

# EXHIBIT "A"

## "TRACT "C" - 5.760 Acres"

(Being a portion of a NEW OVERALL PROPERTY SURVEY of 67.629 Acres)

"PLAT OF SURVEY" (Exhibit "B") is Recorded in PLAT ENVELOPE NO. 570-A  
in the Athens County Recorder's Office, and, is hereby referenced as though  
incorporated herein.

1) Being part of all of the real estate owned by: Citizens Independent Mortgage Company (Auditor's Parcels No. A040020019800, A040020020000, and, A040020020100, alleged to contain 67.626 acres as per Auditor's records) presently being recorded in Official Record 395 at page 1825 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in Farm or Lease Lots: 113 (Sections 23 & 24), 146 (Sections 29 & 30) & 147 (Section 30), Town-9-North, Range-14-West, the Unincorporated area known as "The Plains", Athens Township, Athens County, State of Ohio, USA, with this particular "Tract "C" - 5.760 Acres" being entirely situate in Farm or Lease Lot 113 (Section 24)(A040020019800) and being more particularly described as follows:

2) COMMENCING at a stone found in the Grantor's Southwest property corner (OR.395/Pg.1825), the Southwest corner of Farm or Lease Lot 113 (Sections 23 & 24), one of the Northeasterly corners of Farm or Lease Lot 144 (Sections 23 & 29), and, one of the Northeasterly property corners of a 134.512 acre (deed) tract owned by Diane Spezza (OR.420/Pg.318):

3) Thence S 80°30'14" E along the Grantor's South property line, the South line of Farm or Lease Lot 113 (Sections 23 & 24), another of the Easterly property lines of said D. Spezza 134.512 acre (deed) tract (OR.420/Pg.318) and passing on to the North property line of a 36.7135 acre (deed) tract owned by Richard A. Gams (O.R.427/Pg.1666), 1,055.34 feet to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996 in the Grantor's Southeast property corner (OR.395/Pg.1825) and the Southwest property corner of a 42.784 acre (by deed exceptions) tract owned by Sean David Jones (O.R.315/Pg.1807), passing through an iron pin in concrete originally found by me in Dec.1996 in the Northwest property corner of said R.A. Gams 36.7135 acre (deed) tract (O.R.427/Pg.1666) and another of the Easterly property corners of said D. Spezza 134.512 acre (deed) tract (OR.420/Pg.318) at 581.89 feet:

4) Thence N 09°25'04" E along the Grantor's (OR.395/Pg.1825) East property line and the said West property line of said S.D. Jones 42.784 acre (by deed exceptions) tract (O.R.315/Pg.1807), 2,093.06 feet to an iron pin originally found by me in Dec.1996 in one of Grantor's (OR.395/Pg.1825) Northeast property corners, and the Southeast property corner of a 1.90 acre (deed) parcel owned by Charlotte Elster (O.R.132/Pg.912):

5) Thence N 65°24'48" W along one of the Grantor's (OR.395/Pg.1825) Northerly property lines, the South property line of said 1.90 acre (deed) parcel owned by Charlotte Elster (O.R.132/Pg.912), and passing onto the South property line of a 3.654 acre (deed) parcel owned by Sherwood G. & Leslie Barrett Wilson (O.R.242/Pg.741), 565.68 feet to an iron pin originally found by me in Dec.1996 in another of the Grantor's (OR.395/Pg.1825) Northeasterly property corners, the Southwest property corner of said S.G. & L.B. Wilson 3.654 acre (deed) parcel (O.R.242/Pg.741), passing through an iron pin originally found by me in Dec.1996 in the Southeast property corner of said S.G. & L.B. Wilson 3.654 acre (deed) parcel (O.R.242/Pg.741) and the Southwest property corner of said C. Elster 1.90 acre (deed) parcel (O.R.132/Pg.912) at 174.20 feet, said iron pin originally found by me in Dec.1996 in another of the Grantor's (OR.395/Pg.1825) Northeasterly property corners, also being the real **POINT OF BEGINNING** of the "TRACT "C" - 5.760 Acres" herein described:

6) Thence the following three (3) courses along new lines through the lands of the Grantor's (OR.395/Pg.1825);

