

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

EXHIBIT "A"

7.252 Acre - Tract I

"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, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **7.252 Acre - TRACT I** herein described;

4) Thence **N 07°00'18" 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) West property line, the East property lines of: 1) Said R.E. Jones (DB.384/Pg.809 & OR.166/Pg.605) property for a distance of 175.39 feet, and; 2 & 3) A - 5 acre tract (by deed – 2nd tract) for a distance of 810.75 feet and a 0.75 acre parcel (by deed – 1st tract) for a distance of 181.56 feet, both of which are owned by Frederick W. & Sarah M. Farson (OR.337/Pg.1610) as the 2nd tract and the 1st tract respectively, for a total distance of **1,167.70 feet** to a point in the centerline of Sand Ridge Road (Dover Twp. Rd. No. 324), the Northwest property corner of 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) property, and, the Northeast property corner of said F.W. & S.M. Farson (OR.337/Pg.1610 – 1st Tract – 0.75 acre by deed) property, passing through iron pins w/caps set at 175.39, 986.14 and 1143.97', and also passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 84.2', 293.2', 316.0', 402.0', 492.6', 557.0', 609.5', 767.8', 890.4' and 1071.8' :

5) 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), **311.61 feet** to a point:

6) 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), **1,164.01 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 13.58', and also passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 79.9' and 1104.7' :

7) 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, **230.69 feet** to the **point of beginning**, passing through a 3/4" I.D. x 5' Long - Sched.40 - White PVC post set at 101.8', and, **containing** a total of **7.252 Acres**.

(7.252 ACRE – TRACT I Cont'd.)

8) The above described **7.252 Acre – TRACT I** comes entirely out of existing *Auditor's Parcel No. G010010036300*.

9) 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.

10) Subject to all legal highways and easements.

11) 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".

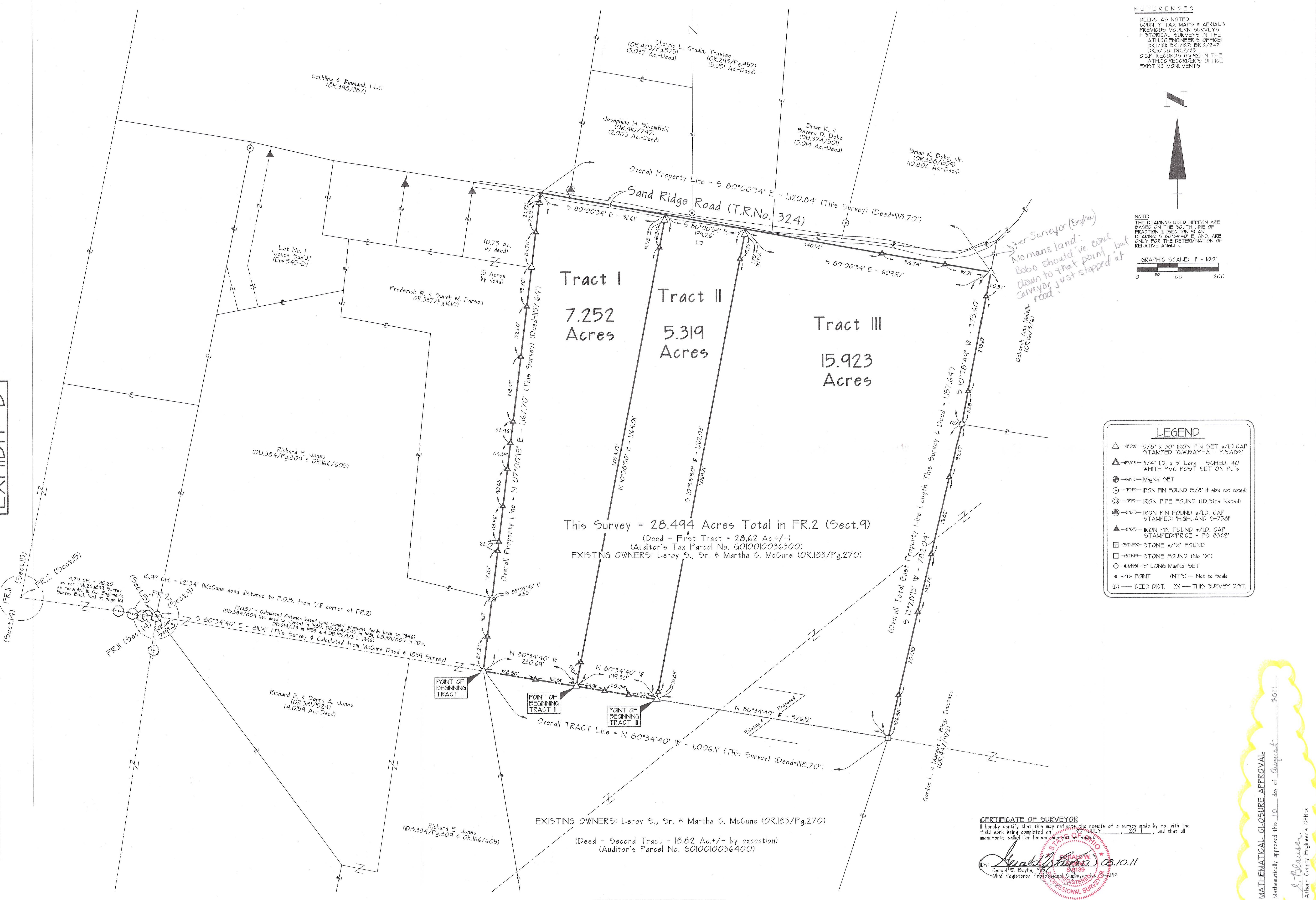
12) The above described **7.252 Acre – TRACT I** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0311-01*), with the field work being completed on 27 July 2011, the "Plat of Survey" (Exhibit "B") being last revised on 09 August 2011, and, the "Legal Description" (Exhibit "A") being completed on 09 August 2011.


