

EXHIBIT "A"

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

TRACT "II"

7.306 Acre Tract

Being the West Part of Auditor's Parcel No: N020020008100.

1) Being a 7.306 Acre Tract as delineated above and presently owned by *Linda Jo & Toni Sue Koska* and recorded in (*OR.524/Pg.2026*) (inaccurately described after four (4) exceptions as containing 11.8 acres, but, actually containing 12.419 Acres by this survey) in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Southwest one-quarter (SW-1/4) of Section 5, Town-11-North, Range-15-West, Waterloo Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an unmarked stone found in the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southwest property corner, the Southeast property corner of a 5.8 acre (by deed) tract owned by Jennifer Lynn Riley (*OR.400/Pg.718*), and, also being on the South line of Section 5, said unmarked stone bearing: **N 89°56'14" E, 165.5 feet** FROM the Southwest corner of Section 5, said unmarked stone found also being the real **POINT OF BEGINNING** of the herein described **TRACT "II" - 7.306 Acre Tract:**

3) Thence **N 00°09'04" W** along the Grantors' (*L.J. & T.S. Koska - OR.524/ Pg.2026*) West property line and the East property line of a 5.8 acre (by deed) tract owned by Jennifer Lynn Riley (*OR.400/Pg.718*), **469.51 feet** to a point in a Creek that varies in width from 15 feet to 5 feet, said point also being in the Grantors' (*L.J. & T.S. Koska - OR.524/ Pg.2026*) most Westerly Northwest property corner, passing through 3/4" I.D. x 5' Long White Sched.40 PVC posts set at 132.8 feet, 249.2 feet and 350.4 feet, and an iron pin w/cap set for reference on the South bank of the creek at 444.51 feet;

4) Thence the following six (6) courses along the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northwesterly property lines and the Southerly and Easterly property lines along two (2) parcels owned by Ruth I. & Martha M. Brooks, (firstly, *OR.324/Pg.2305 - 2.086 acres by deed*) and (secondly, *OR.34/Pg.735 - 2.103 acres by deed*):

- 1) **S 39°09'57" E, 168.74 feet** to an iron pin w/cap set:
- 2) **S 33°45'59" E, 168.30 feet** to an iron pin w/cap set:
- 3) **N 75°48'01" E**, passing on to the second parcel in paragraph #4 above, **84.00 feet** to an iron pin w/cap set:

4) **S 39°55'01" E, 136.40 feet** to an iron pin w/cap set:
5) **N 25°35'42" E, 236.16 feet** to an iron pin w/cap set, and
6) **N 03°11'29" E, 260.76 feet** to a MagNail set in the West edge of a bridge over the aforementioned creek in the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) most Northerly Northwesterly property corner, the center of Vore Ridge Road (Co.Rd.No.22), the Northeast property corner of the 2.103 acre (by deed) parcel owned by Ruth I. & Martha M. Brooks (OR.34/Pg.735), and, also being in the Southerly property line of numerous tracts owned by Superior Hardwoods of Ohio, Inc. (OR.523/Pg.2662):

5) Thence the following two (2) courses along the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northerly property lines, the center of Vore Ridge Road (Co.Rd.No.22), and Southerly property lines of numerous tracts owned by Superior Hardwoods of Ohio, Inc. (OR.523/Pg.2662):

- 1) **S 85°02'35" E, 151.87 feet** to a point, and:
- 2) **N 89°09'31" E, 153.80 feet** to a point;

6) Thence the following four (4) new courses through the lands of the said Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*), leaving the center of Vore Ridge Road (Co.Rd.No.22):

- 1) **S 25°41'36" E, 211.90 feet** to an iron pin w/cap set, passing through an iron pin w/cap set for reference at 15.00 feet, and a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 107.1 feet:
- 2) **S 35°59'48" E, 85.46 feet** to an iron pin w/cap set, passing through a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 50.9 feet:
- 3) **S 04°35'12" E, 78.86 feet** to an iron pin w/cap set, and:
- 4) **S 28°54'37" W, 126.55 feet** to a point in one of the of Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southerly property lines and also being in the North property line of a 2.32 Acre third tract (by deed) parcel owned by Shannon L. Bruce & Daniel K. Sater (OR.526/Pg.2600), passing through a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 62.1 feet:

7) Thence **S 88°47'31" W** along one of the Grantors' (*L.J. & T.S. Koska - OR.524/ Pg.2026*) Southerly property lines and the North property line of a 2.32 Acre third tract (by deed) parcel owned by Shannon L. Bruce & Daniel K. Sater (OR.526/Pg.2600), **319.03 feet** to a point in one of the Grantors' Southerly property corners, the Northwest property corner of a 2.32 Acre third tract (by deed) parcel owned by Shannon L. Bruce & Daniel K. Sater (OR.526/Pg.2600), and the center of Stone Road (Twp.Rd.No.258), passing through 3/4" I.D. x 5' Long White Sched.40 PVC posts set at 123.0 feet and 207.2 feet, and an iron pin w/cap set for reference at 291.03 feet;

8) Thence **S 02°05'39" E** along another of the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southerly property lines, the West property line of a 2.32 Acre third tract (by deed) parcel owned by Shannon L. Bruce & Daniel K. Sater (OR.526/Pg.2600), and, the center of Stone Road (Twp.Rd.No.258), **120.50 feet** to a point in the South line of Section 5, another of the Grantors' Southerly property corners, the Southwest property corner of a 2.32 Acre third tract (by deed) parcel owned by Shannon L. Bruce & Daniel K. Sater (OR.526/Pg.2600), the Northwest property corner of a 0.5 acre (by deed) parcel owned by Gary L. Alton (OR.508/Pg.434), the Northeast property corner of a 5.329 acre (by deed) tract owned by Ean M. Stiles (OR.539/Pg.2511), and also being in the center of Stone Road (Twp.Rd.No.258), and;

9) Thence **S 89°56'14" W** along the South line of Section 5, another of the Grantors' (*L.J. & T.S. Koska - OR.524/ Pg.2026*) Southerly property lines and the North property line of a 5.329 acre (by deed) tract owned by Ean M. Stiles (OR.539/Pg.2511), **562.13 feet** to the **point of beginning**, passing through an iron pin w/cap set for reference at 25.00 feet, an iron pin found with an illegible cap found at 150.00 feet and 3/4" I.D. x 5' Long White Sched.40 PVC Posts set at

369.0 feet and 517.7 feet, and, **containing 7.306 Acres.**

10) The bearings used in the above description are based on the South line of the Southwest One-Quarter (SW-1/4) of Section 5 as bearing: S 89°56'14" W and are only for the determination of relative angles.

11) Subject to all legal highways and easements.

12) 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 ".

13) The above described **TRACT "II" - 7.306 ACRE TRACT** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc., CADD & Billing Job No. 0618-01*), with the field work being completed on 29 December 2018, the "Plat of Survey" (Exhibit "B") being last revised on 02 January 2019, and, the "Legal Description" (Exhibit "A") being completed on 02 January 2019.



Gerald W. Bayha, P.S. 6139

02 JANUARY 2019
Date Signed

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: gbayha@frontier.com



Plat Date: 01.02.19
CADD Job No: 0618-01
BILLING Job No: 0618-01
By: GBD Chk'd: GBD
Rev:

PLAT OF SURVEY

Being Part of the SW-1/4 of Section 5,
Town-11-N, Range-15-W,
Waterloo Township, Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