1) S 42°07'30" W, 212.25 feet to an iron pin w/cap to be set:

2) N 59°00'11" W, 222.97 feet to an iron pin w/cap to be set, and:

3) Thence along and with the arc of a tangent curve (#12) to the left, an arc distance of 45.24 feet to an iron pin w/cap to be set, the radius of said curve being 432.00 feet, with a central angle of 06°00'01", the long chord of said curve bearing N 62°00'11" W, 45.22 feet to an iron pin w/cap stamped "Seymour & Assoc." originally set by me in Dec.1996 in one of the Grantor's Westerly property lines (OR.395/Pg.1825), and also being in the East line of the R/W of Shady Lane as dedicated on the Record Plat of "Stonehill Subdivision - Phase I" as recorded in Envelopes 480-A and 480-B in said Recorder's Office:

**“TRACT “C” - 5.760 Acres ” Cont’d.**

- 7) Thence the following seven (7) courses along other of the Grantor’s Westerly property lines (OR.395/Pg.1825) and the said Easterly R/W lines of Shady Lane;
- 1) Thence continuing along and with the arc of a **curve (#9) to the left**, an **arc distance of 10.84 feet** to an iron pin w/cap to be set, the **radius of said curve being 432.00 feet**, with a **central angle of 01°26’16”**, the **long chord of said curve bearing N 65°43’19” W**, **10.84 feet** to an iron pin w/cap stamped “Seymour & Assoc.” originally set by me in Dec.1996
  - 2) Thence along and with the arc of a **tangent reverse curve (#10) to the right**, an **arc distance of 31.98 feet** to an iron pin w/cap to be set, the **radius of said curve being 25.00 feet**, with a **central angle of 73°17’25”**, the **long chord of said curve bearing N 29°47’46” W**, **29.84 feet** to an iron pin w/cap stamped “Seymour & Assoc.” originally set by me in Dec.1996
  - 3) Thence along and with the arc of a **tangent reverse curve (#11) to the left**, an **arc distance of 33.24 feet** to an iron pin w/cap to be set, the **radius of said curve being 225.00 feet**, with a **central angle of 08°27’55”**, the **long chord of said curve bearing N 02°37’00” E**, **33.21 feet** to an iron pin w/cap stamped “Seymour & Assoc.” originally set by me in Dec.1996
  - 4) **N 16°15’27” E, 172.05 feet** to an iron pin w/cap stamped “Seymour & Assoc.” originally set by me in Dec.1996:
  - 5) **N 02°18’05” E, 178.03 feet** to an iron pin w/cap stamped “Seymour & Assoc.” originally set by me in Dec.1996:
  - 6) **N 10°33’40” W, 117.96 feet** to an iron pin w/cap stamped “Seymour & Assoc.” originally set by me in Dec.1996, and:
  - 7) **N 20°28’04” W, 85.94 feet** to an iron pin originally found by me in Dec.1996 in Grantor’s (OR.395/Pg.1825) most Northerly Northwest property corner and the Southwest property corner of a 0.4595 acre (deed) parcel owned by Kathryn M. Foughty (O.R.292/Pg.1013):
- 8) Thence **S 80°32’32” E** along one of the Grantor’s Northernmost property lines (OR.395/Pg.1825) and the South property line of said K.M. Foughty 0.4595 acre (deed) parcel (O.R.292/Pg.1013), **132.82 feet** to an iron pin originally found by me in Dec.1996 in a Northerly Grantor’s (OR.395/Pg.1825) property corner, the Southeast property corner of said K.M.Foughty 0.4595 acre (deed) parcel (O.R.292/Pg.1013), and, the Southwest property corner of a 0.395 acre (deed) parcel also owned by Kathryn M. Foughty (O.R.298/Pg.252):
- 9) Thence **S 80°30’54” E** along another of the Grantor’s Northernmost property lines (OR.395/Pg.1825), the South property line of said K.M. Foughty 0.395 acre (deed) parcel (O.R.298/Pg.252), and passing on to the South property line of a 2.515 acre (by deed exceptions) parcel owned by Tamara L. Hawk & Steven W. Mitchell (O.R.429/Pg.2666), **347.93 feet** to an iron pin originally found by me in Dec.1996 in one of the Grantor’s (OR.395/Pg.1825) Northeasterly property corner, the Southeast property corner of said T.L.Hawk & S.W.Mitchell 2.515 acre (by deed exceptions) parcel (O.R.429/Pg.2666), and, also being in the West property line of Lot 13 in the “Belle Village Subdivision” owned by Keith & Tina G. Adams (O.R.329/Pg.1747):
- 10) Thence **S 09°10’50” W** along the West property line of said K.& T.G.Adams - Lot 13 (O.R.329/Pg.1747) and passing on to the West property line of said S.G. & L.B. Wilson 3.654 acre (deed) parcel (O.R.242/Pg.741), **509.05 feet** to the **point of beginning**, and, **containing a total of 5.760 acres**, which lies entirely in **Farm or Lease Lot 113 (Section 24)**.
- 11) The above described **“TRACT “C” - 5.760 Acres ”** comes entirely out of **Auditor’s Parcel No. A040020019800**,

