

**EXHIBIT "A"**

Being part of a tract of land that is now or formally in the name of Dinesh and Benj Dhamija as recorded in Official Record 183 at page 19 in the Athens County Recorder's Office, Athens County, Ohio.

Situate in Farm Lot 1 (Section 30), Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

Commencing at an iron pin found with ID cap stamped "OHIO-DIST. 10" in the Grantees' Northwest corner and the Northeast corner of Parcel No. 469-WD as acquired for the ATH-50-4.95 O.D.O.T. Project No. 106940(0) and as delineated on R/W Sheet No. 31-A of 47, said iron pin found bearing N 01°01'43" E, 613.06 feet and N 88°56'36 E, 50.94 feet from a point in the old centerline intersection of Athens County Road No.19 with Athens County Road No. 79, said old centerline intersection point being South, 21.89 chains (by deeds) from the Northwest corner of F.L. 1 (Section 30);

Thence S 04°26'02" E along the East line of said Parcel No. 469-WD, the East R/W line of Athens County Road No. 19 (Radford Road) and the Grantees' West line, 242.28 feet to an iron pin found with ID cap stamped "OHIO-DIST. 10" , said iron pin found also being the real point of beginning of the **NON-BUILDING SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL** herein described:

Thence S 89°48'11" E along the Grantees' existing South property line and the Grantors' existing North property line, 212.79 feet to a point in the Grantees' existing Southeast property corner and the Grantors' existing Northeast property corner, said point being witnessed by a 1 1/2" x 18" tall iron pipe found that bears N 45°39'05" W, 0.76 feet from said point;

Thence S 04°55'53"W along the Grantors' existing East property line, 18.35 feet to a point in an existing pond;

Thence through the land of the Grantor, approximately along an existing drainage course, the following three courses:

1. S 72°26'28" W, 85.72 feet to an iron pin with cap set, passing through an iron pin with cap set for reference at 22.03 feet;
2. N 77°20'35" W, 82.72 feet to an iron pin with cap set;
3. N 79°55'10" W, 48.80 feet to an iron pin with cap set in the Grantors' existing West property line, the East line of Parcel No. 468-WD of said highway project, and the East R/W line of said Athens County Road No. 19 (Radford Road);

Thence N 02° 17'22" W along the Grantors' existing West property line, the East line of said Parcel No. 468-WD and the East R/W line of said Athens County Road No.19 (Radford Road), 18.22 feet to the point of beginning and containing 0.1498 acre.

The above described **NON-BUILDING SITE ADJOINING PROPERTY OWNER TRANSFER PARCEL** is to be held in **CONTIGUOUS AND CONTINUOUS OWNERSHIP** with the Northerly adjoining 1.31 acre tract owned by the Grantees' herein.

The bearings used in the above description are based on the O.D.O.T. highway plans cited above, and are for the determination of angles only.

All iron pins with caps set referred to in the description above are 5/8" x 30" iron pins with plastic ID caps stamped "G.W. BAYHA-P.S.6139."

Subject to all legal highways and easements.

The above described tract was surveyed by Gerald W. Bayha, Ohio Professional Surveyor No. S-6139 (Job Number 0600-01), completed on July 4, 2000.

  
Gerald W. Bayha, P.S.



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 7-5-2000

AL#30

000035

Wednesday, July 05, 2000 8:47 am. Pg:

1

Registered to:

ATHENS COUNTY ENGINEER DEPT.

File Name:

C:\LOTSPL~1\ALEX\S30\C19-0-15.ZAK

Point	Direction	Distance	Northing	Easting	Elevation
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Database opened: Wednesday, July 05, 2000 8:44 am.

Assigned point

Start	1		5000.00000	5000.00000	0.000
Raw:	s89.4811e	212.79			
TR	S 89°48'11.0" E	212.790	5000.00000	5000.00000	0.000
Raw:	s04.5553w	18.35	4999.26857	5212.78874	0.000
TR	S 4°55'53.0" W	18.350	4980.98650	5211.21133	0.000
Raw:	s72.2628w	85.72	4955.12598	5129.48525	0.000
TR	S 72°26'28.0" W	85.720	4973.25102	5048.77539	0.000
Raw:	n77.2035w	82.72	4981.79261	5000.72873	0.000
TR	N 77°20'35.0" W	82.720	4973.25102	5048.77539	0.000
Raw:	n79.5510w	48.80	4981.79261	5000.72873	0.000
TR	N 79°55'10.0" W	48.800	4981.79261	5000.72873	0.000
Raw:	n02.1722w	18.22	4999.99806	5000.00088	0.000
TR	N 2°17'22.0" W	18.220	4999.99806	5000.00088	0.000
IN	1	0.002	5000.00000	5000.00000	0.000
	1		5000.00000	5000.00000	0.000

Area = 6525.361 Sq. Feet or 0.150 Acres

Database Saved: Wednesday, July 05, 2000 8:47 am.

