels totaling 3.61 acres (by deed) owned by Susan E. Cadamagnani, Trustee (OR.150/Pg.142), the centerline of Roberts Road (Old S.R.56) (T.R.No.660), and, the Northeast corner of the "Country Club Acres" Subdivision as recorded in Plat Book 7 at Pg. 295-296 in said Recorder's Office, passing through iron pipes found at 80.00 feet in the South R/W line of Relocated State Route No. 56 (65.0' Rt. of Relocated S.R.56 centerline station 520+47.0) and 196.22 feet in the Northerly R/W line of said Roberts Road (Old S.R.56) (T.R.No.660);

4) Thence the following four (4) courses along the Grantor's (H.C.Roberts-OR.321/Pg.377) South property line, the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) South property line, the center of said Roberts Road (Old S.R.56) (T.R.No.660), and the North lines of said "Country Club Acres" Subdivision (PB.7/Pg.295-296);

1. **S 56°50'30" W - 215.85 feet** to a railroad spike found;
2. **S 60°56'40" W - 128.20 feet** to a railroad spike found, passing through a point in one of the Southwest property corners of said Grantor's (H.C.Roberts-OR.321/Pg.377) property, and, in the Southeast property corner of said Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680), at 8.20 feet, said point being witnessed by an iron pipe found in the Northerly R/W line of said Roberts Rd. (Old S.R.56)(TR.No.660) that bears: N 00°19'54" W, 35.70 feet FROM said point ;
3. **S 78°03'10" W - 85.72 feet** to a railroad spike found, and;
4. **N 80°19'10" W - 101.75 feet** to a railroad spike found in the Southwest property corner of said Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) property and another of the Southeast property corners of said Grantor's (H.C.Roberts-OR.321/Pg.377) property;

5) Thence **N 06°00'00" E**, along the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) West property line and another of the Grantor's (H.C.Roberts-OR.321/Pg.377) East property lines, **466.32 feet** to a point near the North edge of pavement of Relocated State Route No. 56 (ATH-56-9.43), said point being in the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) Northwest property corner, another of the Grantor's (H.C.Roberts-OR.321/Pg.377) Northeasterly property corners, the North line of Farm Lot No. 123 (Section 26), and, the South property line of a 2.95 acre (by deed) parcel owned by Robert & Melissa L. Scott (OR.402/Pg.651), passing through: 1) an iron pin w/cap set in the said Northerly R/W line of Roberts Road (Old S.R.56) (T.R.No.660) at 30.06 feet, 2) a chainsaw sculpted bear on a 20" pine stump at 93.44 feet, 3) 2 - 3/4" ID x 5' long Sch.40 PVC Posts set at 138.85 feet and 257.25, and, 4) an iron pipe found at 391.24 feet in the South R/W line of Relocated State Route No. 56 (58.46' Rt. of Relocated S.R.56 centerline station 515+91.09);

**Exhibit "A" - 4.104 Acre - PARCEL "A" Cont'd.**

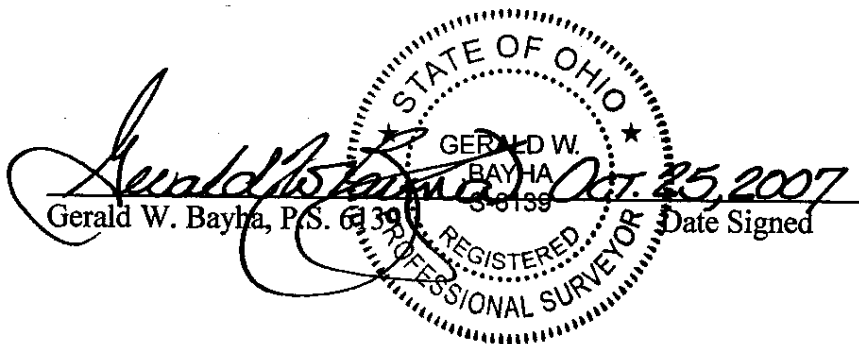
6) Thence **S 83° 48' 00" E**, along the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) North property line, one of the Grantor's (H.C.Roberts-OR.321/Pg.377) North property lines, the said North line of Farm Lot No. 123 (Section 26), the said South property lines of R.& M.L. Scott (OR.402/Pg.651) and J.E.& J.E. Tysko (OR.243/Pg.186), **455.40 feet** to the point of beginning, and, containing a total of **4.104 Acres**, of which, **2.6984 Acres (all of Auditor's Parcel No. A0100100488.00)** is all of the Lewis W. Roberts & Helen C. Roberts Living Trust as recorded in Official Record 114 at page 680, and, **1.406 Acres (out of Auditor's Parcel No. A010010048700)** comes out of the Helen C. Roberts property as recorded (incorrectly described as seven (7) acres, excepting 2.6984 acres, leaving 4.3 acres, when, in fact, by survey, there was 9.431 acres before said 2.6984 acres exception, leaving an existing remainder of 6.7327 acres, which is shown incorrectly in the Athens County Auditor's records as containing 6.16 acres) in Official Record 321 at page 377