"TRACT "C" - 5.760 Acres" Cont'd.

12) The bearings used in the above description are based on the East line of Farm or Lease Lot 147 (Section 30) as bearing: N 09°03'35" E, and are only for the determination of angles.

13) Subject to all legal highways and easements.

14) All iron pins w/cap to be 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 ".

15) The above described "TRACT "C" - 5.760 Acres " was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (Job No. 0708-01), with the "Plat of Survey" (Exhibit "B") being last revised on November 30, 2009, and in December 2009, being recorded in Plat Envelope 570-A in the said Athens County Recorder's Office, and, the "Legal Description" (Exhibit "A") being completed on November 30, 2009

  
Gerald W. Bayha, P.S. 6139  
  
Date Signed 30 Nov 2009

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 12-2-09

APPROVED BY THE CITY PLANNING  
COMMISSION; NO PLAT REQUIRED  
SIGNED: AM Page DATE: 4/29/14



# EXHIBIT "B"

## CURVE DATA TABLE:

CURVE NO.	RADIUS	DELTA	ARC	CHORD
1	1,238.00'	18°36'47"	402.18'	N 75°42'43" E - 400.41'
2	475.00'	26°43'40"	221.58'	N 12°01'43" W - 219.58'
3	225.00'	18°03'24"	70.91'	N 76°30'08" W - 70.62'
4	1,025.00'	10°02'11"	179.55'	N 72°29'32" W - 179.52'
5	100.00'	131°05'50"	228.81'	N 11°57'42" E - 182.06'
6	175.00'	11°00'25"	33.62'	N 59°05'26" E - 33.57'
7	225.00'	34°33'04"	135.68'	N 47°19'06" E - 133.64'
8	25.00'	84°57'14"	37.07'	N 72°31'11" E - 33.77'
9	432.00'	01°26'16"	10.84'	N 65°43'19" W - 10.84'
10	25.00'	73°17'25"	31.98'	N 29°47'46" W - 29.84'
11	225.00'	08°27'55"	33.24'	N 02°37'00" E - 33.21'
12	150.00'	11°44'23"	30.74'	S 62°00'11" E - 45.22'
13	225.00'	11°00'25"	43.22'	N 47°43'01" E - 30.68'
14	225.00'	11°00'25"	43.22'	N 59°05'26" E - 43.16'