000036

Gerald W. Dayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
740.593.5686

E-mail: jdayha@frognet.net

101°01'43"E - 613.06'  
SOUTH - 21.89 CH.  
FROM N.W. COR. F.L.1  
(SECT. 30)

OLD & INT.  
OF C.R. 12 &  
C.R. 7D

465  
WID

ATHENS COUNTY ROAD No. 12  
(RADFORD ROAD)

465  
WID (0.34 AC.)

(O.R. 118/57B)

PLAT OF SURVEY

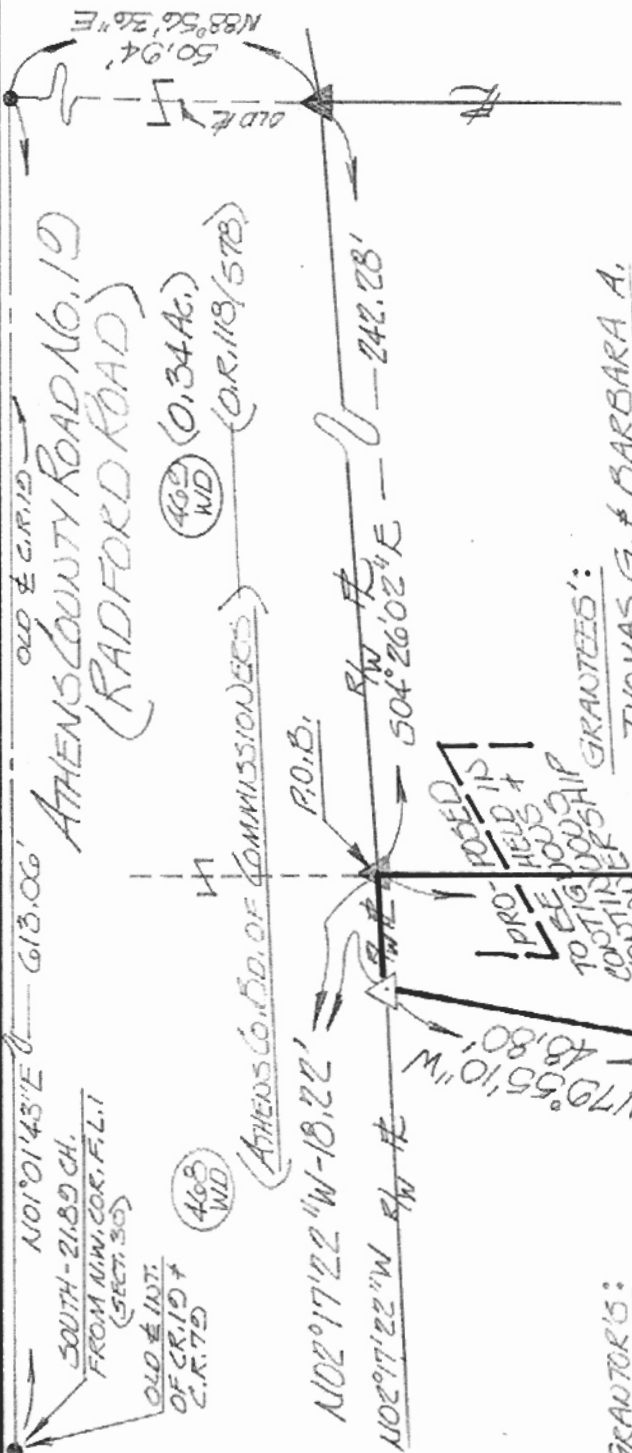
OF AN ADJOINING PROP-  
ERTY OWNER TRANSFER  
PARCEL SITUATE IN F.L. 1  
(SECT. 30) - TOWNSHIP  
RANGE 14 - ALEXANDER  
TOWNSHIP - ATHENS CO.,  
STATE OF OHIO - U.S.A.

Date: 07.04.00

Job No: 0600-01

By: [Signature]

Rev: [Signature]



GRANTOR'S:

D. & B. DHAMILLA

(O.R. 183/10)

1.20 ACRES

- 0.15

1.14 ACRES  
REMAINING

GRANTEES:

THOMAS G. & BARBARA A.  
FERGUSON

(347/485)

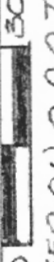
1.31 ACRES

+ 0.15

1.46 ACRES AFTER TRANSFER



SCALE: 1" = 30'



BEARINGS ARE BASED ON O.D.O.T. (ATH-50-408)  
HIGHWAY PLATS (SHT 31A OF 47) AND ARE FOR  
DETERMINATION OF ANGLES ONLY.

LEGEND

- △ - 5/8" x 30" IRON PIN SET W/ PLASTIC I.D. CAP STAMPED: "G.W. DAYHA - P.S. 6139"
- ▲ - 1. PIN FOUND w/ I.D. CAP: "OHIO-DIST. 10"
- - POINT

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: [Signature]  
DATE: 7-5-2000

1 1/2" x 18" TALL  
REFERENCE IRON  
PIPE FOUND

NEW PROPERTY  
CORNER IS IN  
EXISTING POND

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON, UNDER MY DIRECT SUPERVISION, IN JUNE OF 2000, AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL/TRACT TO BE CONVEYED.  
THIS CERTIFICATION WAS MADE BY ME ON THIS 4<sup>TH</sup> DAY OF JULY, 2000.

[Signature of Gerald W. Dayha]

000037

EXHIBIT "B"

GERALD W. DAYHA, P.S., OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 5-6139