

EXHIBIT "A"

"Residual - 28.676 Acre Tract"

"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.

1) 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 Northeast one-quarter (1/4) and 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:

2) **COMMENCING** at an iron pin w/cap set in the most Southerly of the two (2) Grantor's East property corners, the Northeast property corner of a 14.134 acre tract surveyed out of the Grantor's property by me in January 2004 and presently owned by Ronald P. Hedrick as recorded in Official Record 365 at page 1978, in said Recorder's Office, and, also being in the Southeast corner of the Northeast one-quarter (1/4) of Section 19 and the Northeast corner of the Southeast one-quarter (1/4) of Section 19; said iron pin w/cap set bearing: N 00°00'00" E, 2,829.33 feet from a stone found in the Southeast corner of the said Southeast one-quarter (1/4) of Section 19 in the Athens-Meigs County line, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the tract herein described:

3) Thence the following four (4) courses along the Grantor's South property lines and the North property lines of said Hedrick - 14.134 acre tract (OR.365/Pg.1978);

- 1) S 32°29'54" W, 731.96 feet to an iron pin w/cap set,
- 2) S 60°05'04" W, 437.02 feet to an iron pin w/cap set;
- 3) N 84°52'30" W, 287.58 feet to an iron pin w/cap set, and;
- 4) N 55°20'43" W, 321.03 feet to a point in the old centerline of Old U.S. Route 33 (Athens

County Road No. 33), said point also being in the Grantor's Southwest property corner, the Northwest property corner of said Hedrick - 14.134 acre tract (OR.365/Pg.1978) and also being in the East property line of Marcus D. & Diana K. Kinder as recorded in Official Record 200 at page 434, in said Recorder's Office, passing through an iron pin w/cap set for reference at 269.38 feet;

4) Thence the following four (4) courses along the said old centerline of Old U.S. Route 33 (Ath. Co. Rd. No. 33), the Grantor's West property lines, the said East property lines [courses 4)-1 & 4)-2 below] of said Kinder property (OR.200/Pg.434) and the East property lines [courses 4)-3 & 4)-4 below] of David W. Smith as recorded in Official Record 141 at page 198, in said Recorder's Office;

- 1) N 25°11'00" E, 431.52 feet (by this survey & residual deed calculation) to a point;
- 2) N 19°23'00" E, 243.84 feet (by this survey, deed & 1948 survey) to a point;
- 3) N 02°49'00" E, 297.81 feet (by this survey, deed & 1948 survey) to a point, and;
- 4) N 17°10'44" W, 332.15 feet (by this survey)(deed = 340.84') to a point that was allegedly

the "Southwest corner post of the concrete bridge on the present (1948) State Highway over Pratt's Fork as surveyed by A.W.Seabright in 1948", said point now being in the existing roadway near an existing newer bridge over Pratt's Fork as it exists now, said point being in the Grantor's Northwest property corner and a Southerly property corner of Rose M. & Manuel C. Grueser as recorded in Deed Book 208 at page 425, Deed Book 218 at page 440, and Deed Book 360 at page 609 in said Recorder's Office;

5) Thence the following three (3) courses along the Grantor's North property lines, the South side (bank) of Pratt's Fork (as per deed and said A.W.Seabright 1948 survey) and South property lines of said Grueser property (DB.208/Pg.425, DB.218/Pg.440 & DB.360/Pg.609);

- 1) N 86°32'00" E, 154.61 feet (by this survey, deed & 1948 survey) to an iron pin w/cap set, passing through an iron pin w/cap set for reference at 54.61 feet;
- 2) S 51°23'00" E, 206.22 feet (by this survey, deed & 1948 survey) to an iron pin w/cap set, and;
- 3) N 55°48'00" E, 282.78 feet (by this survey, deed & 1948 survey) to an iron pin w/cap set,

said iron pin w/cap set bearing: S 37°52'38" E, 19.90 feet FROM an existing fence corner post;

6) Thence the following two (2) courses continuing along the Grantor's North property lines and South property lines of said Grueser property (DB.208/Pg.425, DB.218/Pg.440 & DB.360/Pg.609);

- 1) S 37°24'00" E, 316.54 feet (by this survey, deed & 1948 survey) to an iron pin w/cap set, and;
- 2) S 77°58'00" E, 408.87 feet (by this survey, deed & 1948 survey) to a point in a 30" Ash(?)

tree stump found in the Grantor's Northeast Easterly property corner, another of the Southerly property corners of