7) The bearings used in the above description are based on the East line of Farm Lot No. 123 (Section 26) as bearing: S 06° 00' 00" W, and, are only for the determination of relative angles.

8) Subject to all legal highways and easements.

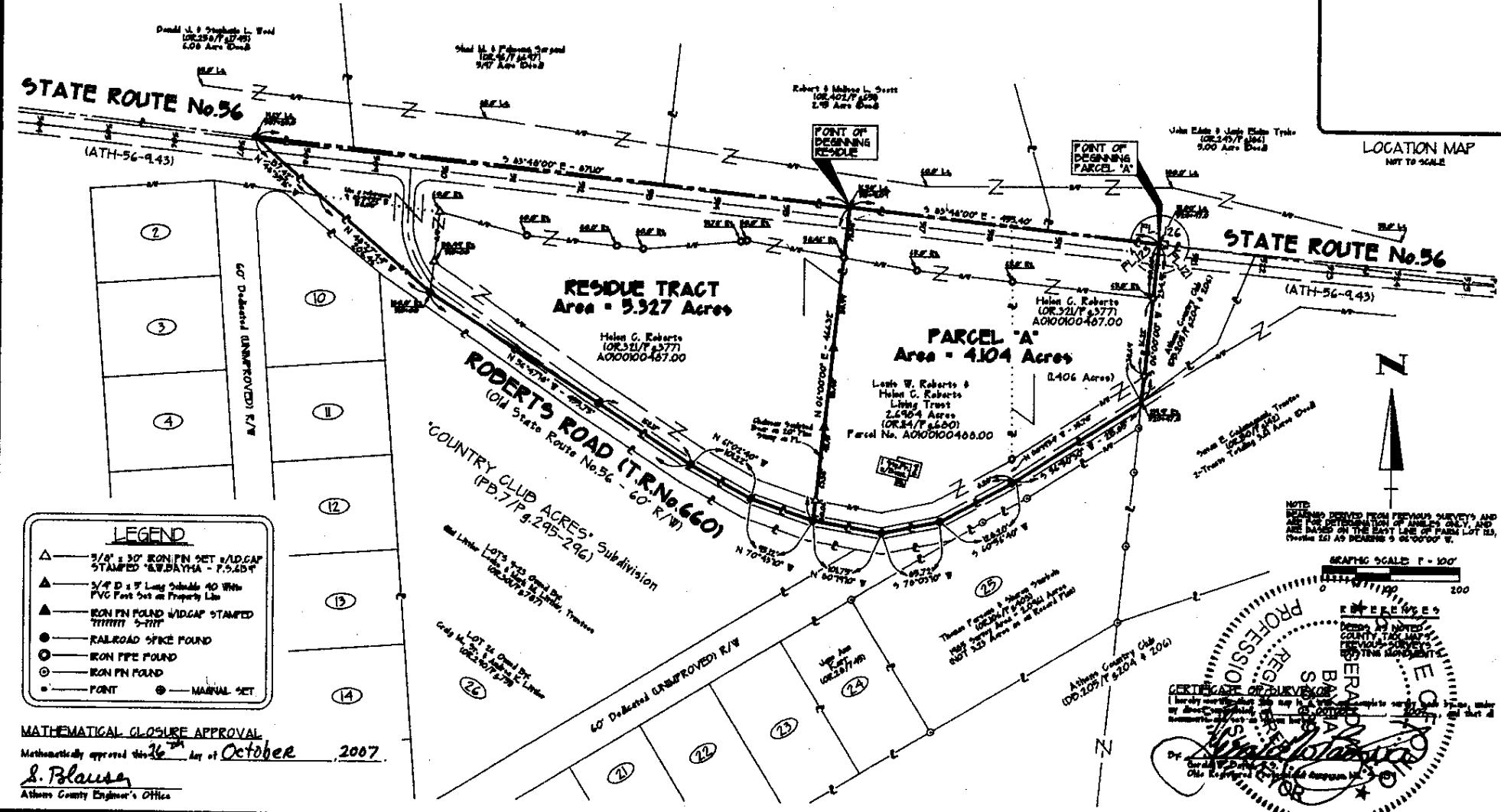
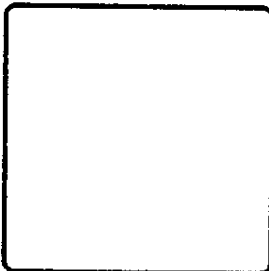
9) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter fluorescent pink plastic I.D. caps stamped " G. W. BAYHA - P.S.6139 - (740-593-5686) ".

