

EXHIBIT "A"

Instrument 200600006866 DR Book Page 402 2519

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

" 2.0727 ACRE PARCEL "

1) Being part of the real estate owned by John Chester Baughman as recorded in Official Record 135 at page 261 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in River Lots 345 & 346 in Northeast one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 20, and, being situate in the Village of Chauncey, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a point in one of the Grantor's Northwesterly property corners, the Northwest corner of now vacated Lot No. 464 in the Village of Chauncey and the Northwest property corner of a parcel owned by Alvira Spears (O.R.386/Pg.2630), said point being witnessed by a 3/4" I.D. iron pipe found that bears: N 15°35'44" W - 0.60' FROM said point, said point also being the real **POINT OF BEGINNING** of the **"2.0727 Acre Parcel"** herein described:

3) Thence **S 15°35'44" E** along one of the Grantor's Northerly property lines, the West line of said now vacated Lot No. 464 and the West property line of said Alvira Spears (O.R.386/Pg.2630) parcel for the first 149.36 feet, and, then along a new line through the lands of the Grantor for the next 312.16 feet, a total of **461.52 feet** to an iron pin w/cap set in the Grantor's South property line and the North property line of a tract owned by the Village of Chauncey (D.B.282/Pg.485), passing through: an iron pin w/cap stamped "EMH&T, Inc." in the Southwest corner of said now vacated Lot No. 464 and the Southwest property corner of said Alvira Spears (O.R.386/Pg.2630) parcel at 149.36 feet, and, iron pins w/cap set at 343.04 feet and 404.00 feet:

4) Thence the following two (2) courses along the said Grantor's South property line and the said North property line of the Village of Chauncey (D.B.282/Pg.485) tract:

1) **S 75°19'28" W, 27.17 feet** to a 5/8" iron pin found, and:

2) **S 74°44'20" W, 301.90 feet** to a point in the Grantor's Southwest property corner, the Northwest property corner of the Village of Chauncey (D.B.282/Pg.485) tract and the East line of a 100 foot wide strip owned by The New York Central Railroad Company (with a railroad track currently in use), passing through a 3/4" iron pin found for reference at 301.46 feet:

5) Thence **N 11°26'10" W** along one of the Grantor's Westerly property lines and the East line of said 100 foot wide strip owned by The New York Central Railroad Company (with a railroad track currently in use), **174.80 feet** to a point in one of the Grantor's Westerly property corners and the Southwest property corner of a parcel owned by William K. Henry (D.B.349/Pg.325), said point being witnessed by a pinch pipe found, that has moved from it's original location, that bears: N 64°07'16" W, 0.19 feet FROM said point:

6) Thence **N 76°48'47" E** along another of the Grantor's Westerly property lines, the South property line of said William K. Henry (D.B.349/Pg.325) parcel, and, passing on to the South property line of a parcel owned by William K. & Pearl C. Henry (O.R.174/Pg.79) at 130.25 feet, a total of **195.31 feet** to an iron pin found w/cap stamped "Bayha-6139/ Seymour-6044" in another of the Grantor's Westerly property corners and the Southeast property corner of said William K & Pearl C. Henry (O.R.174/Pg.79) parcel:

7) Thence **N 15°36'10" W** along another of the Grantor's Westerly property lines and the East property line of said William K. & Pearl C. Henry (O.R.174/Pg.79) parcel, **292.33 feet** to an iron pin found w/cap stamped "Bayha-6139/ Seymour-6044" in another of the Grantor's Northwesterly property corners, the Northeast property corner of said William K. & Pearl C. Henry (O.R.174/Pg.79) parcel, and the South R/W line of Main Street, aka State Route No. 682 (79.5' R/W), passing through an iron pin found w/cap stamped "Bayha-6139/ Seymour-6044" at 142.33 feet, and:

8) Thence **N 74°00'00" E** along one of the Grantor's Northerly property lines and the said South R/W line of Main Street, aka State Route No. 682 (79.5' R/W), **121.29 feet** to the **point of beginning**, and, containing **2.0727 acre**.