"Residual - 28.676 Acre Tract" Cont'd. "

said Grueser property (DB.208/Pg.425, DB.218/Pg.440 & DB.360/Pg.609), a Northwest property corner of Ann Fugate, etal as recorded in Official Record 365 at page 1214 in said Recorder's Office, and also being in the East line of the Northeast one-quarter (NE-1/4) of Section 19, said point in a 30" Ash(?) tree stump found bearing: S 83°30'53" E, 9.71 feet FROM a 3/4" witness iron pin found;

7) Thence S 00°00'00" E along the Grantor's East property line, one the West property lines of said Fugate property (OR.365/Pg.1214), and the said East line of the Northeast one-quarter (NE-1/4) of Section 19, **311.14 feet** (this survey) (deed & 1948 survey = 317.02') to the **point of beginning**, and, **containing a total of 28.676 acres** (residue by this survey)(residue calculation by deed & 1948 survey = 29.273 +/- ac.), of which, 11.857 acres lie in the NE-1/4 of Section 19, and, 16.819 acres lie in the SE-1/4 of Section 19.

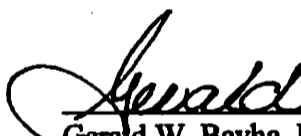
8) The above described "**RESIDUAL - 28.676 ACRE TRACT**" is **ALL** of what is currently known as ***Auditor's Parcel No. J0100100276.00***.


9) 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.

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 plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

12) The above described "**RESIDUAL - 28.676 ACRE TRACT**" was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Field Work Job No. 1103-01*), with the field work being completed on January 20, 2004, and, the "Plat of Survey" and the Legal Description (*Office Work Job No. 1103-01A*) being completed on August 31, 2006.


Gerald W. Bayha, P.S.
Date Signed Aug. 31, 2006



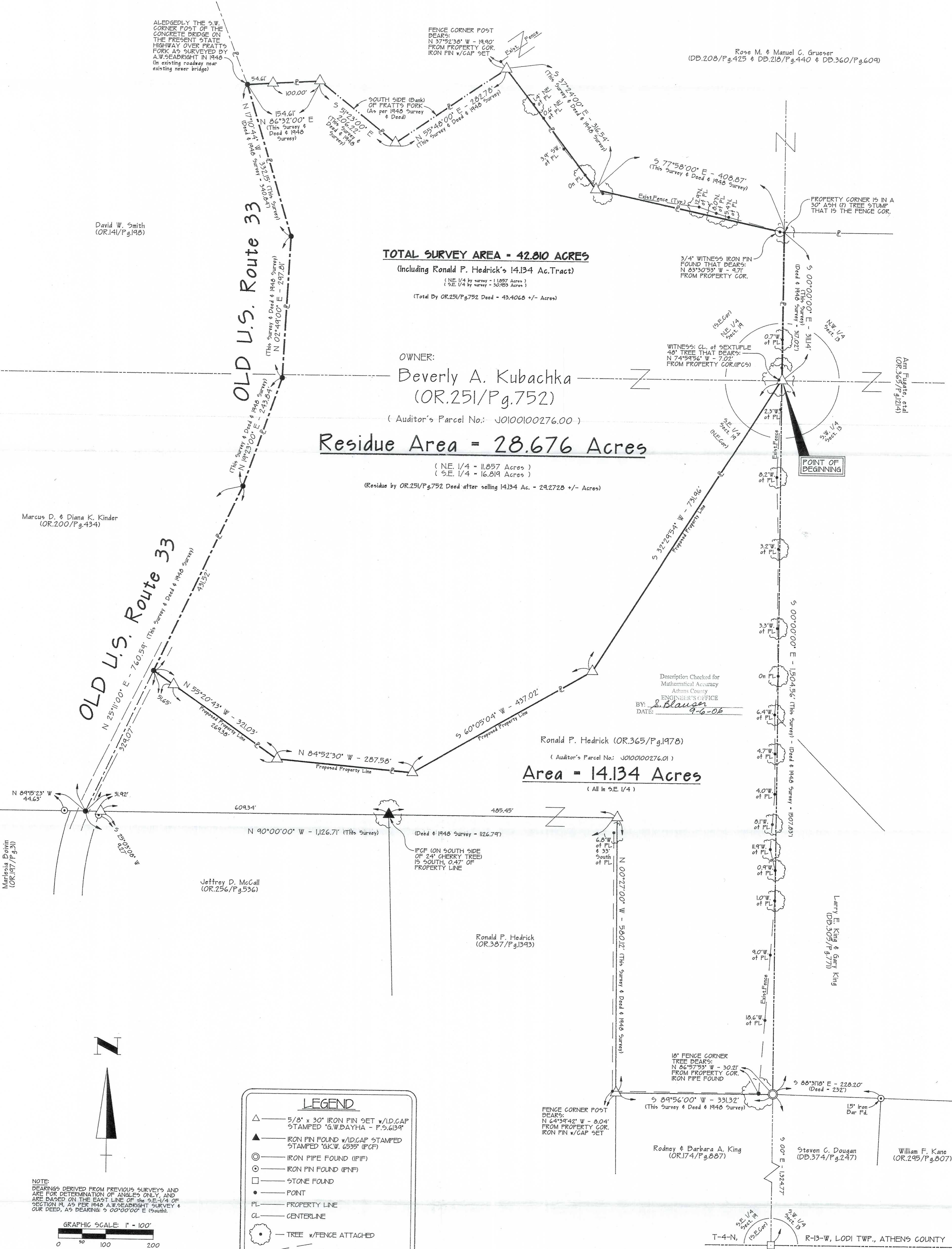
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 9-6-06

