

EXHIBIT "A"

"5.0001 Acre Tract"

"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.

1) Being part of the real estate owned by Bernard B. & Carol L. Grueser, as recorded in Official Record 349 at page 1939 (14.5 Acre Tract by Deed) and Deed Book 377 at page 335 (14.4469 acre Tract by Deed), both in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Lease or Farm Lot 13 (Section 2) and Lease or Farm Lot 9 (Section 2), and, being situate in Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows :

2) **COMMENCING** at an iron pin w/cap set in the Southeast corner of Lease or farm Lot 13 (Section 2), the Grantors' Southeast property corner of said 14.5 Acre (by deed) Tract, the Northeast property corner of a 1.41 acre (by deed) parcel now, or formerly, owned by Erik A. & Barbara B. Ramsey as recorded in Official Record 381 at page 2150 in said Recorder's Office, the East line of (Section 2), Athens Township (T-9-N, R-14-W), and, the West line of Section 32, Canaan Township (T-5-N, R-13-W), said iron pin w/cap set being witnessed by a Triple 15" Tree, the center of which, bears: N 65°06'54" W, 2.8 (two and eight tenths) feet FROM said iron pin w/cap set, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the "5.0001 Acre Tract" herein described :

3) Thence N 89°37'27" W along the South line of Lease or Farm Lot 13 (Section 2), the Grantors' South property line of said 14.5 Acre (by deed) Tract, the North line of Lease or Farm Lot 9 (Section 2), and the North property line of said Ramsey 1.41 Acre (by deed) Parcel, **509.18 feet** to an iron pin found in the Northwest corner of said Ramsey 1.41 Acre (by deed) Parcel and the Grantors' Northeast property corner of said 14.4469 Acre (by deed) Tract :

4) Thence S 13°02'04" E along the Grantors' East property line of said 14.4469 Acre (by deed) Tract and the West property line of said Ramsey 1.41 Acre (by deed) Parcel, **127.61 feet** to a large Magnail set in the Southwest property corner of said Ramsey 1.41 Acre (by deed) Parcel, the Northwest property corner of a 3.05 Acre (by deed) Parcel owned by the Grantor's herein as recorded in Official Record 60 at page 993 in said Recorder's Office, and also being the centerline of Angel Ridge Road (Athens Co. Rd. No 98), said large Magnail set being witnessed by an iron pipe found that bears: S 87°48'17" E, 20.97 feet FROM said large Magnail set :

5) Thence along new lines through the lands of the Grantor's herein, the following five (5) courses :

- 1) Along and with the **Arc of a Curve to the LEFT**, along the said centerline of said Angel Ridge Road (Athens Co. Rd. No 98), an **ARC distance of 200.56 feet** to a large Magnail set, said curve having a **Radius of 140.00 feet**, a **Central Angle of 82°04'44"**, the **Long Chord of which**, bears: N 54°15'03" W, **183.84 feet** to said large Magnail set :
- 2) N 01°19'17" E, **19.69 feet** to an iron pin w/cap set in the North line of said Lease or Farm Lot 9 (Section 2), the said Grantors' North line of said 14.4469 Acre (by deed) Tract, the said South line of Lease or Farm Lot 13 (Section 2), and, the said Grantors' South line of said 14.5 Acre (by deed) Tract :
- 3) N 31°23'41" E, **142.46 feet** to an iron pin w/cap set:
- 4) N 73°15'33" E, **258.00 feet** to an iron pin w/cap set, and:
- 5) N 19°54'30" E, **548.53 feet** to an iron pin w/cap set in the Grantors' North property line of said 14.5 Acre (by deed) Tract and the South property line of a 25.032 Acre (by deed) Tract now, or formerly, owned by Lawrence L. & Dorothy R. Schey as recorded in Official Record 355 at page 2028 in said Recorder's Office :

