

# EXHIBIT "A"

## 1.298 Acre TRACT "A"

1) Being all of real estate owned by the Herbert W. Brown, Revocable Trust, as recorded in Official Record 146 at page 259 in the Athens County Recorder's Office, Athens County, OH, and, being situate in Lease or Farm Lot No. 96 (Section 21), Town-9-North, Range-14-West, Athens City, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

- 2) **COMMENCING** at point in the Southeast corner of Lease or Farm Lot No. 100 (Section 21) and one of the Northwestern corners of Lease or Farm Lot No. 96 (Section 21):
- 3) Thence **S 89°54'57" E** along one of the Westerly lines of Lease or Farm Lot No. 96 (Section 21), **210.00 feet** to a P.K.Nail found (June 1999) in the center of West Union Street (State Route No. 56):
- 4) Thence **N 24°34'49" E** along the center of West Union Street (State Route No. 56), **831.81 feet** to a point in Centerline Station 622+88.30 T.S.:
- 5) Thence **S 65°25'11" E**, perpendicular to said center of West Union Street (State Route No. 56), **60.00 feet** to a point in the Easterly Right-of-Way line of said West Union Street (State Route No. 56) and one of the Grantor's (Herbert W. Brown, Trustee - OR.146/Pg.259) Westerly property lines, said point also being the real **POINT OF BEGINNING** of the **1.298 Acre TRACT "A"** herein described:
- 6) Thence the following two (2) courses along the said Easterly Right-of-Way line of said West Union Street (State Route No. 56) and the said Grantor's (Herbert W. Brown, Trustee - OR.146/Pg.259) Westerly property lines:
  - 1) **N 26°18'37" E, 244.68 feet** to a point 60.0' right of Centerline Sta. 625+38.30 S.C., and:
  - 2) Along, and with, the **ARC of a CURVE to the RIGHT, 37.58 feet** to an iron pin w/cap set by me in December 1997, and found by me in September 2011, in the Southwesterly property corner of a 0.8791 Acre Parcel owned by Bazell Properties, LLC (OR.291/Pg.2269), and, also being in what is now the said Grantor's (Herbert W. Brown, Trustee - OR.146/Pg.259) Northwestern property corner, said **CURVE having a RADIUS of 1,372.39 feet, a CENTRAL ANGLE of 01°34'09"**, the **LONG CHORD of which bears: N 30°26'46" E, 37.58 feet** to said iron pin w/cap set by me in December 1997, and found by me in September 2011:
- 7) Thence **S 66°59'27" E** along the said Grantors' (Herbert W. Brown, Trustee - OR.146/Pg.259) Northerly property line and the Southerly property line of said property owned by Bazell Properties, LLC (OR.291/Pg.2269), **222.13 feet** to to an iron pin w/cap set by me in December 1997, and found by me in September 2011, in the Southeasterly property corner of said property owned by Bazell Properties, LLC (OR.291/Pg.2269), what is now the said Grantor's (Herbert W. Brown, Trustee - OR.146/Pg.259) Northeasterly property corner, and, also being in one of the Westerly property lines of property owned by the State of Ohio – Ohio University (OR.67/Pg.407):
- 8) Thence **S 41°52'28" W** along the said Grantors' (Herbert W. Brown, Trustee - OR.146/Pg.259) Easterly property line and the said Westerly property line of property owned by the State of Ohio – Ohio University (OR.67/Pg.407), **334.08 feet** to an iron pipe originally set by me in August 1977, and found by me in September 2011 in the said Grantor's (Herbert W. Brown, Trustee - OR.146/Pg.259) Southeasterly property corner, and, the Northeasterly property corner of property owned by James F. Scott, III (OR.387/Pg.836 - 0.1183 Acre Parcel One):
- 9) Thence **N 65°19'53" W** along the said Grantors' (Herbert W. Brown, Trustee - OR.146/Pg.259) Southerly property line and the Northerly property line of said property owned by James F. Scott, III (OR.387/Pg.836 - 0.1183 Acre Parcel One), **134.00 feet** to an iron pipe originally set by me in August 1977, and found by me in September 2011 in the said Grantor's (Herbert W. Brown, Trustee - OR.146/Pg.259) Southwesterly property corner, the Northwestern property corner of said property owned by James F. Scott, III (OR.387/Pg.836 - 0.1183 Acre Parcel One), and, also being in the said Easterly Right-of-Way line of said West Union Street (State Route No. 56):
- 10) Thence **N 24°38'42" E** along the said Grantors' (Herbert W. Brown, Trustee - OR.146/Pg.259) Westerly property line and the said Easterly Right-of-Way line of said West Union Street (State Route No. 56), **30.72 feet** to the **point of beginning** and, containing **1.298 Acres**.

