

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 8-10-11

EXHIBIT "A"

5.319 Acre - Tract II

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

1) Being part of real estate owned by Leroy S., Sr. & Martha C. McCune as recorded in Official Record 183 at page 270 (Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey), in the Athens County Recorder's Office, Athens County, OH, and, being situate in Fraction (FR.) 2, (Section 9), Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows;

2) **COMMENCING** at the Northwest corner of Section 8, which is Easterly, 4.70 chains (310.20')(as per Feb. 26, 1839 survey recorded in the Athens County Engineer's Office Survey Book 1 at page 161) from the Southwest corner of FR.2 (Section 9 / Section 15):

3) Thence **S 80°34'40" E** along the North line of Section 8 and the South line of FR.2 (Section 9), **811.14 feet** to an iron pin w/cap set in the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) Southwest property corner, the Northwest property corner of another tract owned by Leroy S., Sr. & Martha C. McCune as recorded in Official Record 183 at page 270 (Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) in Section 8, the Southeast corner of a tract owned by Richard E. Jones (DB.384/Pg.809 & OR.166/Pg.605) in FR.2 (Section 9), and, the Northeast corner of another tract owned by said Richard E. Jones (DB.384/Pg.809 & OR.166/Pg.605) in Section 8:

4) Thence continuing **S 80°34'40" E** along the North line of Section 8 and the South line of FR.2 (Section 9), the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) South line, and, said other tract owned by Leroy S., Sr. & Martha C. McCune as recorded in Official Record 183 at page 270 (Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) North line, **230.69 feet** to an iron pin w/cap set, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **5.319 Acre - TRACT II** herein described;

5) Thence **N 10°58'50" E** along a new line through the lands of the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey), **1,164.01 feet** to a point in the centerline of Sand Ridge Road (Dover Twp. Rd. No. 324), the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) North property line, passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 59.3' & 1084.1', and, also passing through an iron pin w/cap set for reference at 1,150.43 feet:

6) Thence **S 80°00'34" E** along the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) North property line, and also being in said Sand Ridge Road (Dover Twp. Rd. No. 324), **199.26 feet** to a point:

7) Thence **S 10°58'50" W** along a new line through the lands of the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey), **1,162.03 feet** to an iron pin w/cap set in the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) South line, the South line of said FR.2 (Section 9), the North line of said Section 8, and, the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) North line, passing through an iron pin w/cap set for reference at 1.75', and also passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 73.5' & 1143.2':

8) Thence **N 80°34'40" W** along the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) South line, the South line of said FR.2 (Section 9), the North line of said Section 8, and, the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) North line, **199.30 feet** to the **point of beginning**, passing through a 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at 69.3' & 129.4', and, **containing** a total of **5.319 Acres**.

(5.319 ACRE – TRACT II Cont'd.)

9) The above described **5.319 Acre - TRACT II** comes entirely out of existing *Auditor's Parcel No. G010010036300*.

10) The bearings used in the above description are based on the North line of the West one-half (W-1/2) of Section 8 as bearing: S 80°34'40" E, and, are only for the determination of relative 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 pink plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

13) The above described **5.319 Acre - TRACT II** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0311-01*), with the field work being completed on 27 July 2011, the "Plat of Survey" (Exhibit "B") being last revised on 09 August 2011, and, the "Legal Description" (Exhibit "A") being completed on ~~10~~ August 2011.


Gerald W. Bayha, P.S. 6139



10 Aug. 2011

Date Signed