10) The above described **4.104 Acre - PARCEL "A"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0807-03*), with the field work being completed on October 03, 2007, the "Plat of Survey" (Exhibit "B") being last revised on October 25, 2007, and, the "Legal Description" (Exhibit "A") being completed on October 25, 2007.

  
Gerald W. Bayha, P.S. 6139 Date Signed

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 10-26-07

**FLOOD MAP INFORMATION**  
 Community No. 340760-080-D  
 Parcel No. 80 of 880  
 Date of Map: Mar 2, 1999  
 Flood Zone Designation: X



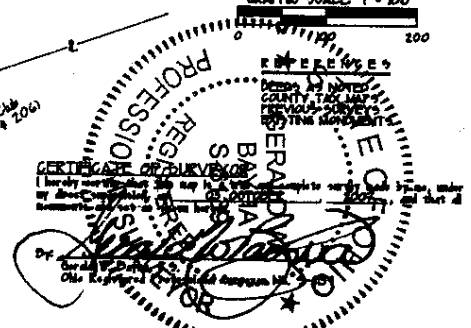
**LEGEND**

- △ 1/4" x 30" IRON PIN SET w/ADGAP STAMPED "S.W.D.A.Y.H.A. - F.S. 257"
- ▲ 1/4" D x 7" Long Schedule 40 With PVC Fast Set on Property Line
- ▲ IRON PIN FOUND w/ADGAP STAMPED "TTTTTTT" 5-TIT
- RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- POINT ● MANUAL SET

**MATHEMATICAL CLOSURE APPROVAL**  
 Mathematically approved this 26<sup>th</sup> day of October, 2007.  
*L. Blausie*  
 Athens County Engineer's Office

NOTE: DIMENSIONS DERIVED FROM PREVIOUS SURVEYS AND ARE BASED ON THE EAST LINE OF FARM LOT 123, TOWN 9 N R. 14 W. SECTION 26 AS BEARING S 01°00'00" W.

GRAPHIC SCALED 1" = 100'



**PLAT OF SURVEY**

Being part of Farm Lot No. 123, (Section 26)  
 Town-9-North, Range-14-West,  
 Athens Township, Athens County, State of Ohio, U.S.A.



NO.	DATE	BY
1	2007-09	G

SURVEYED FOR: Kelly E. Trilupa, 716 Lancaster Road, Athens, OH - 45701



**Gerald W. Dayha, P.S.**  
 Registered Professional Surveyor No. 9-688  
 1046 Florence Road  
 Athens, OH 45701-0597  
 Voice: 740.593.666 Fax: 740.544.754  
 E-mail: gdayha@dayha.com

EXHIBIT "B"

EXHIBIT "B"

