

EXHIBIT "A"

Being part of the real estate in the name of Beverly A. Kubachka, as recorded in Official Record 251 at page 752, in the Athens County Recorder's Office, Athens County, Ohio, and being situate in the Southeast one-quarter (1/4) of Section 19, Town-4-North, Range-13-West, Lodi Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at an iron pin w/cap set in the Grantor's East property line, also being in the Northeast corner of Southeast one-quarter (1/4) of Section 19; said iron pin w/cap set bearing: S 00°00'00" E, 311.14 feet (by this survey)(deed = 317.02') from a point in a 30" Ash(?) stump in the Grantor's Northeast property corner, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the tract herein described:

Thence **S 00°00'00" E** along the Grantor's East property line and the East line of the Southeast one-quarter (1/4) of Section 19, **1,504.56 feet** (by this survey)(deed = 1507.83') to an iron pipe found in the Grantor's most Easterly Southeast property corner, said iron pipe found being witnessed by a stone found in the Southeast corner of the said Southeast one-quarter (1/4) of Section 19 in the Athens-Meigs County line, that bears: S 00°00'00" E, 1,324.77 feet from said iron pipe found;

Thence **S 89°56'00" W** along the Grantors' most Southerly property line, **331.32 feet** (by this survey & deed) to an iron pin w/cap set in another of the Grantor's Southeasterly property corners;

Thence **N 00°27'00" W** along another of the Grantors' Southerly property lines, **580.12 feet** (by this survey & deed) to an iron pin w/cap set in another of the Grantor's Southeasterly property corners;

Thence **N 90°00'00" W** along another of the Grantors' Southerly property lines, **1,126.71 feet** (by this survey)(deed = 1126.79') to a point (from which, an iron pin found that bears: N 89°15'23" W, 44.63 feet) in U.S. Route 33 in the Grantor's Southwest property corner, passing through a point in a 24" Cherry tree at 485.45 feet (said point being witnessed by an iron pin w/cap found stamped "G.K.W. 6535" that bears: S 00° E, 0.47 feet from said point), and, passing through an iron pin w/cap set for reference (from which, an iron pin found bears: S 25°03'08" W, 9.27 feet) at 1,094.79 feet;

Thence **N 25°11'00" E** along one of the Grantor's Westerly property lines and U.S. Route 33, **329.07 feet** to a point in said U.S. Route 33;

Thence through the Grantor's land along new lines the following four (4) courses:

- 1) **S 55°20'43" E, 321.03 feet** to an iron pin w/cap set, passing through an iron pin w/cap set for reference at 51.65 feet;
- 2) **S 84°52'30" E, 287.58 feet** to an iron pin w/cap set;
- 3) **N 60°05'04" E, 437.02 feet** to an iron pin w/cap set, and;
- 4) **N 32°29'54" E, 731.96 feet** to the **point of beginning**, and, **containing 14.134 acres.**

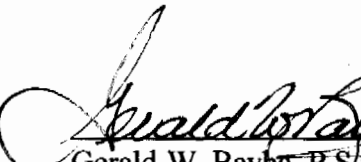
The above described parcel will come out of **Auditor's Parcel No. J0100100276.00** .


The bearings used in the above description are based on the East line of the Southeast one-quarter (1/4) of Section 19, as bearing: S 00°00'00" E, and are only for the determination of angles.

Subject to all legal highways and easements.

All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

The above described 14.134 acre tract was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 1103-01*), with the field work being completed on January 20, 2004, and, the "Plat of Survey" and the Legal Description being completed on January 25, 2004.