Gerald W. Bayha, P.S. 6139

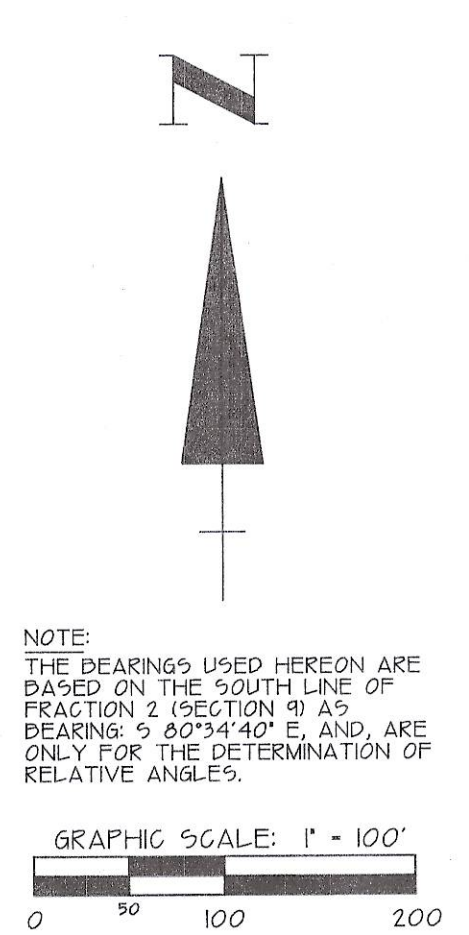


09 AUGUST 2011
Date Signed

EXHIBIT "B"



REFERENCES
 DEEDS AS NOTED
 COUNTY TAX MAPS & AERIALS
 PREVIOUS MODERN SURVEYS
 HISTORICAL SURVEYS IN THE
 ATHENS ENGINEER'S OFFICE
 DK1/16; DK1/17; DK2/247;
 DK3/158; DK7/25
 O.G.P. RECORDS (P.49) IN THE
 ATHENS ENGINEER'S OFFICE
 EXISTING MONUMENTS



LEGEND

- △-IP09- 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.DA'YHA - P.5.6194"
- ▲-IP09- 3/4" ID. x 5' LONG - SCHED. 40 WHITE PVC POST SET ON PL'S
- ⊕-MNS- Magnal SET
- ⊙-IPNF- IRON PIN FOUND (5/8" if size not noted)
- ⊙-IPF- IRON PIPE FOUND (I.D. SIZE NOTED)
- ⊙-IPF- IRON PIN FOUND w/ID. CAP STAMPED: "HIGHLAND S-7581"
- ▲-IPF- IRON PIN FOUND w/ID. CAP STAMPED: "PRICE - P5 8362"
- ⊠-STNS- STONE w/"X" FOUND
- STNF- STONE FOUND (No "X")
- ⊕-LMS- 5" LONG Magnal SET
- PT- POINT (NTS) - Not to Scale
- (D) - DEED DIST. (S) - THIS SURVEY DIST.

Tract I
7.252 Acres

Tract II
5.319 Acres

Tract III
15.923 Acres

This Survey = 28.494 Acres Total in FR.2 (Sect.9)
 (Deed - First Tract = 28.62 Ac.+/-)
 (Auditor's Tax Parcel No. G010010036300)
 EXISTING OWNERS: Leroy S., Sr. & Martha C. McCune (OR.183/Pg.270)

EXISTING OWNERS: Leroy S., Sr. & Martha C. McCune (OR.183/Pg.270)
 (Deed - Second Tract = 18.82 Ac.+/- by exception)
 (Auditor's Parcel No. G010010036400)

CERTIFICATE OF SURVEYOR
 I hereby certify that this map reflects the results of a survey made by me, with the field work being completed on JULY 2011, and that all monuments called for hereon are set as shown.

Gerald W. Dayha, P.S.
 Ohio Registered Professional Surveyor No. 5139

MATHEMATICAL CLOSURE APPROVAL
 Mathematically approved this 10 day of August, 2011.

S. Blauser
 Athens County Engineer's Office

EXHIBIT "B"

PLAT OF SURVEY

Being situate in FR.2, Section 9, T.10.N, R.14.W, Dover Township, Athens County, State of Ohio, U.S.A.

Gerald W. Dayha, P.S.
 Registered Professional Surveyor No. 5-6139
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 Athens, OH 45701-9957
 Voice: 740.593.5606 Fax: 740.594.7361
 E-mail: jdayha@dayha.com

DATE: JULY 2011

BY: *S. Blauser*

REVISIONS

PLAT DATE: 08-04-11
 DRAWN BY: GPD
 JOB NO: 091-01
 SHEET NO: 02

10/277 Sand Ridge Road, Millfield, OH - 45741

ATHENS COUNTY ENGINEER'S OFFICE