

EXHIBIT "A"

" 1.856 Acre Adjoining Property Owner Transfer Parcel which is to be held in CONTIGUOUS and CONTINUOUS Ownership with the adjoining 0.904 Acre Parcel owned by the Grantee herein "

1) Being part of a 13.745 Acre Tract (# *J010010045403*) owned by Omar E. & Nancy L. Bradley as recorded in Official Record 440 at page 1657 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the SW-1/4 of Section 23, 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 point in the Southwest corner of Section 23:
3) Thence S 85°23'30" E along the South line of Section 23, 1,653.22 feet to a random point:
4) Thence N 04°36'30" E along a random line, 962.58 feet to a point in the centerline of Long Run Road (Ath.Co.Rd.No.25), said point also being in one of the Grantors' (O.E. & N.L. Bradley - OR.440/Pg.1657) Southwesterly property corners and the Southeast property corner of a 0.904 acre (by deed) parcel (# *J010010045406*) owned by the Grantee herein, Janet M. Carleton (OR.326/Pg.896), said point also being the real **POINT OF BEGINNING** of the "1.856 Acre Adjoining Property Owner Transfer Parcel which is to be held in CONTIGUOUS and CONTINUOUS Ownership with the adjoining 0.904 Acre Parcel (# *J010010045406*) owned by the Grantee herein" described:

5) Thence the following five (5) courses along the Grantors' (O.E. & N.L. Bradley - OR.440/Pg.1657) Southwesterly property lines and the Easterly & Northerly property lines of the said 0.904 acre J.M. Carleton (OR.326/Pg.896) parcel;

- 1) **N 03°35'22" W, 90.16 feet** to an iron pin set in March, 1995 by Kenneth E. Highland, PS7581, passing through an additional iron pin set March, 1995 by Kenneth E. Highland, PS7581 at 28.04':
- 2) **N 22°52'30" W, 79.95 feet** to an iron pin set in March, 1995 by Kenneth E. Highland, PS7581:
- 3) **S 89°38'28" W, 69.32 feet** to an iron pin set in March, 1995 by Kenneth E. Highland, PS7581:
- 4) **S 77°02'31" W, 70.07 feet** to an iron pin set in March, 1995 by Kenneth E. Highland, PS7581, and:
- 5) **S 69°57'09" W, 123.04 feet** to a point in the said centerline of Long Run Road (Ath.Co.Rd.No.25), said point also being in another of the Grantors' (O.E. & N.L. Bradley -OR.440/Pg.1657) Southwesterly property corners and the Easterly property line of a 15.10 acre (by deed) tract owned by Larry McGrath (OR.455/Pg.2635), passing through an additional iron pin set in Mar.1995 by Kenneth E. Highland, PS7581 at 101.56 feet:

- 6) Thence the following two (2) courses along the said centerline of Long Run Road (Ath.Co.Rd.No.25), the Grantors' (O.E. & N.L. Bradley -OR.440/Pg.1657) Westerly property lines and Easterly property lines of the said 15.10 acre (by deed) L. McGrath (OR.455/Pg.2635) tract;
- 1) **N 37°31'32" W, 73.72 feet** to a railroad spike set on 22 October 1984 by me, and;
 - 2) **N 24°07'34" W, 204.45 feet** to another railroad spike set on 22 October 1984 by me in the Grantors' (O.E. & N.L. Bradley -OR.440/Pg.1657) Northwest property corner and the Southwest property corner of a 5.00002 acre (by deed) tract owned by Orland G. & Diane K. Saylor - OR.443/Pg.930:
- 7) Thence **N 82°45'10" E** along the said Grantors' (O.E. & N.L. Bradley -OR.440/Pg.1657) North property line and the South property line of said 5.00002 acre (by deed) tract owned by O.G. & D.K. Saylor (OR.443/Pg.930), **352.03 feet** to an iron pin w/cap set, passing through an iron pin w/cap set at 27.89 feet and iron bars set on 22 October 1984 by me at: 115.67 feet and 314.65 feet:
- 8) Thence the following two (2) courses through the lands of the Grantors' herein (O.E. & N.L. Bradley -OR.440/Pg.1657);
- 1) **S 14°22'01" E, 317.96 feet** to an iron pin w/cap set, passing through 3/4" I.D. x 5' long sched.40 white PVC posts set at: 112.7 feet and 211.9 feet, and;
 - 2) **S 00°04'34" E, 85.25 feet** to a point in the said centerline of Long Run Road (Ath.Co.Rd.No.25), said point also being in one of the South property lines of said Grantors' (O.E. & N.L. Bradley -OR.440/Pg.1657), and one of the Easterly property lines of a 76.393 acre residual tract surveyed by me in April 2010, lying South and West of Long Run Road (Ath.Co.Rd.No.25) owned by Omar E. & Nancy L. Bradley (by survivorship)-(OR.416/Pg.1574), passing through an iron pin w/cap set for reference at 64.81 feet:
- 9) Thence **S 81°14'33" W** along the said centerline of Long Run Road (Ath.Co.Rd.No.25), one of the said Grantors' (O.E. & N.L. Bradley - OR.440/Pg.1657) South property lines, and one of the said Easterly property lines of a 76.393 acre residual tract surveyed by me in April 2010, lying South and West of Long Run Road (Ath.Co.Rd.No.25) owned by Omar E. & Nancy L. Bradley (by survivorship)-(OR.416/Pg.1574), **9.96 feet** to the **point of beginning**, and, **containing 1.856 Acres.**
- 10) **The above described 1.856 Acre Adjoining Property Owner Transfer Parcel comes entirely out of Auditor's Parcel # J010010045403 and is to be held in CONTIGUOUS and CONTINUOUS Ownership with the adjoining 0.904 Acre Parcel (# J010010045406) owned by the Grantee herein.**
- 11) The bearings used in the above description are based on the South line of Section 23 as bearing: S 85°23'30" E and are only for the determination of angles.
- 12) Subject to all legal highways and easements.
- 13) 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 - 740-593-5686".
- 14) The above described "**1.856 Acre Paecel**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0409-03*), with the field work being completed in October 1984, April 2010, and, on 01 July 2015, the "Plat of Survey" (Exhibit "B") being last revised on 08 July 2015, and, the "Legal Description" (Exhibit "A") being completed on 08 July 2015.