Gerald W. Bayha, P.S.
Jan. 25, 2004
Date Signed



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 1-26-04

L007
#19

EXHIBIT "B"

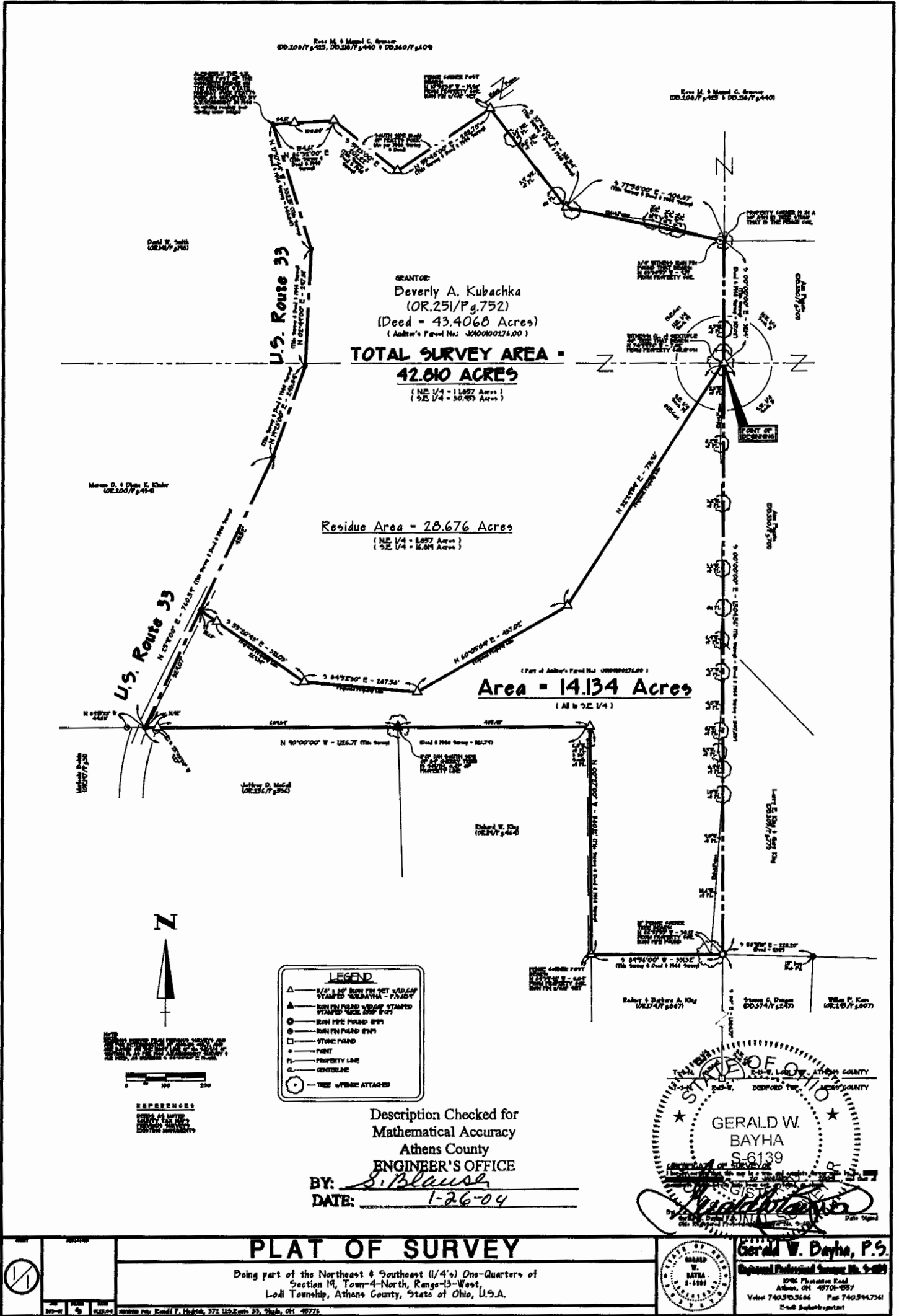


EXHIBIT "B"

Rose M. & Manuel G. Gruesser
(DB.208/Pg.425, DB.218/Pg.440 & DB.360/Pg.609)

Rose M. & Manuel G. Gruesser
(DB.208/Pg.425 & DB.218/Pg.440)

ALLEGEDLY THE S.W.
CORNER POST OF THE
CONCRETE BRIDGE ON
THE PRESENT STATE
HIGHWAY OVER PRATTS
FORK AS SURVEYED BY
A.W. SEADRIGHT IN 1948
(in existing roadway near
existing newer bridge)

