

# EXHIBIT "A"

## 5.985 Acre Tract

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 10-18-12

1) Being part of the 3<sup>rd</sup> Tract of real estate owned by the Richard & Eleanor Irene Edgar Trust as recorded in Official Record 413 at page 682 (Deed 3<sup>rd</sup> Tract = 11.012 Ac.) in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Northwest one-quarter (NW-1/4) of Section 17, Town-4-North, Range-13-West, Lodi Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a 5/8" iron pin found in the Northeast (NE) corner of the Northwest one-quarter (NW-1/4) of Section 17, said 5/8" iron pin found being in the Grantors' Northeast property corner of their said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), said iron pin found also being the real **POINT OF BEGINNING** of the **5.985 Acre Tract** herein described:

3) Thence **S 05°37'24" W** along the East line of the said Northwest one-quarter (NW-1/4) of Section 17, the Grantors' East property line of their said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.) and the West property line of a tract owned by William Paul Harper in Section 17 (OR.430/Pg.2558), **528.99 feet** to an iron pin w/cap set in the Southwest property corner of said William Paul Harper (OR.430/Pg.2558) tract in Section 17 and the Northwest property corner of a tract owned by Trevor Judy & Lacey Marie Whitlatch (OR.461/Pg.235), said iron pin w/cap set being witnessed by a railroad spike found (0.1' deep) in the survey centerline of Coolville Ridge Road (Co.Rd.No.75) and the Grantors' Southeast property corner of their said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), said railroad spike found bearing S 05°37'24" W - 393.84 feet **FROM** said iron pin w/cap set:

4) Thence the following four (4) new courses through the lands of the Grantors;

1) **N 87°55'41" W, 252.21 feet** to an iron pin w/cap set, passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at 72.2' and 123.7':

2) **N 74°26'41" W, 113.79 feet** to an iron pin w/cap set:

3) **S 63°50'41" W, 200.61 feet** to an iron pin w/cap set, and:

4) **S 84°51'11" W, 299.73 feet** to a point in one of the said Grantors' Southwesterly property lines of their said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), one of the Northeasterly property lines of a tract owned by the Grantee's herein, Chris & Darleen Cramer Innis (DB.377/Pg.703), said point also being in the survey centerline of Coolville Ridge Road (Co.Rd.No.75), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at 95.3' and 174.7', and an iron pin w/cap set for reference at 255.23 feet

5) Thence **N 19°08'58" W** along the said survey centerline of Coolville Ridge Road (Co.Rd.No.75), the said Grantors' Southwesterly property line of their said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), and one of the said Northeasterly property lines of a tract owned by the Grantee's herein, Chris & Darleen Cramer Innis (DB.377/Pg.703), **105.97 feet** to an iron pin found (0.7' deep) in the most Westerly property corner of the said Grantors' said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), the said Grantors' most Southerly property corner of their 2<sup>nd</sup> Tract (Deed = 10.44 Ac.), and the survey centerline intersection of said Coolville Ridge Road (Co.Rd.No.75) with Carsey Road (Twp.Rd.No.97):

6) Thence the following seven (7) courses along the said survey centerline of Carsey Road (Twp.Rd.No.97), the Northwesterly property lines of the said Grantors' said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), and the Southeasterly and Easterly property lines of the said Grantors' said 2<sup>nd</sup> Tract (Deed = 10.44 Ac.);

1) **N 67°25'58" E, 69.45 feet** to a point:

2) **N 67°45'56" E, 219.19 feet** to a point:

3) **N 59°19'56" E, 147.39 feet** to a point:

4) **N 63°23'36" E, 209.57 feet** to a point:

5) **N 37°15'27" E, 98.68 feet** to a point:

6) **N 30°57'20" E, 122.96 feet** to a point, and:

7) **N 05°39'14" E, 56.70 feet** to a bent iron pin found (1.0' deep) in the Northwest property corner of the said Grantors' said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), the Northeast property corner of the said Grantors' said 2<sup>nd</sup> Tract (Deed = 10.44 Ac.), the North line of the NW-1/4 of Section 17, the South line of Section 18, the Southeast property corner of a tract owned by Evan F. & Ellen H. Ward (OR.419/Pg.1964) and the Southwest property corner of a tract owned by William Paul Harper (OR.430/Pg.2558) in Section 18:

7) Thence **S 85°31'06" E** along the North property line of the said Grantors' said 3<sup>rd</sup> Tract (Deed = 11.012 Ac.), the said North line of the NW-1/4 of Section 17, the South line of Section 18, and the South property line of said William Paul Harper (OR.430/Pg.2558) tract in Section 18, **217.76 feet** to the **point of beginning**, passing through a 3/4" I.D. x 5' Long - Sched.40 - White PVC post set at 14.8', and, **containing 5.985 Acres.**

8) The above described **5.985 Acre Tract** comes entirely out of existing **Auditor's Parcel No. J010010062202.**

9) The bearings used in the above description are based on the East line of the Northwest one-quarter (NW-1/4) of Section 17 as bearing: N 05°37'24" 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 plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

12) The above described **5.985 Acre Tract** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Job No. 0712-01), with the field work being completed on 09 October 2012, the "Plat of Survey" (Exhibit "B") being last revised on 17 October 2012, and, the "Legal Description" (Exhibit "A") being completed on 17 October 2012.

Gerald W. Bayha, P.S. 6139

GERALD W.  
BAYHA  
S-6139

REGISTERED  
PROFESSIONAL SURVEYOR

17 OCTOBER 2012  
Date Signed



Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

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



Plat Date:  
10.17.12

# PLAT OF SURVEY

Job No:  
0712-01

Being Situate in the NW-1/4 of  
Section 17, T-4-N,  
R-13-W, Lodi Township,  
Athens Co., State of Ohio, U.S.A.

By: *GB* Chk'd: *GB*

## EXHIBIT 'B'

### CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a survey made by me, in October, 2012.

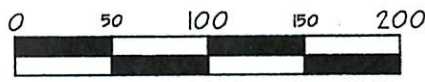
By: *Gerald W. Bayha* **17 Oct. 2012**  
Date Signed  
Gerald W. Bayha, P.S.  
Ohio Registered Professional  
Surveyor No. 5-6139

FIELD WORK COMPLETED ON: 09 October 2012  
PLAT AND LEGAL COMPLETED ON: 17 October 2012

**LEGEND**

- △ — 5/8" x 30" I.P. SET w/I.D. CAP STAMPED "G.W. DAYHA - P.S. 6139"
- ▲ — I.P. IN F.D. w/CAP STAMPED "L.F. Swoyer - 6765"
- — IRON PIN FOUND
- — I.P.P.E. F.D. (Size Noted)
- — POINT
- △ — 3/4" D x 5' Sch. 40 PVC SET
- P — PROPERTY LINE
- ⊕ — RR SPIKE F.D.

NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF THE NW-1/4 OF SECTION 17 AS BEARING: N 05°37'24" E.



GRAPHIC SCALE: 1" = 100'