6) Thence N 77°34'53" E along the said Grantors' North property line of said 14.5 Acre (by deed) Tract and the South property line of said Schey 25.032 Acre (by deed) Tract, **108.92 feet** to a 20" Hickory Tree in the Grantors' Northeast property corner of said 14.5 Acre (by deed) Tract, the Southeast property corner of said Schey 25.032 Acre (by deed) Tract, the East line of said Lease or Farm Lot 13 (Section 2) Athens Township (T-9-N, R-14-W), and, the West line of Section 32, Canaan Township (T-5-N, R-13-W), said 20" Hickory Tree property corner being witnessed by an iron pin found in the base of said 20" Hickory Tree that bears: S 34°30'03" W, 0.82 feet FROM said property corner:

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: K. Anterby

DATE: 9-17-05

“ 5.0001 Acre Tract ” Cont’d.

7) Thence **S 01°08'08" E** along the Grantors' East property line of said 14.5 Acre (by deed) Tract, the said East line of Lease or Farm Lot 13 (Section 2) Athens Township (T-9-N, R-14-W), and, the said West line of Section 32, Canaan Township (T-5-N, R-13-W), **741.34 feet to the point of beginning, and, containing a total of 5.0001 Acres.**

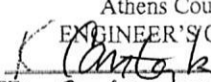
8) The herein described **“ 5.0001 Acre Tract ”** consists of: **A) 4.8950 acres** that lies in Lease or Farm Lot 13 (Section 2) and comes out of Grantors' said 14.5 Acre (by deed) Tract (O.R.349 @ Pg.1939) and currently known as ***Auditor's Parcel No. A0100100119.01***, and, **B) 0.1051 acres** that lies in Lease or Farm Lot 9 (Section 2) and comes out of Grantors' said 14.4469 Acre (by deed) Tract (D.B.377 @ Pg.335) and currently known as ***Auditor's Parcel No. A0100100122.02***.

9) The bearings used in the above description are based on the East line of Lease or Farm Lot 13 (Section 2), as bearing: S 01°08'08" E, and are only for the determination of angles.

10) Subject to all legal highways and easements.

11) The above described **“5.0001 Acre Tract”** was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 0405-01*), with the field work being completed in September 2005, and, the “Plat of Survey” (Exhibit “B”) being last revised on September 12, 2005, and, the “Legal Description” (Exhibit “A”) being completed on September 12, 2005


Gerald W. Bayha, P.S.  09.12.05
Date Signed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9-13-05

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: jbayha@frognet.net



Plat Date: 09.12.05

Job No: 0405-01

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Being Situate in L.L. or F.L. 13,
(Section 2), T-9-N, R-14-W,
Athens Township, Athens Co.,
State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
EXISTING MONUMENTS
PREVIOUS SURVEYS:
1) Sept. 1908-14.5 Ac. Survey
by J.M. Dranner - No. 6805
2) Mar. 1902-44.4469 Ac. Survey
by L.F. Swoyer - P. 5.6765

