

# EXHIBIT "A"

## 50.244 Acre Tract

1) Being part of real estate owned by David W. & Meta L. Stover as recorded in Deed Book 249 at page 758 (Tract #1) in the Athens County Recorder's Office, Athens County, OH, and, being situate in the South ½ of Lease Lot (LL) or Farm Lot (FL) No. 2 (Section 22), Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a stone w/"X" found in one of the Grantors' Southerly property corners, the Northwest corner of LL/FL.2 (Section 21), the East line of LL/FL.4 (Section 22), and, the Southwest corner of LL/FL.2 (Section 22), said stone w/"X" found also being the real **POINT OF BEGINNING** of the **50.244 Acre TRACT** herein described:

3) Thence **N 05° 50' 57" E** along the said East line of LL/FL.4 (Section 22), the West line of LL/FL.2 (Section 22), through the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) land, **1,296.77 feet** to an iron pin w/cap set, said iron pin w/cap set bearing: S 05° 50' 57" W, 35.62 feet FROM the mid-point of the said West line of LL/FL.2 (Section 22), said iron pin w/cap set also bearing: S 05° 50' 57" W, 1,368.01 feet from a stone found in the Northwest corner of said LL/FL.2 (Section 22), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 99.5', 204.0', 438.0', 767.7', 865.6', 986.2' and 1,054.7':

4) Thence **S 83° 53' 41" E** along a new line through the lands of the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758), **1,717.64 feet** to an iron pin w/cap set in one of the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) Northeasterly property corners, said iron pin w/cap set also being in the Northwest property corner of property owned by Julia A. Adams (OR.339/Pg.436), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 70.9', 391.4', 604.4', 819.5', 1235.8' and 1345.3':

5) Thence the following two (2) courses along the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) Northeasterly property lines and the Westerly property line and the Southerly property line of said J.A. Adams (OR.339/Pg.436) property;

1) **S 30° 15' 41" W, 288.77 feet** to an iron pin found in another of the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) Northeasterly property corners and the Southwesterly property corner of said J.A.Adams (OR.339/Pg.436) property, and:

2) **S 49° 58' 32" E, 350.86 feet** to a point in another of the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) Northeasterly property corners, the Southeasterly property corner of said J.A.Adams (OR.339/Pg.436) property, the survey centerline of Ladd Ridge Road (Co.Rd.No.76), and the Westerly property line of property owned by Paul R. Sands (OR.404/Pg.977), passing through a 3/4" I.D. x 5' Long - Sched.40 - White PVC post set at 187.9' and an iron pin w/cap set for reference at 325.86 feet:

6) Thence the following three (3) courses along the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) Easterly property lines, the said survey centerline of Ladd Ridge Road (Co.Rd.No.76), and, the Westerly property lines of property owned by: 1) said P.R.Sands (OR.404/Pg.977); 2) Melissa D. & Scott D. Ervin (OR.319/Pg.585) and; 3) Robert W. & Elizabeth A. Waldron (OR.367/Pg.1288);

1) **S 30° 38' 04" W, 299.54 feet** to a point:

2) **S 30° 23' 32" W, 442.04 feet** to a point, and:

3) **S 16° 32' 33" W, 146.52 feet** to a point in the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) Southeasterly property corner, the Southwest property corner of said R.W. & E.A. Waldron (OR.367/Pg.1288) property, the Northwest property corner of property owned by Tina P. Jeffers (OR.307/Pg.594), the Northeast property corner of property owned by Donald & Meta Marie VanNostran (DB.340/Pg.35), and, also being in the South line of said LL/FL.2 (Section 22) said point being witnessed by a stone found that bears: S 84° 12' 28" E, 12.50 feet FROM said point:

7) Thence **N 84° 33' 29" W** along the Grantors' (D.W. & M.L. Stover – DB.249/Pg.758) South property line, the said South line of LL/FL.2 (Section 22), and the North property line of said D. & M.M.VanNostran (DB.340/Pg.35), **1,552.22 feet** to the **point of beginning** passing through: an iron pin w/cap set for reference at 26.00 feet: and 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at 423.7' and 866.3', and, **containing** a total of **50.244 Acres**, which lies entirely in LL/FL.2 (Section 22).


8) The above described **50.244 Acre TRACT** comes entirely out of existing **Auditor's Parcel No. B010010065200**.

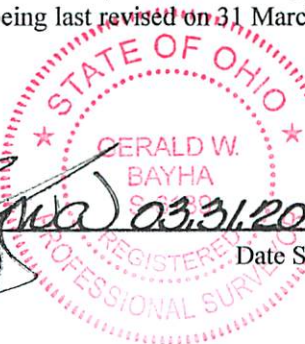
9) The bearings used in the above description are based on the West line of Lease Lot or Farm Lot No. 2 (Section 22) as bearing: N 05° 50' 57" E, and, are only for the determination of relative angles.