**EXHIBIT "A"****5.327 Acre - RESIDUE TRACT**

**"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.**

- 1) Being part of the real estate owned by the Helen C. Roberts property as recorded (incorrectly described as seven (7) acres, excepting 2.6984 acres, leaving 4.3 acres, when, in fact, by survey, there was 9.431 acres before said 2.6984 acres exception, leaving an existing remainder of 6.7327 acres) in Official Record 321 at page 377 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in Farm Lot No. 123 (Section 26), 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 near the North edge of pavement of Relocated State Route No. 56 (ATH-56-9.43) in one of the Grantor's (H.C.Roberts-OR.321/Pg.377) Northeast property corners, the South property line of a 5.00 (by deed) acre tract owned by John Edwin & Janis Elaine Tysko (OR.243/Pg.186), the Northwest property corner of a small residual parcel owned by the Athens Country Club (DB.205/Pg.204 & 206), said iron pipe found also being in the Northeast corner of Farm Lot No. 123 (Section 26);
- 3) Thence **N 83°48'00" W**, along one of the Grantor's (H.C.Roberts-OR.321/Pg.377) North property lines, the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) North property line, the said North line of Farm Lot No. 123 (Section 26), the said South property lines of J.E. & J.E. Tysko (OR.243/Pg.186) and the South property line of a 2.95 acre (by deed) parcel owned by Robert & Melissa L. Scott (OR.402/Pg.651), **455.40 feet** to a point in the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) Northwest property corner and another of the Grantor's (H.C.Roberts-OR.321/Pg.377) Northeasterly property corners, said point also being the real **POINT OF BEGINNING** of the **5.327 Acre - RESIDUE TRACT** herein described:
- 4) Thence **S 06°00'00" W**, along the Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) West property line and another of the Grantor's (H.C.Roberts-OR.321/Pg.377) East property lines, **466.32 feet** to a railroad spike found in the Southwest property corner of said Grantor's (2.6984 Acre Parcel-Roberts Trust-OR.114/Pg.680) property and another of the Southeast property corners of said Grantor's (H.C.Roberts-OR.321/Pg.377) property, said railroad spike found also being in the centerline of Roberts Road (Old S.R.56) (T.R.No.660) and in one of the Northerly lines of the "Country Club Acres" Subdivision as recorded in Plat Book 7 at Pg. 295-296 in said Recorder's Office, passing through: 1) an iron pipe found at 75.08 feet in the South R/W line of Relocated State Route No. 56 (58.46' Rt. of Relocated S.R.56 centerline station 515+91.09), 2) 2 - 3/4" ID x 5' long Sch.40 PVC Posts set at 209.07 feet and 327.47, 3) a chainsaw sculpted bear on a 20" pine stump at 372.88 feet, and, 4) an iron pin w/cap set in the said Northerly R/W line of Roberts Road (Old S.R.56) (T.R.No. 660) at 436.26 feet;
- 5) Thence the following five (5) courses along the Grantor's (H.C.Roberts-OR.321/Pg.377) Southerly property lines, the North lines of said "Country Club Acres" Subdivision (PB.7/Pg.295-296), and, the center (for the first two and partial third courses) of said Roberts Road (Old S.R.56) (T.R.No.660);
1. **N 70°43'10" W - 95.12 feet** to a railroad spike found;
  2. **N 61°02'40" W - 101.22 feet** to a railroad spike found;
  3. **N 56°47'18" W - 455.75 feet** to a magnail set near the Southerly edge of said Roberts Road (Old S.R.56) (T.R.No.660), passing through a railroad spike found in the centerline of said Roberts Road (Old S.R.56) (T.R.No.660) at 162.17 feet;
  4. **N 48°27'44" W - 206.46 feet** to a point in the South R/W line of said Relocated State Route No. 56, said point being witnessed by an iron pin w/cap set at the intersection of the South R/W line of said Relocated State Route No. 56 with the East R/W line of said Roberts Road (Old S.R.56) (T.R.No.660) that bears: S 83°59'57" E, 168.00 feet from said point, and;
  5. **N 48°35'16" W - 137.42 feet** to a railroad spike found near the North edge of pavement of Relocated State Route No. 56 (ATH-56-9.43), said point being in the Grantor's (H.C.Roberts-OR.321/Pg.377) Northwest property corner, the North line of Farm Lot No. 123 (Section 26), and, the South property line of a 6.08 acre (by deed) tract owned by Donald J. & Stephanie L. Wood (OR.258/Pg.1745);

**Exhibit "A" - 5.327 Acre - RESIDUE TRACT Cont'd.**

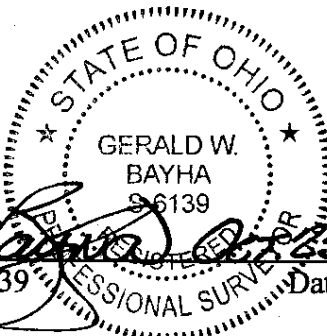
6) Thence **S 83°48'00" E**, along the Grantor's (H.C.Roberts-OR.321/Pg.377) North property line, the said North line of Farm Lot No. 123 (Section 26), the said South property lines of said D.J. & S.L. Wood (OR.258/Pg.1745), S.M. & F. Sargand (OR.96/Pg.697) and R.& M.L. Scott (OR.402/Pg.651), **871.10 feet** to the point of beginning, and, containing **5.327 Acres**, all of which comes out of **Auditor's Parcel No. A0100100487.00** which is the Helen C. Roberts property as recorded (incorrectly described as seven (7) acres, excepting 2.6984 acres, leaving 4.3 acres, when, in fact, by survey, there was 9.431 acres before said 2.6984 acres exception, leaving an existing remainder of 6.7327 acres, which is shown incorrectly in the Athens County Auditor's records as containing 6.16 acres) in Official Record 321 at page 377