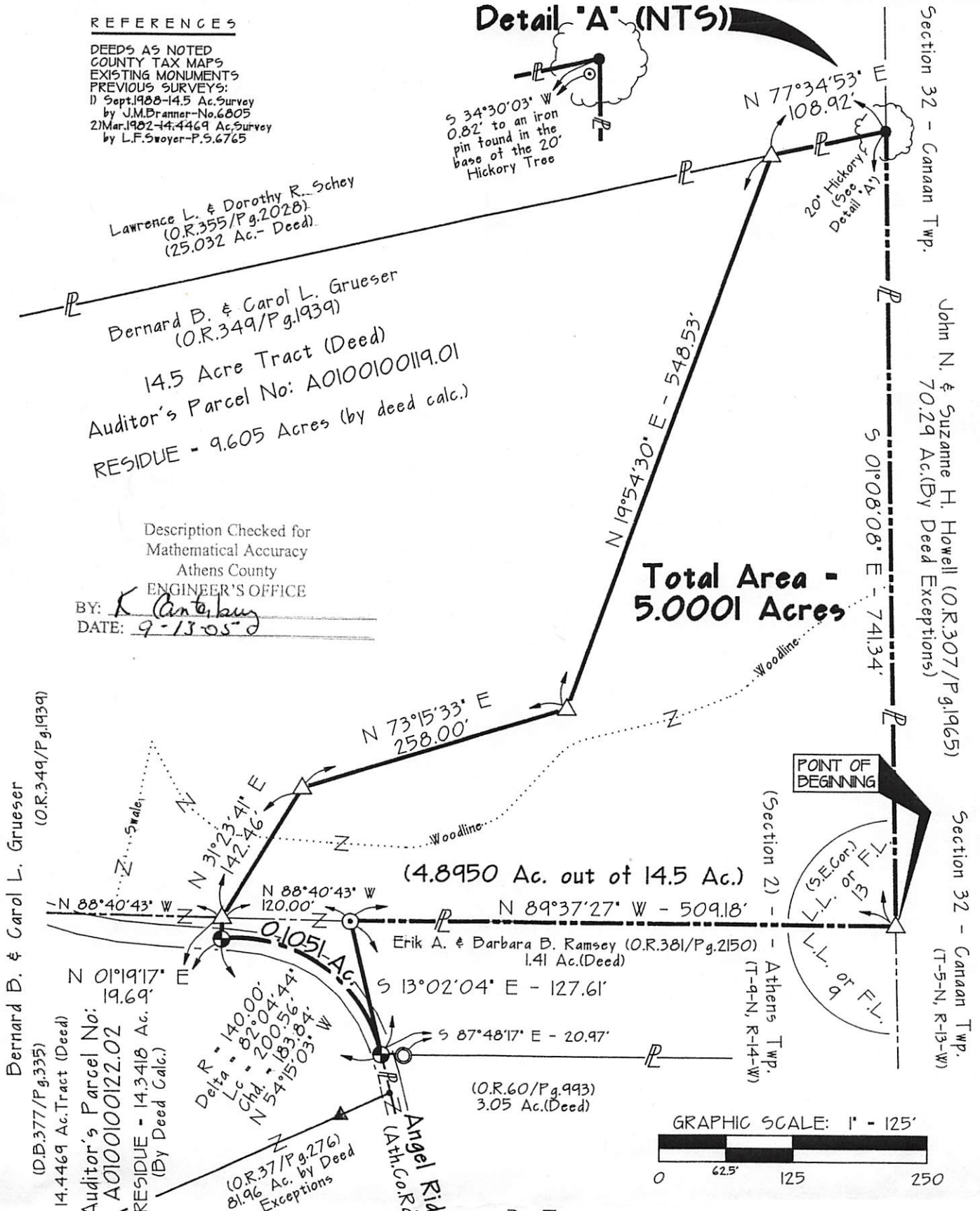
Lawrence L. & Dorothy R. Schey
(O.R. 355/Pg. 2028)
(25.032 Ac. - Deed)

Bernard B. & Carol L. Grueser
(O.R. 349/Pg. 1939)

14.5 Acre Tract (Deed)
Auditor's Parcel No: A0100100119.01
RESIDUE - 9.605 Acres (by deed calc.)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: K. Antebay
DATE: 9-13-05

Detail 'A' (NTS)



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND,
ARE BASED ON THE EAST LINE OF L.L. or F.L. 13
(Section 2) AS BEARING: S 01°08'08" E.

CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a
survey made by me, in

By: *Gerald W. Bayha* Date Signed: 09.12.05
Gerald W. Bayha, P.S.
Ohio Registered Professional
Surveyor No. 5-6139

LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D. CAP STAMPED "G.W. BAYHA - P.S. 6139"
- ▲ — IRON PIN FOUND w/I.D. CAP STAMPED "L.F. Swoyer, R.L.S. 6765"
- ⊕ — LARGE MAGNAL SET
- — IRON PIPE FOUND (NTS) - NOT TO SCALE
- ⊙ — IRON PIN FOUND
- — POINT
- — STONE FOUND
- ⊗ — CONC. NAIL SET