

EXHIBIT "A"

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

"22.555 Acre Tract"

1) Being part of a 74.3 Acre Tract known as Auditor's Parcel #C010010023204, which is comprised of a 67.3 Acre - First Tract (OR.470/Pg.1265) and a 7.0 Acre - Second Tract (OR.470/Pg.1265), and, also being part of a 24.65 Acre Tract (24.65 Acre - Third Tract - OR.470/Pg.1265) known as Auditor's Parcel #C010010023205 presently owned by *David L. & Donna J. Wolfe, the Grantors herein*, as recorded in *Official Record 470 at page 1265* in the Athens County Recorder's Office, Athens County, OH, and, being situate in the SE-1/4 of Section 36, Town-6-North, Range-13-West, Ames Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at a point in the Grantors' (*David L. & Donna J. Wolfe-OR.470/Pg.1265*) East property line, and, the Northwest corner of Lot No. 1 of the "Henninge Subdivision" as recorded in the said Athens County Recorder's Office in Plat Envelope 45A, said point being witnessed by an iron pin found that bears: S 87°08'13" E, 4.55 feet FROM said point of Commencement;

3) Thence **S 03°02'52" W** along the Grantors' (*David L. & Donna J. Wolfe-OR.470/Pg.1265*) East property line and the West of said Lot No. 1 of the "Henninge Subdivision" (Env.45A), **515.33 feet** to an iron pin w/cap set in the said Grantors' (*David L. & Donna J. Wolfe-OR.470/Pg.1265*) Southeast property corner, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the "22.555 Acre Tract" herein described;

4) Thence the following five (5) courses along the Grantors' (*David L. & Donna J. Wolfe-OR.470/Pg.1265*) Southwesterly property lines and the Northeasterly property lines of a tract of land owned by Alberta L. Smith (OR.453/Pg.947):

- 1) **N 51°41'16" W, 257.07 feet** to an iron pin w/cap set:
- 2) **N 33°27'08" W, 215.00 feet** to an iron pin w/cap set:
- 3) **N 63°27'08" W, 200.00 feet** to an iron pin w/cap set:
- 4) **N 31°27'08" W, 500.00 feet** to an iron pin w/cap set, passing through a 5' long x 3/4" ID white Sched.40 PVC post set at 295.0 feet, and:
- 5) **N 18°42'08" W, 290.70 feet** to a 2" MagNail set in the existing centerline of Concord Church Road (Athens Co. Rd. No. 37), passing through a 5' long x 3/4" ID white Sched.40 PVC post set at 168.2 feet, and an iron pin w/cap set for reference at 271.48 feet:

5) Thence the following eight (8) NEW courses through the lands of the Grantors' (David L. & Donna J. Wolfe-OR.470/Pg.1265) and along the said existing centerline of Concord Church Road (Athens Co. Rd. No. 37);

- 1) N 19°16'33" E, 54.27 feet to a point:
- 2) N 38°16'51" E, 74.24 feet to a point:
- 3) N 52°28'02" E, 228.20 feet to a point:
- 4) N 61°03'13" E, 241.78 feet to a point, said point being witnessed by an iron pin w/cap set for reference on the Southeast side of the said road at the crest of the hill that bears: N 57°16'38" E, 88.49 feet FROM said point:
- 5) N 45°09'46" E, 173.99 feet to a point:
- 6) N 51°23'53" E, 117.93 feet to a point:
- 7) N 60°44'17" E, 101.26 feet to a point, and:
- 8) N 88°32'31" E, 185.95 feet to a point in the Grantors' (David L.

& Donna J. Wolfe-OR.470/Pg.1265) East property line (the Northeast corner of said Grantors' Second Tract - OR.470/Pg.1265 and the Southeast corner of said Grantors' First Tract - OR.470/Pg.1265), the Northwest property corner of a 5.00 Acre (by deed) tract owned by Keith Wiens & Rebecca Pankratz (OR.402/Pg.2576), and, the Southwest property corner of a tract of land owned by Carolyn J. Beasley (OR.514/Pg.2343):

6) Thence **S 03°02'52" W** along the following: 1) the Grantors' (David L. & Donna J. Wolfe-OR.470/Pg.1265) East property line; 2) the West property line of said K. Wiens & R. Pankratz (OR.402/Pg.2576) tract; 3) passing on to the West property line of a 5.664 Acre (by deed) tract owned by Robert L. Henninge (OR.481/Pg.895) at 382.60 feet; 4) passing on to the said West line of said Lot No. 1 of the "Henninge Subdivision" (Env.45A) at 1,233.20 feet, and; 5) also what is taken to be the East line of Section 36 and the West line of Section 30, **1,748.53 feet** to the **point of beginning**, passing through an reference iron pin found at 15.60 feet and an iron pin w/cap stamped "John W. Hagan / P.S.4968" at 382.60 feet, and, **containing a total of 22.555 Acres**, of which, **4.793 Acres** comes out of Auditor's Parcel No. C010010023204 (OR.470/Pg.1265 - Second Tract), and **17.762 Acres** come out of Auditor's Parcel No. C010010023205 (OR.470/Pg.1265 - Third Tract)

7) The above described "**22.555 Acre Tract**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Calc./CADD/Billing Job No. 0817-02), with the field work being completed on 31 October 2017, the "Plat of Survey" (Exhibit "B") being last revised on 06 November 2017, and, the "Legal Description" (Exhibit "A") being completed on 06 November 2017.

