

# EXHIBIT "A"

## 5.524 Acre TRACT

1) Being part of real estate owned by Ada Gay, Omar E. & Nancy L. Bradley as recorded in Official Record 416 at page 1574 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 an iron pin w/cap set in the Southwest corner of Section 23;  
3) Thence S 85°22'27" E along the South line of Section 23, 1,023.06 feet to a random point;  
4) Thence N 04°37'33" E along a random line, 659.71 feet to an iron pin w/cap set, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **5.524 Acre TRACT** herein described;

5) Thence the following fourteen (14) NEW courses through the lands of the Grantors' herein (Ada Gay Bradley, etal,- OR.416/Pg.1574):

- 1) **S 89°48'50" W, 242.84 feet** to an iron pin w/cap set;
- 2) **N 77°07'30" W, 103.01 feet** to an iron pin w/cap set;
- 3) **N 45°23'57" W, 187.38 feet** to an iron pin w/cap set;
- 4) **N 27°36'15" W, 101.29 feet** to an iron pin w/cap set;
- 5) **N 06°25'42" W, 165.19 feet** to an iron pin w/cap set;
- 6) **N 73°00'50" E, 328.16 feet** to an iron pin w/cap set, passing through a 3/4" I.D. x 5' long Sch.40 White PVC set at 171.5 feet;
- 7) **S 37°03'47" E, 291.69 feet** to an iron pin w/cap set;
- 8) **S 01°08'45" W, 63.25 feet** to an iron pin w/cap set;
- 9) **N 72°31'26" E, 187.94 feet** to an iron pin w/cap set;
- 10) **S 83°14'05" E, 212.89 feet** to an iron pin w/cap set;
- 11) **S 30°54'56" E, 158.43 feet** to an iron pin w/cap set;
- 12) **N 74°03'47" E, 114.09 feet**, crossing over Long Run Creek, to an iron pin w/cap set, passing through a 3/4" I.D. x 5' long Sch.40 White PVC post set at 59.9 feet;
- 13) **N 44°08'19" E, 96.92 feet** to an iron pin w/cap set, and;
- 14) **N 08°45'47" W, 35.56 feet** to a Magnail set in the survey centerline of Long Run Road (Athens Co.Rd.No.25), the Grantors' (Ada Gay Bradley, etal,- OR.416/Pg.1574) property line, and, one of the Southerly property lines of a 0.904 acre (by deed) parcel owned by Janet M. Carleton (OR.326/Pg.896), passing through an iron pin w/cap set for reference at 20.56 feet;

6) Thence the following two (2) courses along the said survey centerline of Long Run Road (Ath.Co.Rd.No.25), the Grantors' (Ada Gay Bradley, etal,- OR.416/Pg.1574) property line, and, the said Southerly property lines of said J.M. Carleton (OR.326/Pg.896) 0.904 acre (by deed) parcel:

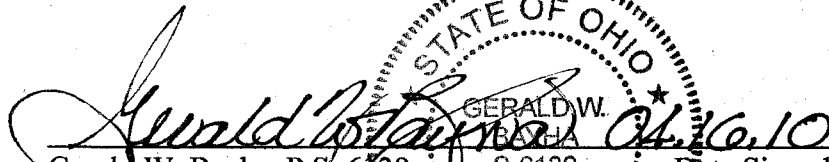

- 1) **N 73°45'02" E, 27.65 feet** to a Magnail set, and;
- 2) **N 81°14'33" E, 32.59 feet** to a Magnail set in the Southeast property corner of said J.M.Carleton (OR.326/Pg.896) 0.904 acre (by deed) parcel, said Magnail set being witnessed by an iron pin found w/cap marked "Highland S-7851" bearing: N 03°32'40" W - 27.86 feet FROM said Magnail set;

7) Thence the following eight (8) NEW courses through the lands of the Grantors' herein (Ada Gay Bradley, etal,- OR.416/Pg.1574):

- 1) **S 08°45'47" E, 69.01 feet** to an iron pin w/cap set, passing through an iron pin w/cap set for reference at 4.00 feet;
- 2) **S 44°08'19" W, 142.81 feet** to an iron pin w/cap set;
- 3) **S 74°03'47" W, 191.71 feet**, crossing over Long Run Creek, to an iron pin w/cap set, passing through a 3/4" I.D. x 5' long Sch.40 White PVC post set at 67.6 feet;
- 4) **N 30°54'56" W, 195.23 feet** to an iron pin w/cap set;
- 5) **N 83°14'05" W, 146.00 feet** to an iron pin w/cap set;
- 6) **S 72°31'26" W, 173.70 feet** to an iron pin w/cap set;
- 7) **S 21°29'20" E, 65.77 feet** to an iron pin w/cap set, and;
- 8) **S 06°27'03" E, 100.31 feet** to the **point of beginning**, and, containing **5.524 Acres**.

**5.524 Acre TRACT Cont'd.**

- 8) The above described **5.524 Acre TRACT** comes entirely out of Athens County Auditor's Parcel No: **J010010045400**.
- 9) The bearings used in the above description are based on the South line of Section 23 as bearing: S 85°22'27" E and are only for the determination of 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 **5.524 Acre TRACT** 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 on 09 April 2010, the "Plat of Survey"(Exhibit "B") being last revised on 20 April 2010, and, the "Legal Description" (Exhibit "A") being completed on 20 April 2010.