## LEGEND

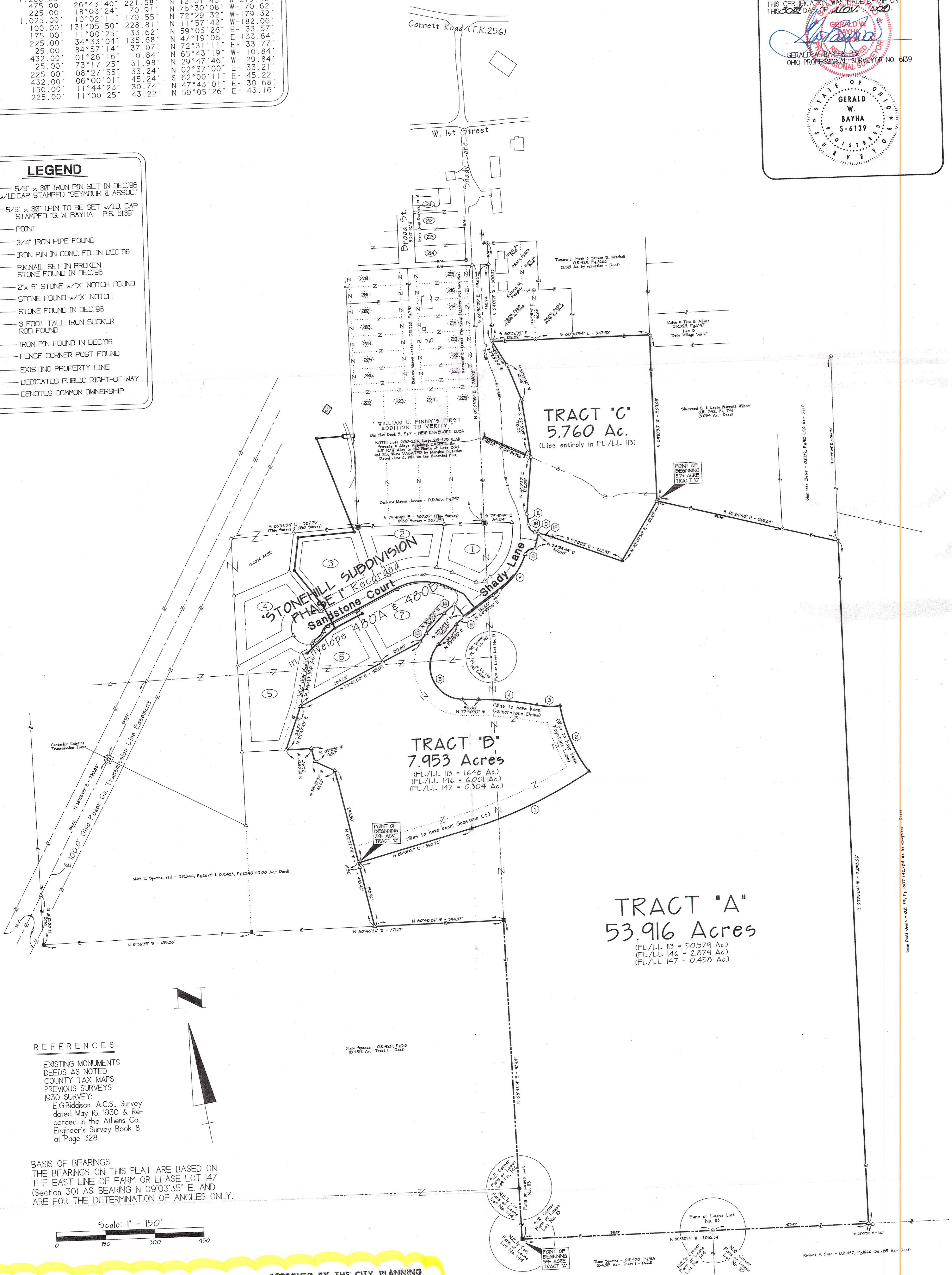
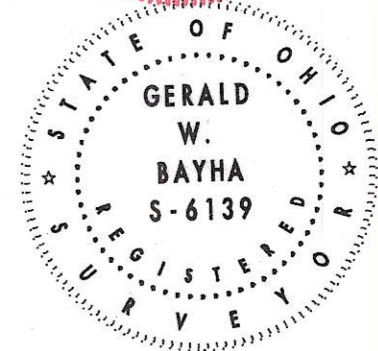
- △ 5/8" x 30" IRON PIN SET IN DEC-96 w/IDCAP STAMPED "SEYMOUR & ASSOC."
- ▲ 5/8" x 30" IPIN TO BE SET w/IDCAP STAMPED "G. W. BAYHA - P.S. 6139"
- POINT
- 3/4" IRON PIPE FOUND
- ⊙ IRON PIN IN CONC. FD. IN DEC-96
- ⊕ PKNAIL SET IN BROKEN STONE FOUND IN DEC-96
- 2x6" STONE w/"X" NOTCH FOUND
- ▣ STONE FOUND w/"X" NOTCH
- ▢ STONE FOUND IN DEC-96
- ⊞ 3 FOOT TALL IRON SUCKER ROD FOUND
- ⊙ IRON PIN FOUND IN DEC-96
- FENCE CORNER POST FOUND
- EXISTING PROPERTY LINE
- R/W DEDICATED PUBLIC RIGHT-OF-WAY
- Z DENOTES COMMON OWNERSHIP

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN DEC. OF 1926 & N. NOV. OF 2009, AND PUBLIC RECORDS, AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PROPERTY HEREON SURVEYED.