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 **50.244 Acre TRACT** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0211-01*), with the field work being completed on 25 March 2011, the "Plat of Survey" (Exhibit "B") being last revised on 31 March 2011, and, the "Legal Description" (Exhibit "A") being completed on 31 March 2011.

  
Gerald W. Bayha, P.S. 6139 Date Signed 03.31.2011



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 4-1-11

EXHIBIT 'B'

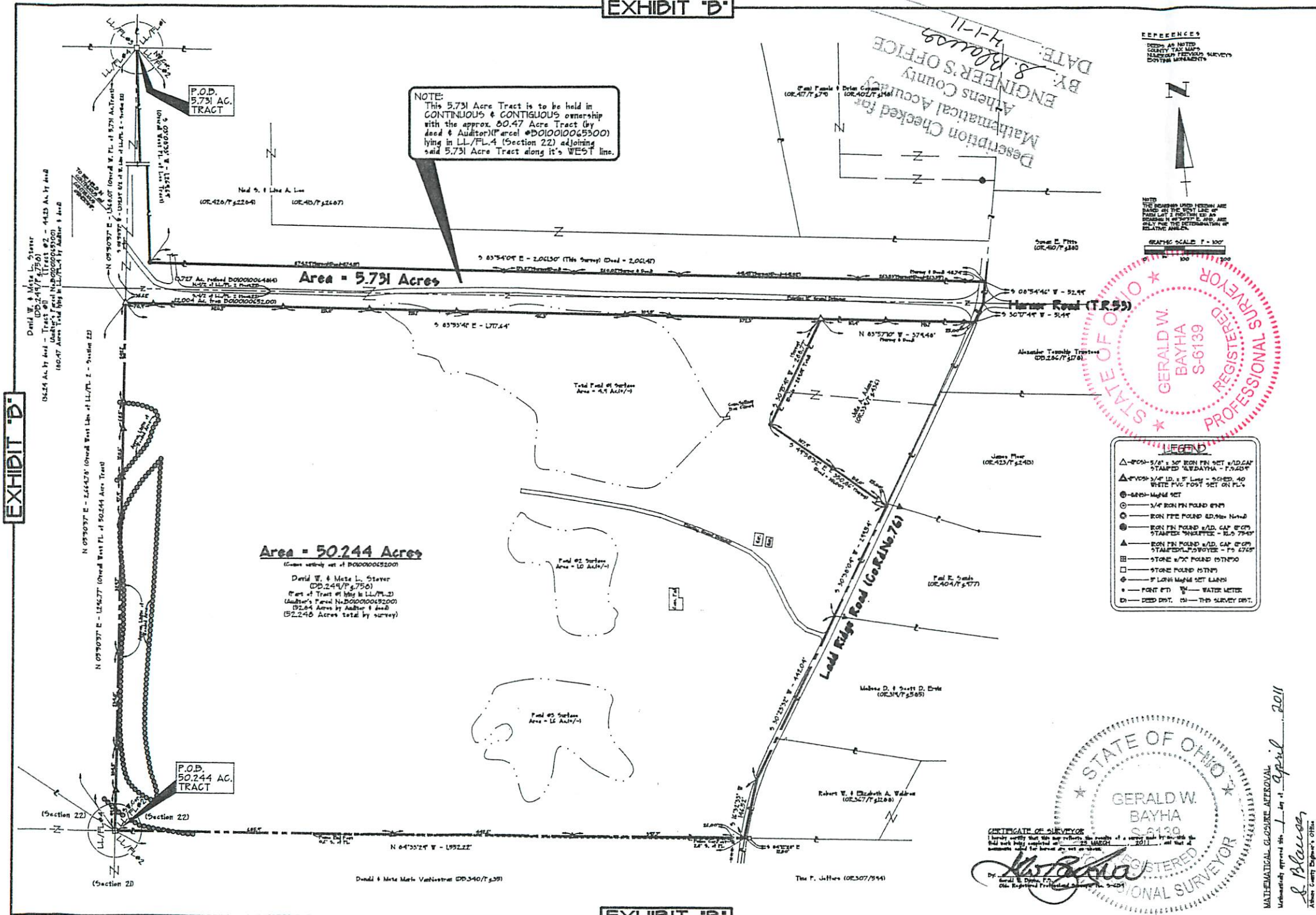


EXHIBIT 'B'

EXHIBIT 'B'

DATE: 4-1-11  
BY: S. Blasco  
Athens County  
Mathematical Accuracy  
Description Checked for

REFERENCES  
DEED AS NOTED  
COUNTY TAX MAPS  
NATION'S REVISED SURVEY  
DISTRICT MEASUREMENTS

NOTE  
THE BOUNDARY LINES SHOWN ARE BASED UPON THE DATA OF THE FIELD LOT 2 POSITIONED AS SHOWN ON THE SURVEY MAP AND ONLY FOR THE DETERMINATION OF RELATIVE AREAS.