Description: Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blausch
DATE: 10-2-06

Wm. K. Henry
P. H.
M. A. B. C.

"2.0727 Acre Parcel" Cont'd.

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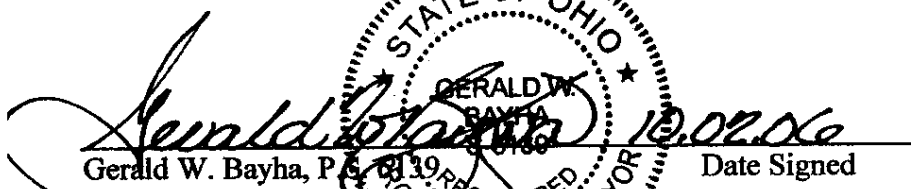
9) The above described "2.0727 Acre Parcel" is PART of what is currently known as *Auditor's Parcel No. G0200600010.00* .

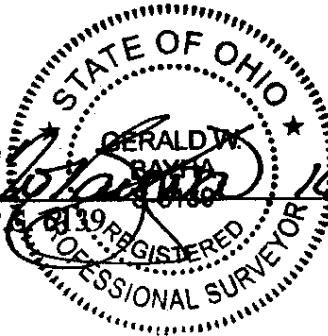
10) The bearings used in the above description are based on the South R/W line of Main Street, aka State Route No. 682 (79.5' R/W), as bearing: N 74°00'00" E, and are only for the determination of angles.

11) Subject to all legal highways and easements.

12) 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 "BAYHA - P.S.6139".

13) The above described "2.0727 Acre Parcel" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0906-01*), with the field work being completed on September 26, 2006, and, the "Plat of Survey" (Exhibit "B") being last revised on September 30, 2006, and, the "Legal Description" (Exhibit "A") being completed on October 02, 2006.

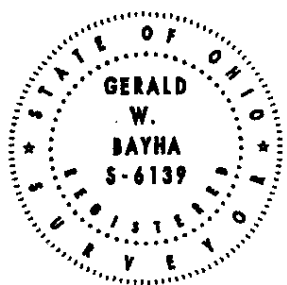

Gerald W. Bayha, P.S. 6139 Date Signed 10.02.06



Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

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Athens, OH 45701-9557
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E-mail: jbayha@hughes.net



Plat Date: 09.30.06

Job No: 0906-01

By: G.D. Chk'd: G.D.

Rev:

PLAT OF SURVEY

Being Part of River Lots 345 & 346 (Section 20), T-10-N, R-14-W, Village of Chauncey, Dover Twp., Athens Co., State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

Main Street
(79.5' R/W)
State Route No. 682

P.O.B. N.W. Corner of VACATED Lot No. 464

N 15°35'44" W - 0.60'(INTS)