THE LAST REVISION WAS MADE IN NOV. OF 2009.

THIS CERTIFICATION WAS MADE BY ME ON THIS 3rd DAY OF DEC. 2009.

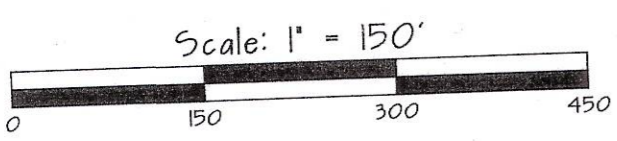
GERALD W. BAYHA  
REGISTERED PROFESSIONAL SURVEYOR  
OHIO PROFESSIONAL SURVEYOR NO. 6139



## REFERENCES

EXISTING MONUMENTS  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
1930 SURVEY:  
E.G. Bidson, A.C.S., Survey  
dated May 16, 1930 & Re-  
corded in the Athens Co.  
Engineer's Survey Book 8  
at Page 328.

BASIS OF BEARINGS:  
THE BEARINGS ON THIS PLAT ARE BASED ON  
THE EAST LINE OF FARM OR LEASE LOT 147  
(Section 30) AS BEARING N 09°03'35" E, AND  
ARE FOR THE DETERMINATION OF ANGLES ONLY.



## MATHEMATICAL APPROVAL:

Mathematically approved this 2nd day of December, 2009

By *J. Blawie*  
Athens County Engineer's Office

APPROVED BY THE CITY PLANNING  
COMMISSION; NO PLAT REQUIRED.  
SIGNED: *[Signature]* DATE: 11/25/14

## RECORDING:

Filed for record this 3rd day of DEC., 2009, at 11:28 A.M.  
Recorded this 3rd day of DEC., 2009, in the Plat  
Cabinet at Envelope 570-A  
File No. 20090006446 Fee \$86.40

By *Jessica Marklein*  
Athens County Recorder

**TOTAL SITE ACREAGE = 67.629 Acres**

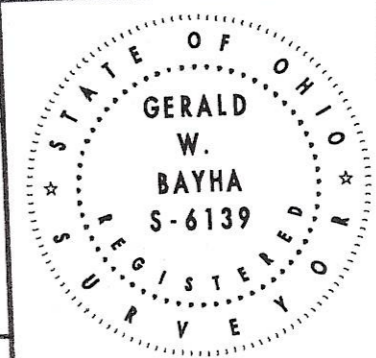
(FL/LL 113 = 57.987 Ac. FL/LL 146 = 8.880 Ac. FL/LL 147 = 0.762 Ac.)

Present Owner: CITIZENS INDEPENDENT MORTGAGE CO. (OR.395/Pg.1825)  
c/o The Citizens Bank of Logan, 188 West Main St., Logan, OH 43138

© 2009 Gerald W. Bayha, P.S.

# PLAT OF SURVEY

BEING PARTS OF FARM LOTS 113, 146 & 147 SITUATE IN SECTIONS 23, 24 & 30  
TOWN-9-NORTH, RANGE-14-WEST, THE UNINCORPORATED AREA OF "THE PLAINS", ATHENS TOWNSHIP, ATHENS COUNTY, STATE OF OHIO,  
UNITED STATES OF AMERICA, NORTH AMERICA, PLANET EARTH.



**Gerald W. Bayha, P.S.**  
Registered Professional Surveyor No. 6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
Voice 740.593.5686 Fax 740.594.7361  
E-mail: jbayha@hughes.net

SHEET	1
REVISIONS	
JOB	0708-0
DRAWN	EP
DATE	12/25/09
Prepared For:	CITIZENS INDEPENDENT MORTGAGE CO., c/o The Citizens Bank of Logan
CA-CADD\GD\GD-1095\0708-0\GD - REV: 130.08 @ 16.40	