1.298 Acre TRACT "A" Cont'd. (Pg. 2 of 2)

11) The above described **1.298 Acre TRACT "A"** is *Auditor's Parcel No. A027350002603.*

12) The bearings used in the above description are based on the South line of Lease or Farm Lot No. 100 (Section 21) as bearing: N 89°54'57" W, and, are only for the determination of relative angles.

13) Subject to all legal highways and easements.

14) All iron pins w/cap set by me in December 1997 referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "Seymour & Associates".

15) The above described **1.298 Acre TRACT "A"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 in August 1977, July 1996, December 1997, June 1999 and September 2011 (*Job No's. 877-01, AT9218, AT9608, AT9916, 0911-02 & 1211-01*), with the field work being last completed in September 2011, the "Plat of Survey" (Exhibit "B") being last revised on 14 December 2011, and, the "Legal Description" (Exhibit "A") being completed on 15 December 2011.

  
Gerald W. Bayha, P.S. 6139  
15 DEC. 2011  
Date Signed



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K Canterbury  
DATE: 12-16-11

STATE OF OHIO

THE STATE OF OHIO, COUNTY OF [illegible]

I, [illegible], County Clerk of the County of [illegible], do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on file in my office.

In testimony whereof, I have hereunto set my hand and the seal of said County at [illegible] this [illegible] day of [illegible] 19[illegible].

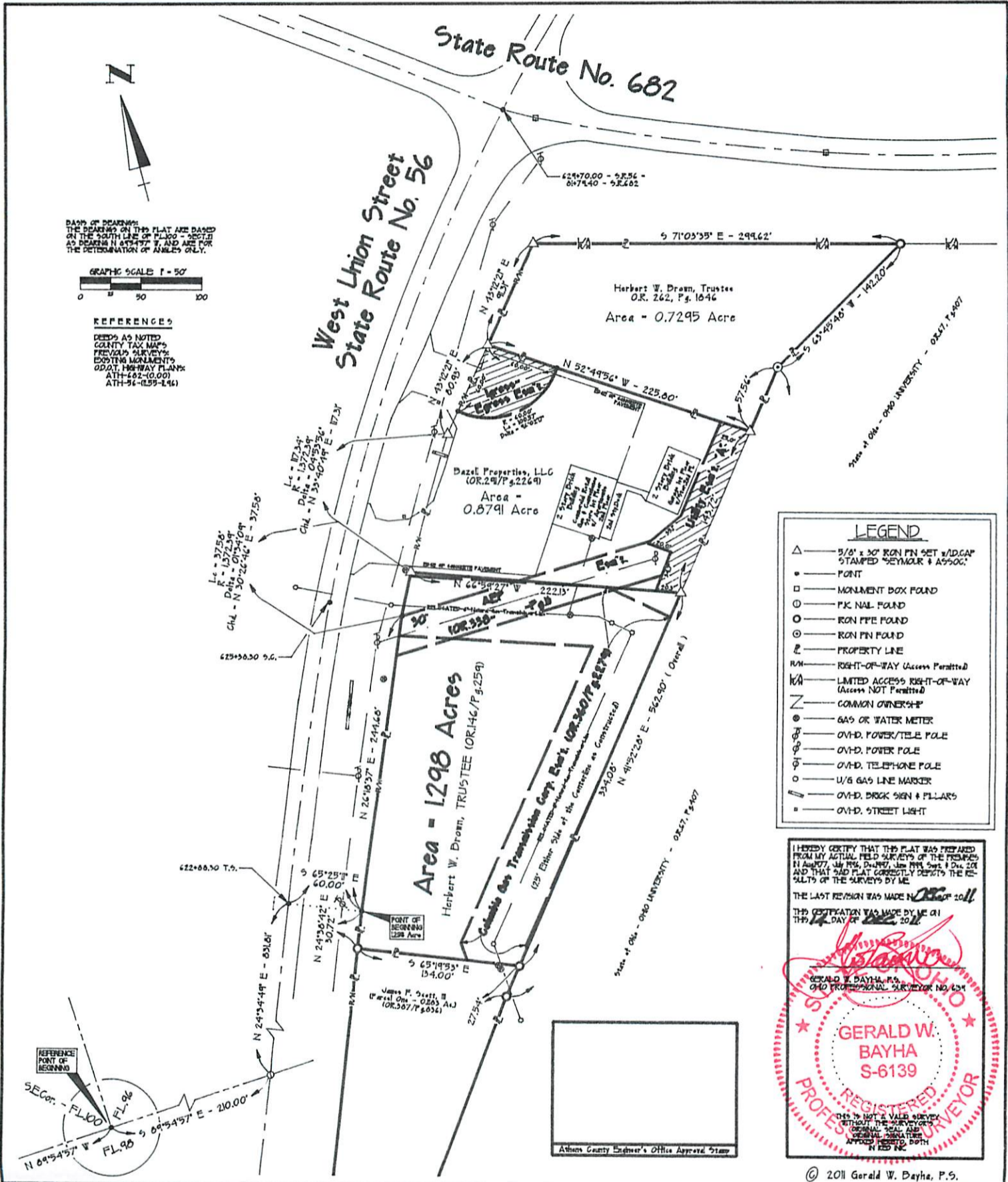
[illegible]