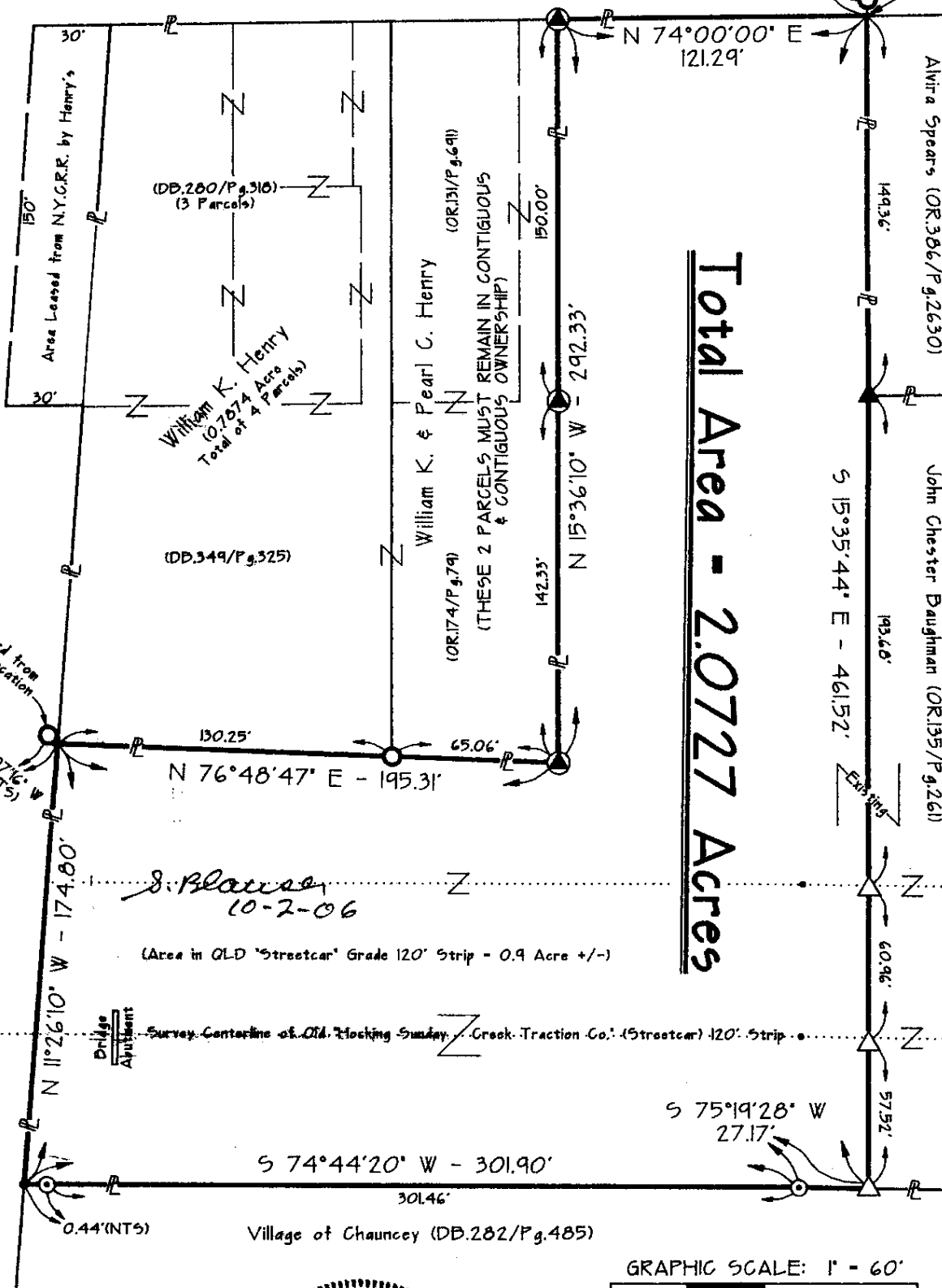
N 74°00'00" E 121.29'

Alvira Spears (OR.386/P.g.2630)

John Chester Baughman (OR.135/P.g.2611)

Total Area = 2.0727 Acres

New York Central Railroad - 100'R/W



S. Blasse 10-2-06
(Area in QLD 'Streetcar' Grade 120' Strip - 0.9 Acre +/-)

Survey Containing of Old. Locking Sunday Creek Traction Co.' (Streetcar) 120' Strip

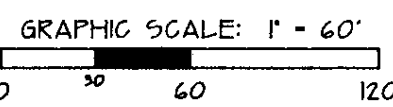
NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE SOUTH R/W LINE OF MAIN ST. AS BEARING N 74°00'00" E.



CERTIFICATION OF SURVEYOR: OHIO
I hereby certify that this Plat of Survey was prepared from a survey made by me, in September 2006

Gerald W. Bayha
Ohio Registered Professional Surveyor No. S-6139

FIELD WORK COMPLETED ON September 26, 2006



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ I.D. CAP STAMPED "G.W. DAYHA - P.S. 6139"
- — I.P.F.A. w/ Cap "DAYHA-6139/SEYMOUR-6044"
- ▲ — I.P.F.A. w/ Cap "EMHT Inc"
- — IRON PIN/DAR PD.
- — IRON PPE FOUND