7) The bearings used in the above description are based on the East line of Farm Lot No. 123 (Section 26) as bearing: S 06°00'00" W, and, are only for the determination of relative angles.

8) Subject to all legal highways and easements.

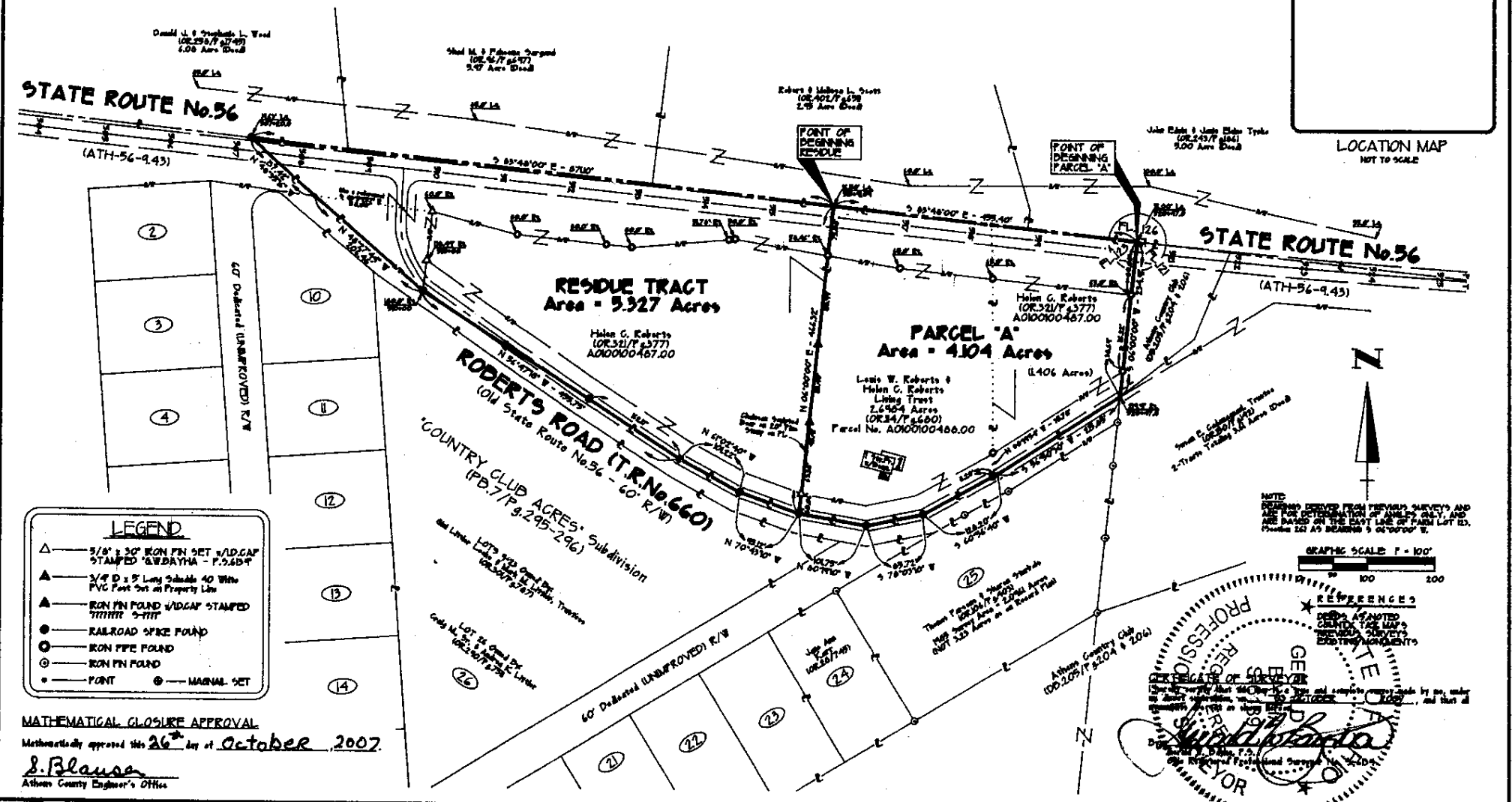
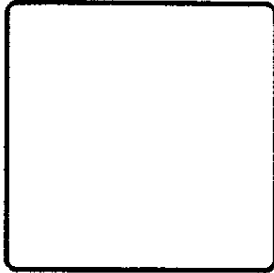
9) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter fluorescent pink plastic I.D. caps stamped " G. W. BAYHA - P.S.6139 - (740-593-5686) ".