[illegible]



# Exhibit "B"



**LEGEND**

- △ 5/8" x 3/4" IRON PIN SET w/ADGAP STAMPED "SEYMOUR & ASSOC."
- POINT
- MONUMENT BOX FOUND
- P.K. NAIL FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- PROPERTY LINE
- R/W RIGHT-OF-WAY (Access Permitted)
- L/A LIMITED ACCESS RIGHT-OF-WAY (Access NOT Permitted)
- Z COMMON OWNERSHIP
- ⊙ GAS OR WATER METER
- ⊙ O.V.D. POWER/TELE POLE
- ⊙ O.V.D. POWER POLE
- ⊙ O.V.D. TELEPHONE POLE
- U/G GAS LINE MARKER
- ⊙ O.V.D. BRICK SIGN & PILLARS
- ⊙ O.V.D. STREET LIGHT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM MY ACTUAL FIELD SURVEYS OF THE PREMISES IN ADJACENT TO THE DEARNS N 83°49'7" E AND THAT SAID PLAT CORRECTLY REFLECTS THE RESULTS OF THE SURVEYS BY ME.

THE LAST REVISION WAS MADE IN 08/20/11

THIS CERTIFICATION WAS MADE BY ME ON THE 12 DAY OF DEC, 2011

**GERALD W. BAYHA, P.S.**  
OHIO PROFESSIONAL SURVEYOR NO. 6139

**GERALD W. BAYHA, P.S.**  
S-6139

PROF. REGISTERED SURVEYOR

THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND PROFESSIONAL SEAL.

<p>NOTE: Coord. File: AT9210 (877-61-ATMS - ATHENS - ATHENS) CADD File: 1211-01</p>			<h2>PLAT OF SURVEY</h2>				<p><b>GERALD W. BAYHA, P.S.</b> Registered Professional Surveyor No. 6-6139</p> <p>1016 Pleasanton Road Athens, OH 45701-4557 Voice: 740.593.6666 Fax: 740.594.7341 E-mail: jbayha@hughes.net</p>
<p>BEING PART OF FARM LOT 96 (SECTION 21) &amp; SITUATED IN T-9-N, R-4-W, CITY OF ATHENS, ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.</p>			<p>ATHENS COUNTY ENGINEER'S OFFICE APPROVED STAMP</p>				
<p>FILED:</p>	<p>NOTED:</p>	<p>REV: 11/08</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>
<p>12/11-01</p>	<p>12/14/11</p>	<p>12/14/11</p>	<p>12/14/11</p>	<p>12/14/11</p>	<p>12/14/11</p>	<p>12/14/11</p>	<p>12/14/11</p>
<p>SURVEYED FOR: Herb Drown</p>							

FILE NO: 606004 (60) ATHENS 1211-01-60  
LAST REV: 12/14/11

# Exhibit "B"

Designation Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: K. Cantelmy  
DATE: 12-16-11

Exhibit "B"

State Route 12402

State Route 12402

PLAT OF SURVEY

Exhibit "B"