Gerald W. Bayha, P.S. 6139

Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

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

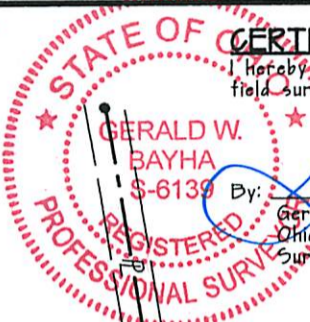
Plat Date:
07.01.15

PLAT OF SURVEY

Billing Job No:
0515-01
Drawing Job No:
0409-03
By: *GB* Chk'd: *GB*
Rev:

Being Situate in the SW-1/4
of Section 23, T-4-N, R-13-W,
Lodi Township,
Athens County,
State of Ohio,
U.S.A.

EXHIBIT 'B'



CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a field survey completed by me on 01 JULY, 2015.

By: *[Signature]*
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139
Date Signed: 07 JULY 2015

Orland G. & Diane K. Saylor
(OR.443/930)
5.0002 Acres
ID# J010010045407

Adjoining Property Owner Transfer Parcel - 1.856 Acres

OUT OF J010010045403

TO BE HELD IN CONTIGUOUS &
CONTINUOUS OWNERSHIP WITH
THE ADJOINING 0.904 AC. PAR-
CEL ADJOINING TO THE SOUTH
& WEST OF THIS 1.856 ACRES.

Omar E. & Nancy L. Bradley
(OR.440/P.91657)
Deed - 13.745 Ac.
ID# J010010045403
RESIDUE AFTER DISPOSAL OF
1.856 ACRE PARCEL - 11.884 AC.
NORTH OF LONG RUN ROAD)
EXISTING

Janet M. Carleton
(OR.326/Pg.896)
(0.904 Ac.)
ID# J010010045406

Omar E. &
Nancy L. Bradley
(By Survivorship)
(OR.416/1574)

(76.393 Acres
Remaining South
& West of Long
Run Rd. out of
Parcel One)
ID# J0100145400

LONG RUN ROAD
N 24° 07' 34" W - 204.45'
N 37° 31' 32" W - 73.72'
N 82° 45' 10" E - 352.03'
198.98'
67.78'
27.89'
37.38'112.40'

Not to be used as a separate building site or transferred as independent parcel without planning commission approval.

Approved Split
By: *[Signature]*
Date: 7/15/15

7/16/2015
OK. to transfer 1.856a Tract as described per Athens City-Code Health Dept. Charles Newman R.S.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 7/10/15

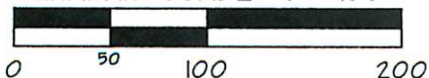
REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

NOTE:

BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE SOUTH LINE OF SECTION 23 AS BEARING: N 85° 23' 30" W

GRAPHIC SCALE: 1" = 100'



LEGEND

- 5/8" x 30" IRON PIN SET w/I.D.CAP. STAMPED "G.W.BAYHA - P.S.6139" SET BY ME IN APRIL 2010
- 5/8" x 30" IRON PIN SET w/I.D.CAP. STAMPED "G.W.BAYHA - P.S.6139"
- IRON BAR SET IN OCT. 1984 BY ME
- RR SPIKE SET IN OCT. 1984 BY ME
- IRON PIN SET IN MARCH 1995 BY KENNETH E. HIGHLAND, P.S.7581
- POINT