10) The above described **5.327 Acre - RESIDUE TRACT** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0807-03*), with the field work being completed on October 03, 2007, the "Plat of Survey" (Exhibit "B") being last revised on October 25, 2007, and, the "Legal Description" (Exhibit "A") being completed on October 25, 2007.

  
Gerald W. Bayha, P.S. 6139 Date Signed

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 10-26-07

**FLOOD MAP INFORMATION**  
 Community No. 340760-050-D  
 Parcel No. B0 of 350  
 Date of Map Mar. 2, 1998  
 Flood Zone Designation X



**LEGEND**

- △ — 3/8" x 30" RON PIN SET w/DCAP STAMPED "G.W. DAYHA - P.S. 687"
- ▲ — 3/4" D x 5' Long Schedule 40 W/PC PVC Post Set on Property Line
- ▲ — RON PIN FOUND w/DCAP STAMPED "G.W. DAYHA - P.S. 687"
- — RAILROAD SPIKE FOUND
- — RON PIPE FOUND
- — RON PIN FOUND
- — POINT
- — MANUAL SET

**MATHEMATICAL CLOSURE APPROVAL**  
 Mathematically approved this 26<sup>th</sup> day of October, 2007.  
S. Blausse  
 Athens County Engineer's Office

**NOTES**  
 THIS SURVEY WAS DERIVED FROM PREVIOUS SURVEYS AND IS FOR INFORMATION OF APPLICANTS ONLY AND ARE BASED ON THE EAST LINE OF FARM LOT 123, SECTION 26 AS BEARING S 90°00'00" W.

**GRAPHIC SCALE 1" = 100'**

**REFERENCES**  
 DEEDS AS NOTED  
 G.W. DAYHA, P.S.  
 REGISTERED PROFESSIONAL SURVEYOR  
 ATHENS COUNTY, OHIO

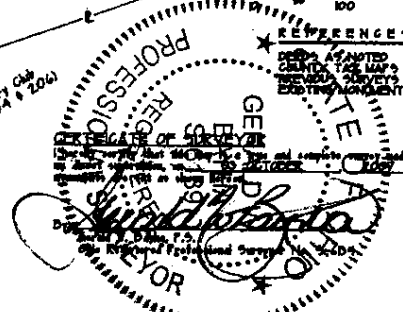


EXHIBIT 'B'

EXHIBIT 'B'

DATE	REVISION
09-07-05	6
10-25-07	

**PLAT OF SURVEY**

Being part of Farm Lot No. 123, (Section 26)  
 Town-9-North, Range-14-West,  
 Athens Township, Athens County, State of Ohio, U.S.A.

PREPARED BY: Kady E. Tridley, 780 Lancaster Road, Athens, OH - 45701



**Gerald W. Dayha, P.S.**  
 Registered Professional Surveyor No. 9-684

1046 Pleasanton Road  
 Athens, OH 45704-9557  
 Voice: 740.545.5464 Fax: 740.544.7361  
 E-mail: gdayha@dayha.net

**FLOOD MAP INFORMATION**  
 Community No. 390760-0150-D  
 Parcel No. 150 of 350  
 Date of Map May 2, 1999  
 Flood Zone Designation "X"

