

# EXHIBIT "A"

## 5.0003 Acre TRACT "C"

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 a point in the Southwest corner of Section 23;  
3) Thence S 85°23'30" E along the South line of Section 23, 2,329.05 feet to a random point;  
4) Thence N 05°22'22" E along a random line, 1,807.13 feet to an iron bar set on 22 October 1984 by me in the Northeast property corner of a 13.745 Acre Tract owned by Omar E. & Nancy L. Bradley as recorded in Official Record 440 at page 1657, said iron bar set on 22 October 1984 by me also being in the Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) existing East property line;  
5) Thence continuing N 05°22'22" E along the said Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) existing East property line and the West property line of a 22.9 (by deed) acre tract owned by Russell C. & Ute A. Looney as recorded in OR.80 at Pg.675, 279.90 feet to an iron bar set on 22 October 1984 by me, said iron bar set on 22 October 1984 by me also being the real **POINT OF BEGINNING** of the **5.0003 Acre TRACT "C"** herein described;

6) Thence the following two (2) courses through the lands of the Grantors' herein (Ada Gay Bradley, etal,-OR.416/Pg.1574):  
1) **S 77°40'27" W, 850.78 feet** to an iron bar set on 22 October 1984 by me, passing through an additional iron bar set on 22 October 1984 by me at 95.51 feet, and;  
2) **N 72°00'00" W, 180.00 feet** to a railroad spike set on 22 October 1984 by me in the centerline of Long Run Road (Ath.Co.Rd.No.25), said railroad spike set on 22 October 1984 by me also being in another of the Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) property lines and the Easterly property line of a 15.10 acre (by deed) tract owned by Charles Conley (OR.45/Pg.933), passing through an additional iron bars set on 22 October 1984 by me at: 63.29 feet, and 145.46 feet;

7) Thence the following two (2) courses along the said centerline of Long Run Road (Ath.Co.Rd.No.25), the Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) property lines and Easterly property lines of the said 15.10 acre (by deed) C.Conley (OR.45/Pg.933) tract:  
1) **N 23°51'52" E, 40.00 feet** to a railroad spike set on 22 October 1984 by me, and;  
2) **N 05°11'53" E, 148.20 feet** to another railroad spike set on 22 October 1984 by me in one of the Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) Northeasterly property corners and the Southwest property corner of a 5.0002 Acre Tract surveyed by me on 22 October 1984 and presently owned by Carl R. & Louise E. Brooks as recorded in OR.44 at Pg.552(Tract Two);

8) Thence the following two (2) courses along Northeasterly property lines of the Grantors' herein (Ada Gay Bradley, etal,- OR.416/Pg.1574) and the Southerly property lines of said 5.0002 acre C.R. & L.E. Brooks (OR.44/Pg.552-Tract Two) tract:  
1) **S 79°15'00" E, 160.00 feet** to an iron bar set on 22 October 1984 by me, passing through additional iron bars set on 22 October 1984 by me at: 28.88 feet, and 118.61 feet, and;  
2) **N 75°36'33" E, 865.61 feet** to an iron bar set on 22 October 1984 by me in the Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) said East property line, the said West property line of said 22.9 acre (by deed) R.C. & U.A. Looney (OR.80/Pg.675) tract, and, the Southeast property corner of said 5.0002 acre C.R. & L.E. Brooks (OR.44/Pg.552-Tract Two) tract;

9) Thence **S 05°22'22" W** along the said Grantors' (Ada Gay Bradley, etal,-OR.416/Pg.1574) East property line and the West property line of said 22.9 acre (by deed) R.C. & U.A. Looney (OR.80/Pg.675), **244.54 feet** to the **point of beginning**, and, containing **5.0003 Acres**.


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 10-28-09

10) The above described **5.0003 Acre TRACT "C"** comes entirely out of Athens County Auditor's Parcel No: **J010010045400**

**5.0003 Acre TRACT "C" Cont'd.**

- 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 1-3/8" diameter pink plastic I.D. caps stamped " G.W. BAYHA - P.S.6139 - 740-593-5686 ".
- 14) The above described **5.0003 Acre TRACT "C"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0984-01*), with the field work being completed on 22 October 1984, the "Plat of Survey" (*Job No. 0409-03*) (Exhibit "B") being last revised on 26 October 2009, and, the "Legal Description" (*Job No. 0409-03*) (Exhibit "A") being completed on 27 October 2009.