GRAPHIC SCALE 1" = 100'

STATE OF OHIO  
GERALD W. BAYHA  
S-6139  
REGISTERED PROFESSIONAL SURVEYOR

LEGEND

- △ 4" x 6" 5/8" x 3/4" IRON PIN SET w/ D&C STAMPED "G.W. BAYHA - 5-6139"
- △ 4" x 6" 1/2" ID. x 5" Long - 3/4" x 3/4" WHITE PVC POST SET ON PL.
- 3/4" IRON NAIL SET
- 1/4" IRON PIN POUND 6" IN
- IRON PIPE POUND 6" x 6" x 1/2"
- IRON PIN POUND w/ D. CAP 6" x 6" STAMPED "SURVEYOR - 5-6139"
- △ IRON PIN POUND w/ D. CAP 6" x 6" STAMPED "SURVEYOR - 5-6139"
- STONE 4" x 4" POUND 10" IN
- STONE POUND 6" IN
- 1" IRON NAIL SET 1/2" IN
- POINT 6" IN
- WATER METER
- DEED DIST. ○ - THIS SURVEY DIST.

CERTIFICATE OF SURVEYOR  
I hereby certify that this map reflects the results of a survey made by me, or that I have been duly qualified as a surveyor, and that all measurements were taken by me or under my direct supervision.

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

STATE OF OHIO  
GERALD W. BAYHA  
S-6139  
REGISTERED PROFESSIONAL SURVEYOR

MATHEMATICAL CLOSURE APPROVAL  
Mathematically approved this 1st day of April 2011  
*S. Blasco*  
Athens County Engineer's Office

**PLAT OF SURVEY**

Being situated in Lease Lot/Farm Lot 2 (Section 22),  
T. 6 N, R. 14 W, Alexander Township,  
Athens County, State of Ohio, U.S.A.

EXTENDING FROM David W. & Meta L. Stover, 7811 Wilbur Road, Athens, OH - 45701

Mathematical Accuracy Approved  
DATE: 4-1-11

STATE OF OHIO  
ATHENS COUNTY  
SEAL OF THE COUNTY ENGINEER

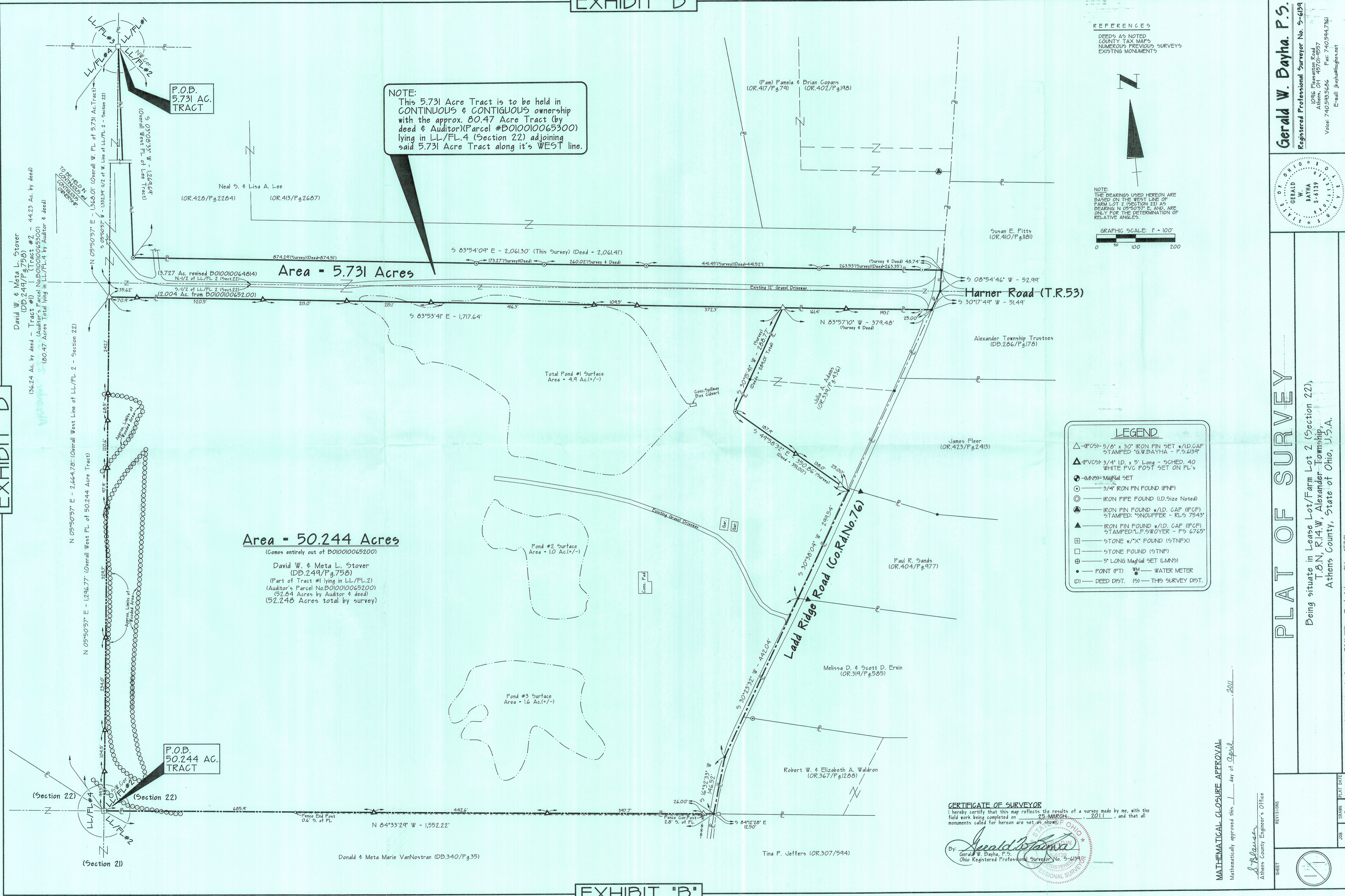
**Gerald W. Bayha P.E.**  
Registered Professional Surveyor No. S-6139  
Ohio State License No. 4747-007  
Value 740293.644 Fee 740294.074  
E-mail: gwbayha@aol.com