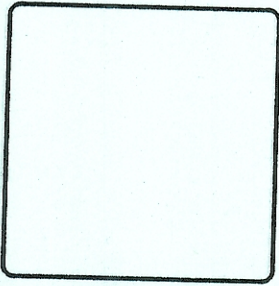
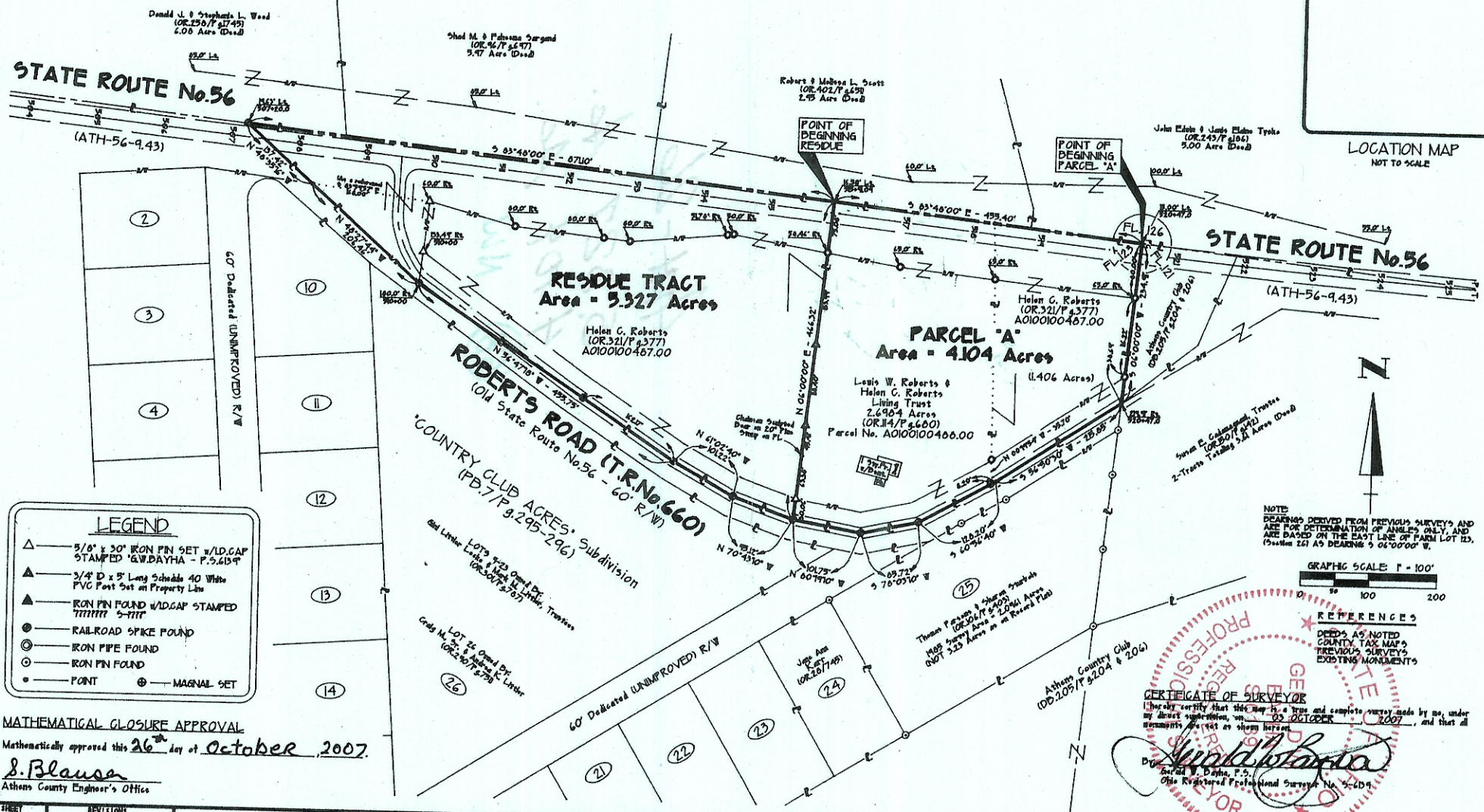


EXHIBIT "B"

EXHIBIT "B"



# PLAT OF SURVEY

Being part of Farm Lot No. 123, (Section 26)  
 Town-9-North, Range-14-West,  
 Athens Township, Athens County, State of Ohio, U.S.A.

JOB	DRAWN	DATE
0907-03	GD	10.23.07

SURVEYED FOR: Kelly E. Tritipo, 716 Lancaster Road, Athens, OH - 43701



**Gerald W. Dayha, P.S.**  
 Registered Professional Surveyor No. 9-609  
 1046 Pleasanton Road  
 Athens, OH 43701-8557  
 Voice: 740.593.5666 Fax: 740.594.7361  
 E-mail: dayha@plughes.net