Rose M. & Manuel C. Grueser
(DB.208/Pg.425, DB.218/Pg.440 & DB.360/Pg.604)

Rose M. & Manuel C. Grueser
(DB.208/Pg.425 & DB.218/Pg.440 & DB.360/Pg.604)

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

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



TOTAL SURVEY AREA = 42.810 ACRES

(Including Ronald P. Hedrick's 14.134 Ac. Tract)

(NE 1/4 by survey = 11.857 Acres)
(SE 1/4 by survey = 36.953 Acres)

(Total By OR.251/Pg.752 Deed = 48.810 +/- Acres)

OWNER:

Beverly A. Kubachka
(OR.251/Pg.752)

(Auditor's Parcel No.: J0100100276.00)

Residue Area = 28.676 Acres

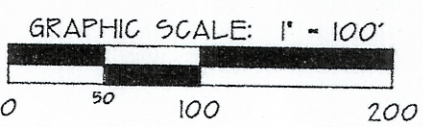
(NE 1/4 = 11.857 Acres)
(SE 1/4 = 16.819 Acres)

(Residue by OR.251/Pg.752 Deed after selling 14.134 Ac. = 24.272 +/- Acres)

Ronald P. Hedrick (OR.365/Pg.1978)
(Auditor's Parcel No.: J0100100276.01)
Area = 14.134 Acres
(All in SE 1/4)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blauger*
DATE: 9-6-06

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND
ARE BASED ON THE EAST LINE OF THE SE 1/4 OF
SECTION 19, AS PER 1948 A.W. SEABRIGHT SURVEY &
OUR DEED, AS BEARING S 00°02'00\"/>

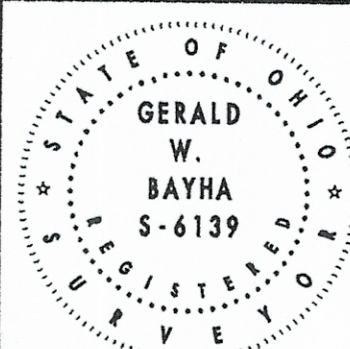


REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

LEGEND

- ▲ 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.5.6139"
- ▲ IRON PIN FOUND w/ID.CAP STAMPED "G.K.W. 6593" (IPCF)
- IRON PIPE FOUND (IPF)
- IRON PIN FOUND (IPNF)
- STONE FOUND
- POINT
- PL PROPERTY LINE
- CL CENTERLINE
- TREE w/FENCE ATTACHED
- - - EXISTING FENCE (Jan.2004)

CERTIFICATE OF SURVEYOR
I hereby certify that this map is a true and correct survey made by me, *Gerald W. Bayha*, a duly licensed and supervised surveyor on **20 JANUARY 2004**, and that all monuments shown hereon have been set or found as shown.
Gerald W. Bayha 09.01.06
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor



Gerald W. Bayha, P.S.
Registered Professional Surveyor No. 5-6139
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Athens, OH 45701-9557
Voice: 740.593.5686 Fax: 740.594.7361
E-mail: jbayha@hughes.net

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.

SHEET	REVISIONS
1023-01	08.31.06 (Job #103-01A) Revise Owners, Deed Refs.
JOB	DRAWN
1023-01	GB
DATE	01.25.04
SURVEYED FOR: Beverly A. Kubachka, 450 Old U.S. Route 33 (Athens Co. Rd. No. 33), Shade, OH 45776	