

EXHIBIT "A"
4.183 Acre "ADJOINING PROPERTY
OWNER TRANSFER PARCEL"

"PLAT OF SURVEY" (Exhibit "B") is hereby referenced as though
incorporated herein.

1) Being part of real estate owned by Joseph R. & Martha Krupinski as recorded in Deed Book 289 at page 157 in the Athens County Recorder's Office, Athens County, OH, and, being situate in Fraction (FR.) 24, (Section 9), Town-5-North, Range-11-West, Troy Township, Athens County, State of Ohio, USA, and being more particularly described as follows;

2) **COMMENCING** at a point in the Southwest corner of FR12 (Sections 9 & 10):

3) Thence **N 90° E** along the South line of the said FR12 (Sections 9 & 10), the North line of FR.24 (Section 9), and the survey centerline of Cincinnati Ridge Road (Twp. Rd. No. 172), **875 feet** (by deeds) to a point in Northwest property corner of a 4.90 acre (by deed) owned by the Grantees' herein Charles H. & Enid A. Tholin (OR.478/Pg.781), said point also being in one of the Northeasterly property corners of the Grantors herein, Joseph R. & Martha Krupinski (DB.289/Pg.157);

4) Thence **S 00° 19' 57" W** along the most Westerly existing property line of said Grantees (C.H. & E.A. Tholin - OR.478/Pg.781) and one of the existing Northeasterly property lines of said Grantors' (J.R. & M. Krupinski - DB.289/Pg.157), **212.00 feet** (deed & survey) to a **1/2" iron pipe found** in one of the Grantees' (C.H. & E.A. Tholin - OR.478/Pg.781) existing Southwesterly property corners, and, another of the Grantors' (J.R. & M. Krupinski - DB.289/Pg.157) Northeasterly property corners, passing through a **3/4" iron pipe found** for reference at 15.00 feet, said **1/2" iron pipe found** also being the real **POINT OF BEGINNING** of the **4.183 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL"** herein described;

5) Thence the following four (4) courses along the existing Southwesterly property lines of said Grantees' (C.H. & E.A. Tholin - OR.478/Pg.781) and the existing Northeasterly property lines of said Grantors' (J.R. & M. Krupinski - DB.289/Pg.157):

1) **N 87° 49' 28" E, 222.00 feet** (deed & survey) to a point;

2) **N 89° 52' 38" E, 180.02 feet** (survey) (deed = 178') to a **3/4" iron pipe found**);

3) **S 05° 37' 09" E, 299.66 feet** (survey) (deed = 300') to a point, and;

4) **S 00° 46' 04" E, 135.53 feet** to a **1/2" iron pipe found** in another of the Grantees' (C.H. & E.A. Tholin - OR.478/Pg.781) existing Southwesterly property corners, and, another of the Grantors' (J.R. & M. Krupinski - DB.289/Pg.157) Northeasterly property corners;

6) Thence the following two (2) new courses through the lands of the Grantors' (J.R. & M. Krupinski - DB.289/Pg.157):

1) **N 88° 41' 59" W, 445.72 feet** to an iron pin w/cap set, passing through **3/4" I.D. x 5' tall** Sched. 40 White PVC Posts set at 160.9 feet & 305.7 feet, and;

2) **N 01° 44' 17" E, 415.00 feet** to the **point of beginning**, passing through a **3/4" I.D. x 5' tall** Sched. 40 White PVC Post set at 120.8 feet, and, **containing 4.183 Acres.**

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

By: Ann Brantley, County Planner
Date: 2/25/2013

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 1/18/13

(4.183 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" Cont'd.)

7) The above described 4.183 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" is to be held in *CONTIGUOUS & CONTINUOUS OWNERSHIP IN PERPITUITY* with the Grantee's existing 4.90 Acre Parcel adjoining the herein described 4.183 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" on the North and East sides.

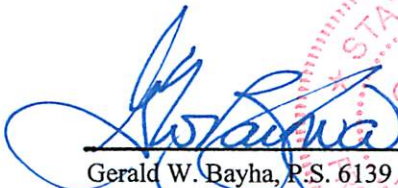
8) The above described 4.183 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" comes entirely out of existing *Auditor's Parcel No. L010010032400*.


9) The bearings used in the above description are based on the North line of FR.24 (Section 9) as bearing: N 90°E, and, are only for the determination of relative 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 4.183 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 1212-01*), with the field work being completed on 08 January 2013, the "Plat of Survey" (Exhibit "B") being last revised on 15 January 2013, and, the "Legal Description" (Exhibit "A") being completed on 15 January 2013.


Gerald W. Bayha, P.S. 6139



01.15.2013

Date Signed

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:
01.14.13

PLAT OF SURVEY

Job No:
1212-01

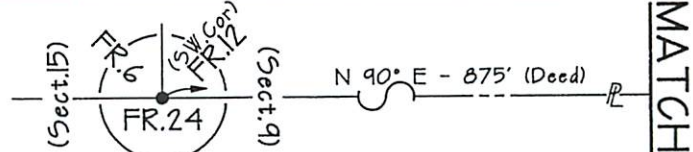
Being Situate in FR. 24
(Section 9), T-5-N, R-11-W,
Troy Township, Athens County,
State of Ohio, U.S.A.