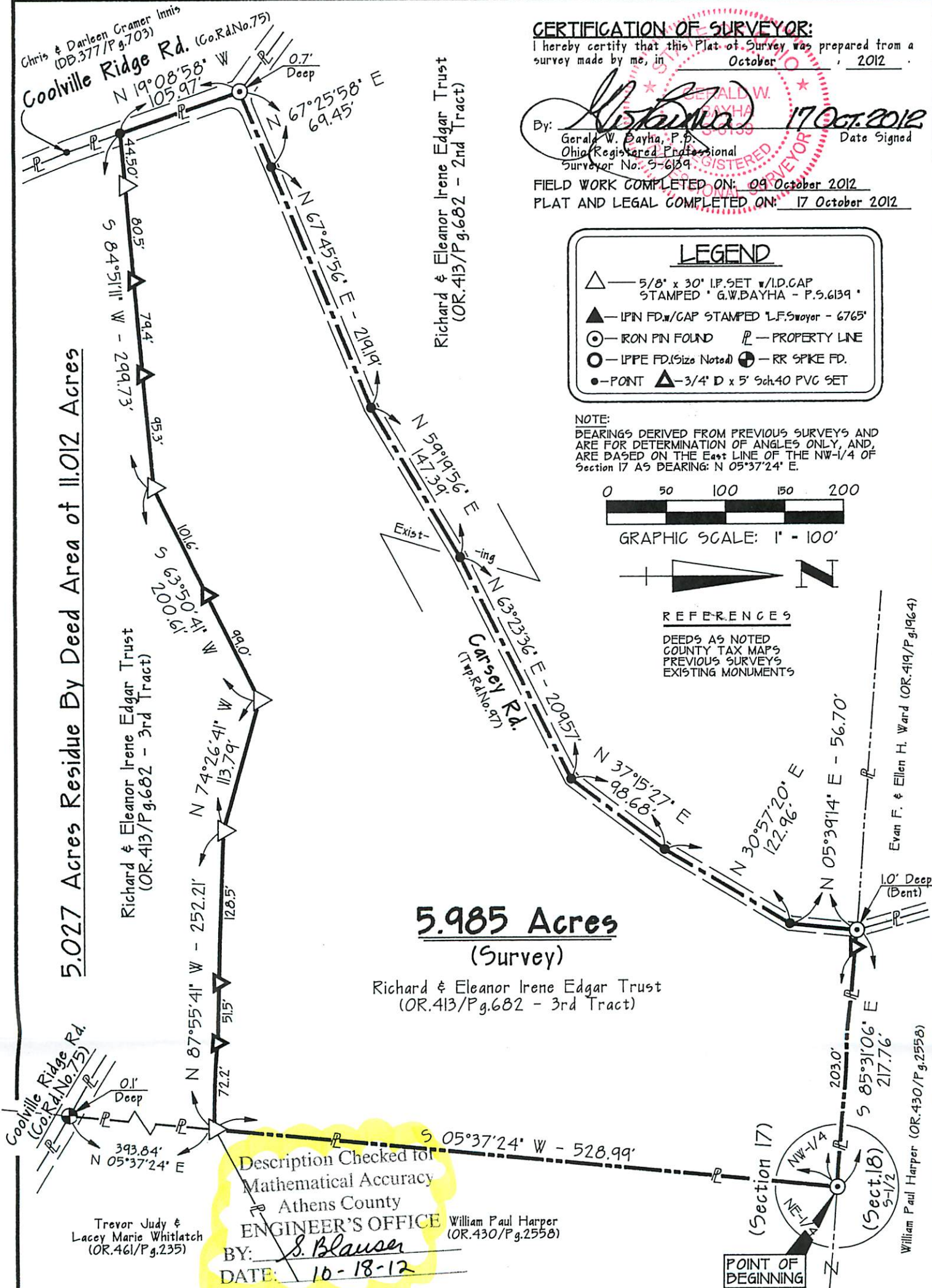
### REFERENCES

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

5.027 Acres Residue By Deed Area of 11.012 Acres

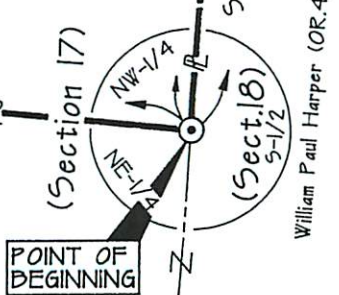
**5.985 Acres**  
(Survey)

Richard & Eleanor Irene Edgar Trust  
(OR.413/Pg.682 - 3rd Tract)



Trevor Judy & Lacey Marie Whitlatch  
(OR.461/Pg.235)

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *S. Blausen*  
DATE: 10-18-12  
William Paul Harper  
(OR.430/Pg.2558)



Evan F. & Ellen H. Ward (OR.419/Pg.1964)  
William Paul Harper (OR.430/Pg.2558)