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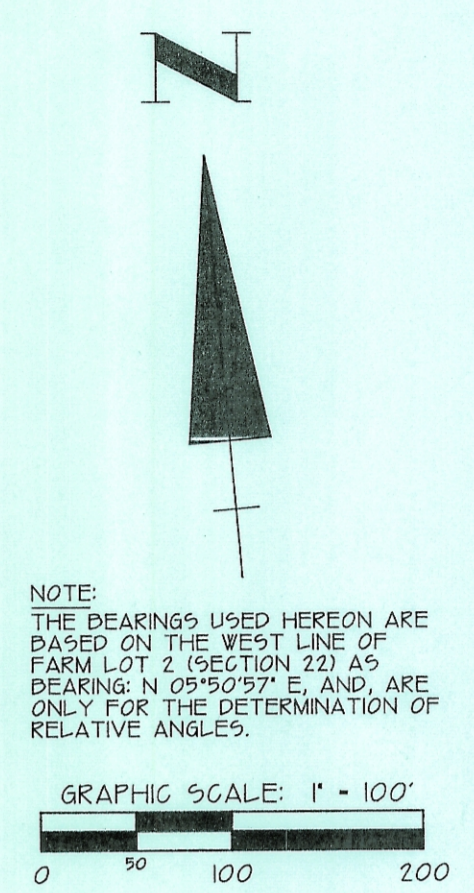
EXHIBIT 'B'

EXHIBIT 'B'

EXHIBIT 'B'



REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
NUMEROUS PREVIOUS SURVEYS  
EXISTING MONUMENTS



NOTE:  
THE BEARINGS USED HEREON ARE BASED ON THE WEST LINE OF FARM LOT 2 (SECTION 22) AS DEARING N 05°50'57" E, AND, ARE ONLY FOR THE DETERMINATION OF RELATIVE ANGLES.

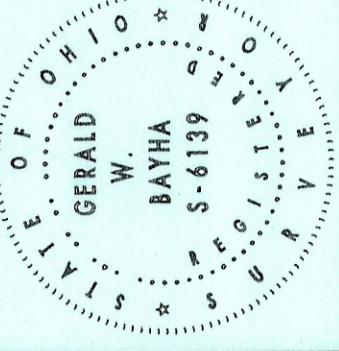
**CERTIFICATE OF SURVEYOR**  
I hereby certify that this map reflects the results of a survey made by me, with the field work being completed on 25 MARCH, 2011, and that all monuments called for hereon are set as shown.

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

MATHEMATICAL CLOSURE APPROVAL  
Mathematically approved this 1 day of April, 2011.

REVISIONS  
SHEET

**Gerald W. Dayha, P.S.**  
Registered Professional Surveyor No. 5-6139  
10916 Pleasanton Road  
Athens, OH 45701-9557  
Voice: 740.593.5606 Fax: 740.594.7361  
E-mail: jdayha@hughes.net



**PLAT OF SURVEY**  
Being situate in Lease Lot/Farm Lot 2 (Section 22),  
T.8N, R.14W, Alexander Township,  
Athens County, State of Ohio, U.S.A.

DATE	BY	REVISION
03/21/11	GD	
03/21/11	GD	