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

EXHIBIT 'B'

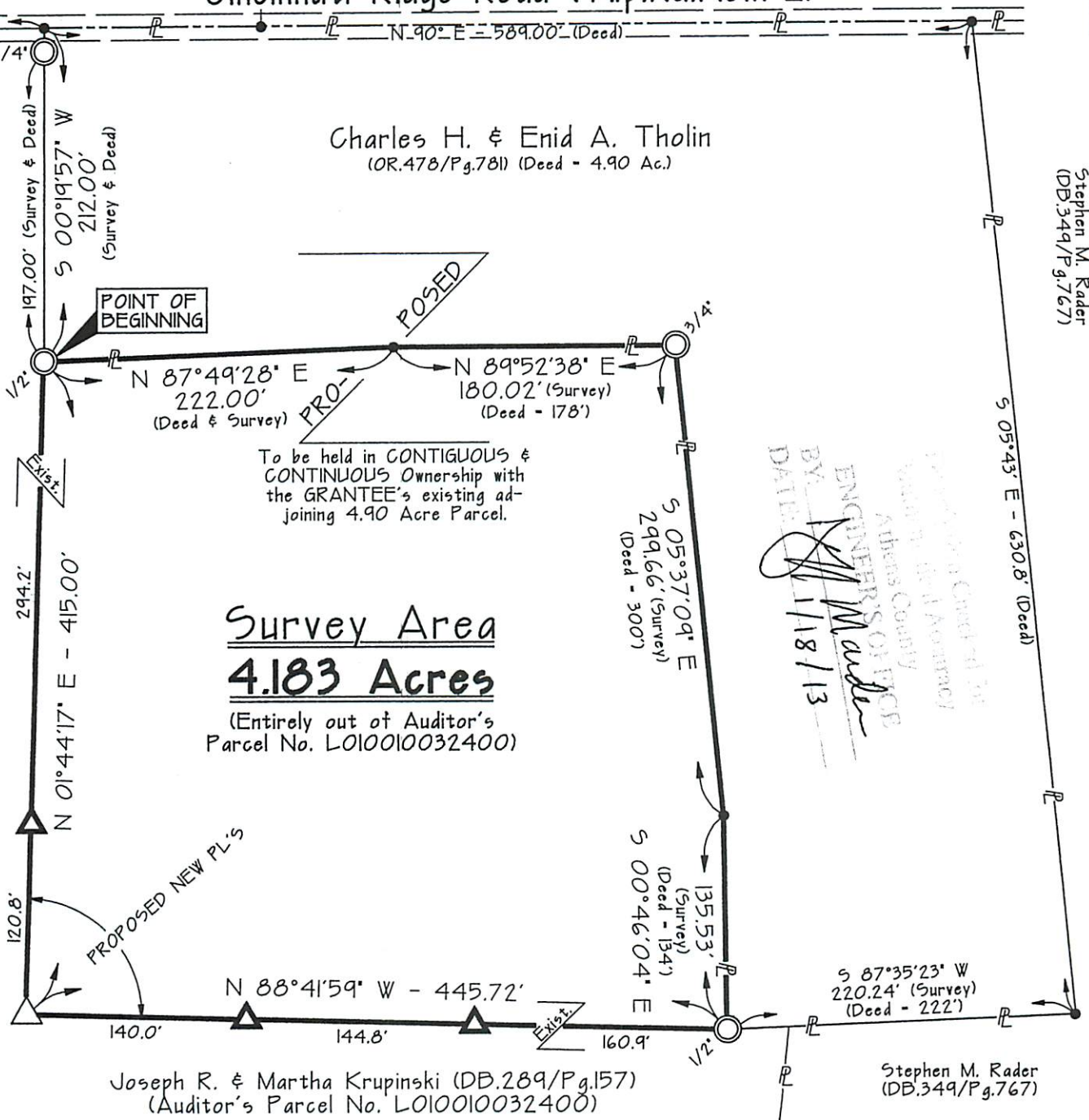
Mary C. & David M. Schatter
(OR.408/Pg.2632)
(Deed - 6.903 Ac)

Christine T. Purcell
(OR.294/Pg.2029)



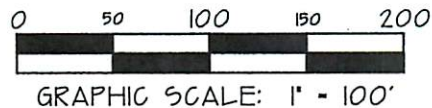
Cincinnati Ridge Road (Twp.Rd.No.172)

Charles H. & Enid A. Tholin
(OR.478/Pg.781) (Deed - 4.90 Ac.)



Survey Area
4.183 Acres
(Entirely out of Auditor's
Parcel No. L010010032400)

ENGINEERS OF E.C.P.
Athens County
Survey & Plat Agency
BY: *Stephen M. Rader*
DATE: 1/18/13



REFERENCES
DEEDS AS NOTED PREVIOUS SURVEYS
COUNTY TAX MAPS EXISTING MONUMENTS

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND
ARE BASED ON THE NORTH LINE OF FR. 24 (Sect. 9)
AS BEARING: N ???°??' E.

LEGEND

- △ — 5/8" x 30" I.P. SET w/ I.D. CAP STAMPED "G.W. BAYHA - P.S. 6139"
- ▲ — I.P.N. FD. w/ CAP STAMPED "
- — I.P.N. FD. (Size Noted) P — PROPERTY LINE
- — I.P.P.E. FD. (Size Noted) ⊕ —
- — POINT ▲ — 3/4" ID x 5' Sch. 40 PVC SET



CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a
survey made by me, in January, 2013.

By: *Gerald W. Bayha* 01.15.2013
Gerald W. Bayha, P.S. S-6139 Date Signed
Ohio Registered Professional
Surveyor No. S-6139

FIELD WORK COMPLETED ON: 08 January 2013
PLAT AND LEGAL COMPLETED ON: 15 January 2013