  
Gerald W. Bayha, P.S. 6139

27 Oct. '09  
Date Signed

Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

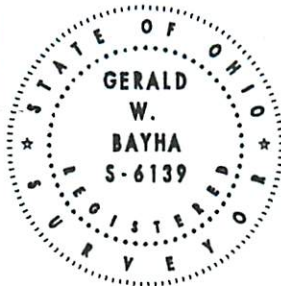
FEB 21 2020

Jill Thompson  
Athens County Auditor

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

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



Plat Date:  
10.25.09

Job No:  
0409-03

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

Rev:

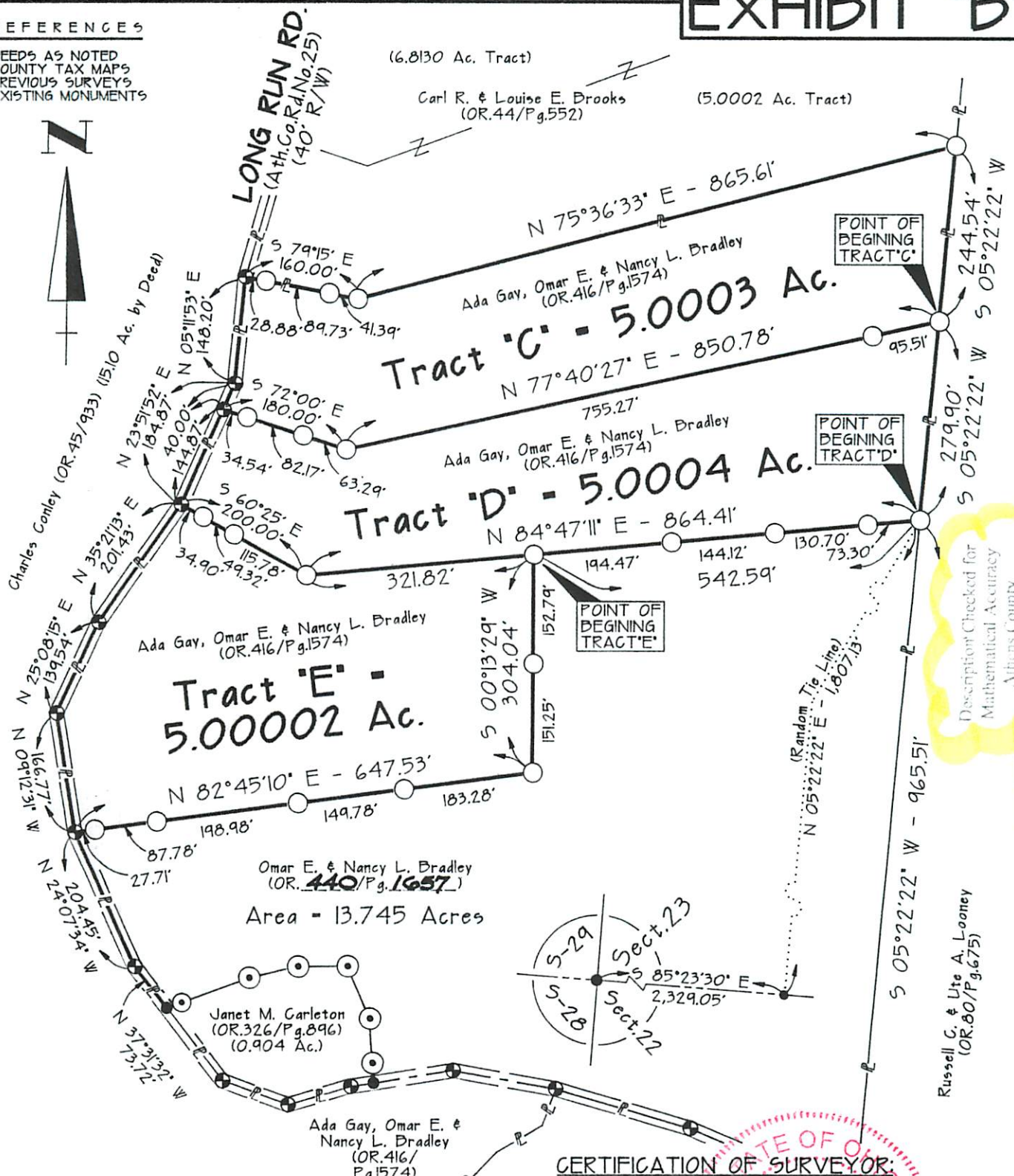
# PLAT OF SURVEY

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'

### REFERENCES

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS



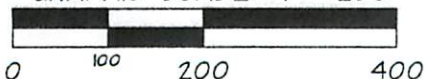
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *S. Blawie*  
DATE: 10-28-09

NOTE: The Survey depicted hereon was completed by me on 22 Oct. 1984, and is the basis of this PLAT OF SURVEY, and, does not reflect the results of any more recent field work by me.

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" = 200'



CERTIFICATION OF SURVEYOR:  
I hereby certify that this Plat of Survey was prepared from a field survey completed by me on 22 OCTOBER, 1984.

By: *Gerald W. Bayha* 20 October 2009  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. S-6139 Date Signed

### LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.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