  
Gerald W. Bayha, P.S. 6139      GERALD W. BAYHA      S-6139      Date Signed 04.16.10  


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 4-21-10

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:  
04.20.10

Job No:  
0409-03

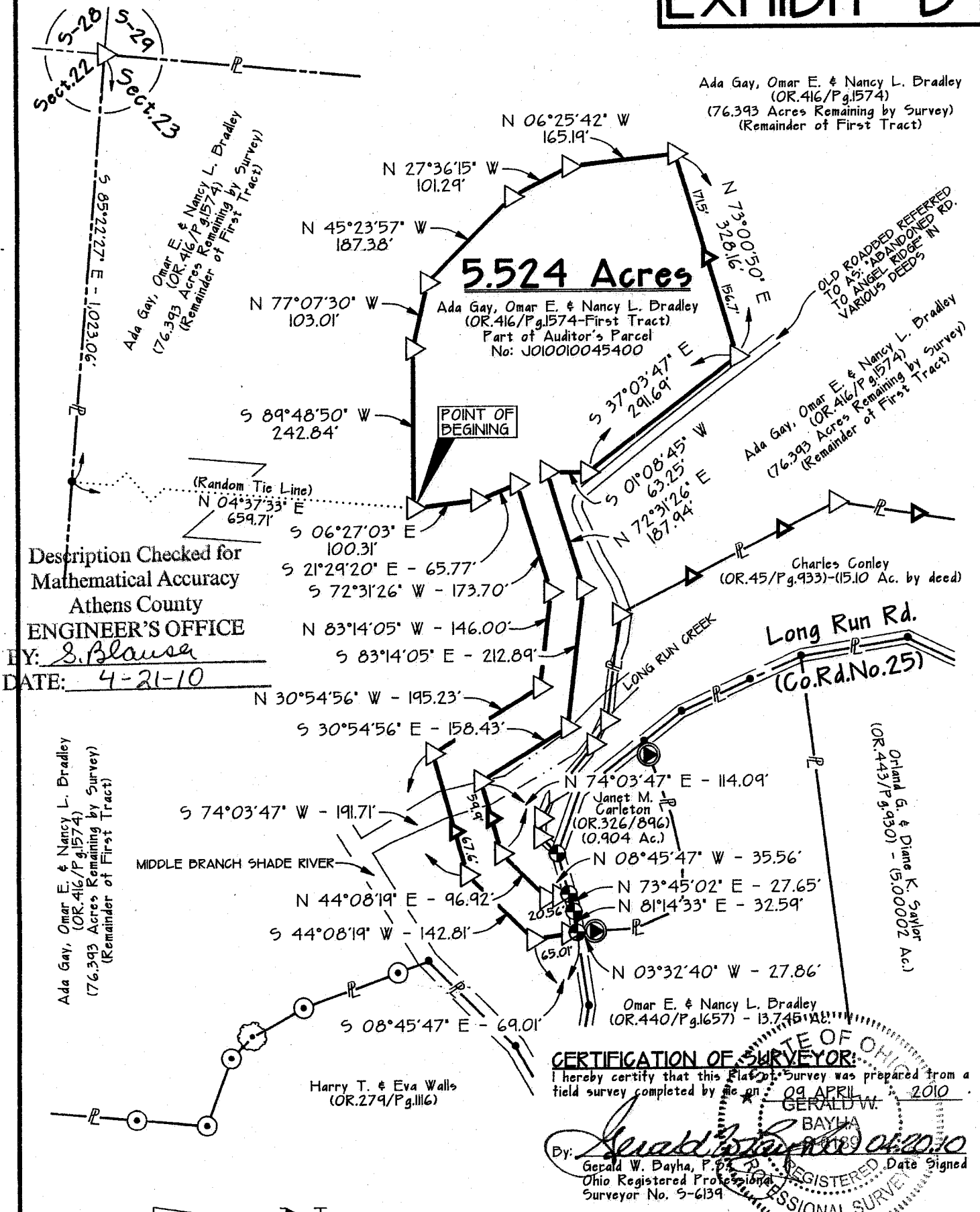
By: **GB** Chk'd: **GB**

Rev:

# PLAT OF SURVEY

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'

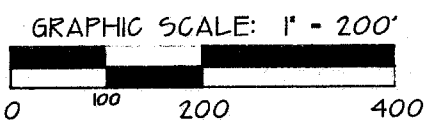


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 4-21-10

**CERTIFICATION OF SURVEYOR:**  
I hereby certify that this Plat of Survey was prepared from a field survey completed by me on 09 APRIL 2010  
GERALD W. BAYHA  
By: Gerald W. Bayha  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. 5-6139



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: S 85°22'27" E



REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

**LEGEND**

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ▲ — 3/4" x 5" Long SCH.40 PVC Post Set
- ⊙ — MAGNAIL SET
- ⊕ — IPIN w/CAP FD. MARKED "Highland S-785"
- — POINT
- — SQ. HEADED BOLT FOUND