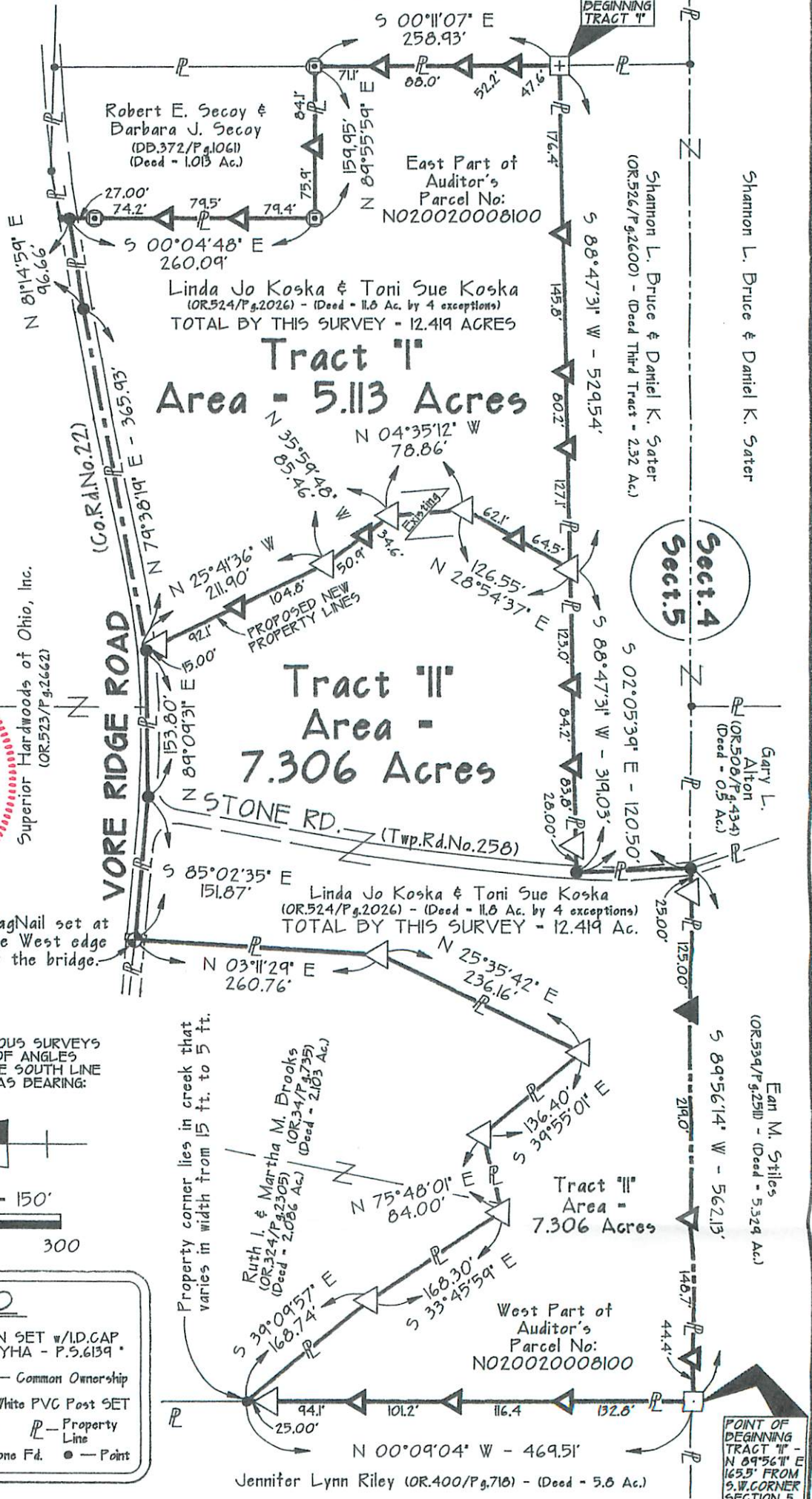
REFERENCES

DEEDS AS NOTED
RECORD PLATS
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian J. Hillman*
DATE: 1/3/19

Frank, Jr. & Marian E. Murphy
(OR.390/P.g.1249) - (Deed - 8 Ac.)



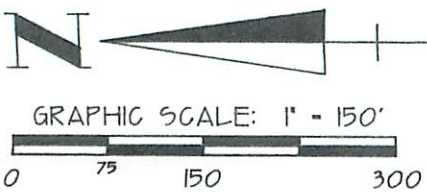
CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in / October-December 2018 .

By: *Gerald W. Bayha*
Gerald W. Bayha, P.S. 5-6139
Ohio Registered Professional Surveyor No. 5-6139

2 January 2019 Date Signed
31 December 2018 FIELD WORK COMPLETED ON

PROFESSIONAL SURVEYOR

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE SOUTH LINE OF THE SW-1/4 OF SECTION 5 AS BEARING: S 89°56'14" W.



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W. DAYHA - P.S. 6139"
- ⊕ — MAGNAIL SET
- ▲ — 5" x 3/4" D - Sched. 40 White PVC Post SET
- — Iron Pin Fd. w/Illegible Cap
- ⊠ — Iron Bolt Fd.
- Common Ownership
- Property Line
- — Point