FENCE CORNER POST
BEARS:
N 37°52'38" W - 19.90'
FROM PROPERTY COR.
IRON PIN w/CAP SET

David W. Smith
(OR.141/Pg.198)

GRANTOR:
Deverly A. Kubachka
(OR.251/Pg.752)
(Deed - 43.4068 Acres)
(Auditor's Parcel No.: J0100100276.00)

TOTAL SURVEY AREA -
42.810 ACRES
(NE 1/4 - 11.857 Acres)
(SE 1/4 - 30.953 Acres)

Residue Area = 28.676 Acres
(NE 1/4 - 11.857 Acres)
(SE 1/4 - 16.819 Acres)

Area = 14.134 Acres
(All in SE 1/4)

Marcus D. & Diana K. Kinder
(OR.200/Pg.434)

Manhela Dornin
(OR.177/Pg.21)

Jeffrey D. McCall
(OR.256/Pg.536)

Richard W. King
(OR.119/Pg.464)

Rodney & Barbara A. King
(OR.174/Pg.867)

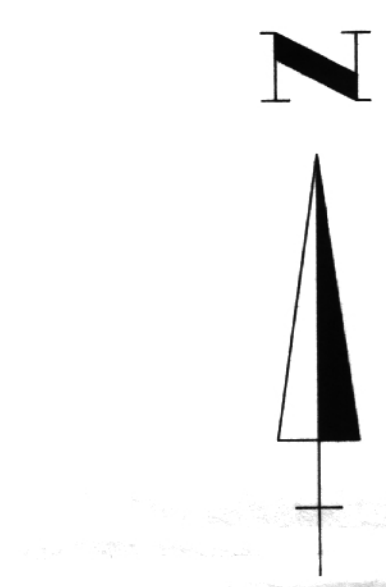
Steven G. Dougan
(DB.374/Pg.247)

William F. Kane
(OR.295/Pg.807)

Manhela Dornin
(OR.177/Pg.21)

U.S. Route 33

U.S. Route 33



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND
ARE DAPED ON THE EAST LINE OF THE SE 1/4 OF
SECTION 19, AS PER HAD A MEASUREMENT SURVEY &
OUR DEED, AS BEARINGS: 9 00°00'00" E (South).

GRAPHIC SCALE: 1" = 100'

0 50 100 200

LEGEND

- △ 5/8" x 30" IRON PIN SET w/D.CAP STAMPED "G.W.BAYHA - P.5.6139"
- ▲ IRON PIN FOUND w/D.CAP STAMPED "G.K.W. 6595" (IPCF)
- IRON PIPE FOUND (IPF)
- IRON PIN FOUND (IPN)
- STONE FOUND
- POINT
- PL PROPERTY LINE
- CL CENTERLINE
- TREE w/FENCE ATTACHED

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *G. Bayha*
DATE: 1-26-04

CERTIFICATE OF SURVEYOR
I hereby certify that this map is a true and complete survey made by me, GERALD W. BAYHA, on 20 JANUARY, 2004, and that all monuments shown hereon have been set, or found, as shown.

By: *Gerald W. Bayha* Jan 20, 2004
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139

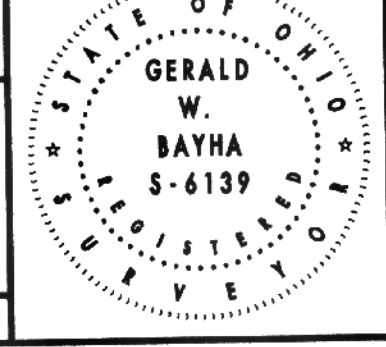


REVISIONS

JOB	DRAWN	DATE
102-01	GB	01.25.04

PLAT OF SURVEY
Being part of the Northeast & Southeast (1/4's) One-Quarters of
Section 19, Town-4-North, Range-13-West,
Lodi Township, Athens County, State of Ohio, U.S.A.

SURVEYED FOR: Ronald P. Hedrick, 372 U.S. Route 33, Shade, OH 45776



Gerald W. Bayha, P.S.
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E-mail: jbayha@frognet.net