8) The bearings used in the above description are based on the said West line of said Lot No. 1 of the "Henninge Subdivision" (Env.45A) as bearing: S 03°02'52" W and are only for the determination of relative angles.

9) Subject to all legal highways and easements.

10) 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 - 740-593-5686".


Gerald W. Bayha, P.S. 6139



06 Nov. 2017
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

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



Plat Date:

11.06.17

CADD Job No:

0817-02

BILLING Job No:

0817-02

By:

GB

Chk'd:

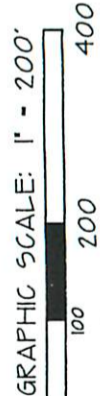
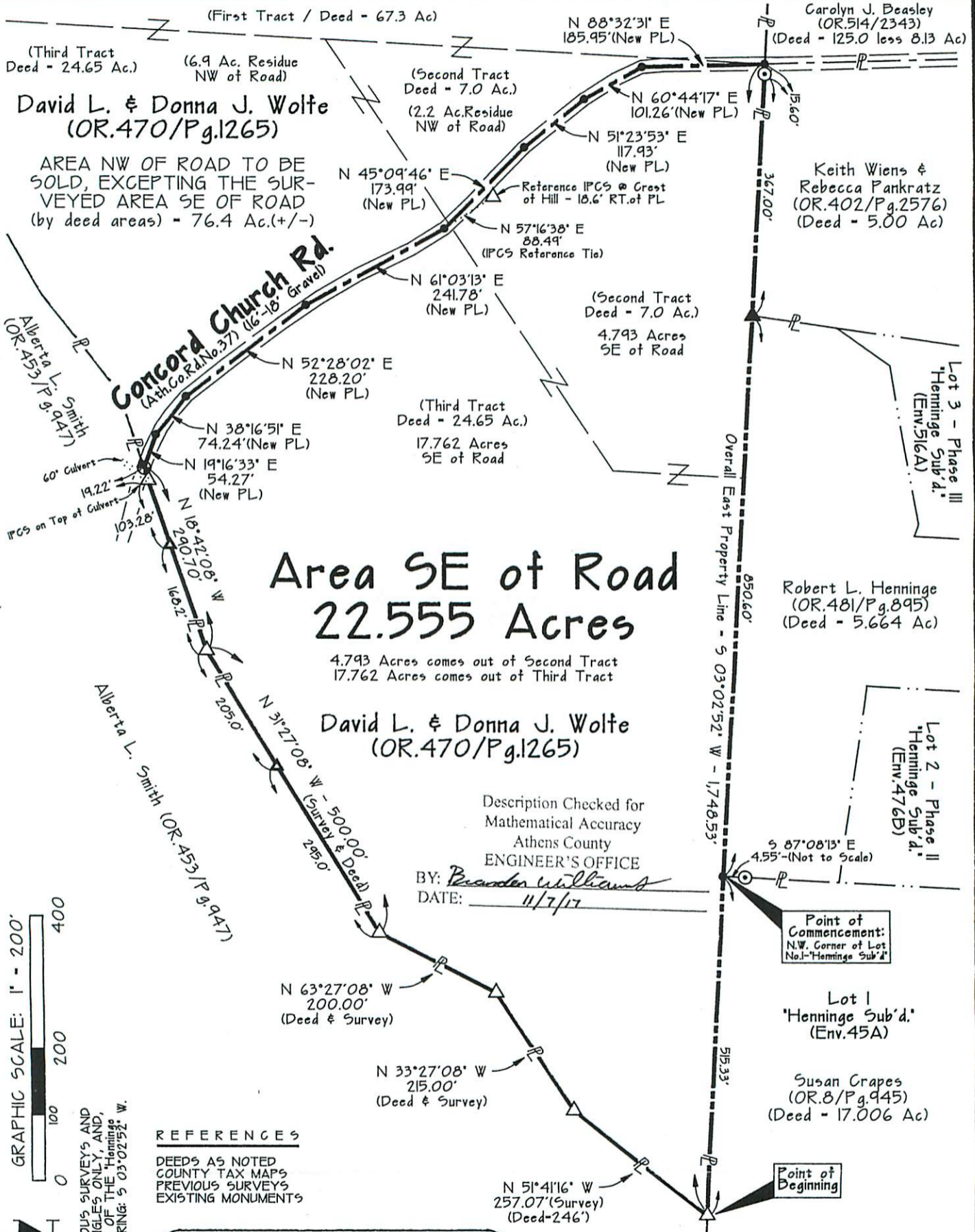
GB

Rev:

PLAT OF SURVEY

Being Part of the Southeast 1/4 of Section 36, T-6-N, R-13-W, Ames Township, Athens County, State of Ohio, U.S.A.

EXHIBIT 'B'



NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND BEARINGS FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE WEST LINE OF THE 'Henninge Sub'-Phase I (Env. 45-A) AS BEARING: S 03°02'52" W.

REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/IDCAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊙ — 2" MAGNAIL SET
- ▲ — 5" x 3/4" D - Sched.40 White PVC Post SET
- ▲ — Iron Pin Fd. w/Cap "John W. Hagan-P.S.4968"
- ⊙ — Iron Pin Found
- — POINT

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, on October 2017.

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

Date Signed: 06 Nov. 2017

FIELD WORK COMPLETED ON: 31 October 2017