

EXHIBIT "A"

"4.6485 Acres - New Legal Description"

(Reflecting the results of a NEW OVERALL PROPERTY SURVEY)

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

- 1) Being the **COMBINED OUTER BOUNDARY** of all of the real estate owned by: Lona M. & Michael C. Stedman (Auditor's Parcels No. **A0300300033.00, N0100100001.00 & N0100100002.00**, alleged to contain **3.27, 0.98 & 0.38 acres respectively, making an alleged total of 4.63 acres**, as per Auditor's records) presently being recorded in Official Record 423 at page 2089 in the Athens County Recorder's Office, Athens County, Ohio, and, being situate in L.L. 164 (Sections 32 & 33), Town-9-North, Range-14-West, Athens Township, and, Sections 3 & 2, Town-11-North, Range-15-West, Waterloo Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
 - 2) **COMMENCING** at a point in the Southeast corner of Section 3 (T-11-N, R-15-W, Waterloo Twp.), and the Northeast corner of Section 2 (T-11-N, R-15-W, Waterloo Twp.), said point bearing **N 00°46'52" E, 2,174.74 feet FROM** a stone found in the East line of Section 2 (T-11-N, R-15-W, Waterloo Twp.) and the West line of L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.):
 - 3) Thence **S 00°46'52" W** along the East line of said Section 2 (T-11-N, R-15-W, Waterloo Twp.) and the West line of said L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.), **128.74 feet** to an iron pin w/cap set in one of the Grantors' Southerly property corners, and, the Northwest property corner of a 20.21 acre (by deed) tract owned by Wendell H. & Linda C. White (OR.428/Pg.2526), said iron pin w/cap set also being the real **POINT OF BEGINNING** of the "**4.6485 Acre - New Legal Description**" herein described:
- 4) Thence the following two (2) courses along two of Grantors' Southerly three property lines;
 - 1) **S 00°46'52" W** along the said East line of said Section 2 (T-11-N, R-15-W, Waterloo Twp.), the said West line of said L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.), and, the West property line of said W.H. & L.C. White 20.21 acre (by deed) tract (OR.428/Pg.2526), the **24.96 feet** to an iron pin w/cap set in another of the Grantors' Southerly property corners, the Northeast property corner of a 5.000 acre (by deed) tract owned by John K. & Kelly L. Dotson (OR.386/Pg.211), and:
 - 2) **N 64°26'14" W**, leaving the said East line of said Section 2 (T-11-N, R-15-W, Waterloo Twp.) and the said West line of said L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.), along the North property line of said J.K. & K.L. Dotson 5.000 acre (by deed) tract (OR.386/Pg.211), **222.42 feet** to an iron pin w/cap set in the Grantors' Southwest property corner, one of the Northerly property corners of said J.K. & K.L. Dotson 5.000 acre (by deed) tract (OR.386/Pg.211), and, the Southeast property corner of a 1.7301 acre (by deed) parcel owned by John K. & Kelly L. Dotson (OR.386/Pg.211), passing through a 3/4" ID x 5' long white PVC post set at 124.8':
- 5) Thence **N 17°51'46" E** along the Grantors' West property line and the East property line of said J.K. & K.L. Dotson 1.7301 acre (by deed) tract (OR.386/Pg.211), **350.05 feet** to a point in Grantors' Northwest property corner, the physical centerline of State Route No. 56, the Northeast property corner of said J.K. & K.L. Dotson 1.7301 acre (by deed) tract (OR.386/Pg.211), and, also being in one of the South property lines of a 1.4139 acre (by deed) parcel owned by David & Marianne Malawista (OR.418/Pg.1893), passing through an iron pin found at 231.34 feet, and an iron pin w/cap set for reference at 325.05 feet:
- 6) Thence the following five (5) courses along the Grantors' Northeasterly property lines, the said physical centerline of State Route No. 56, and adjoining property owners' property lines as specified;
 - 1) **S 64°27'24" E** along the South property line of said D. & M. Malawista 1.4139 acre (by deed) parcel, **110.39 feet** to a point in the Southeast property corner of said D. & M. Malawista 1.4139 acre (by deed) parcel, the Southwest property corner of a 20 acre (by deed) tract owned by Mary & Luther C. Miller (OR.56/Pg.729), the said East line of said Section 3 (T-11-N, R-15-W, Waterloo Twp.), and, the said West line of said L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.), said point bearing: **S 01°03'54" W, 241.15 feet FROM** an iron pin found in the Northwest corner of said L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.), and, **N 01°03'54" E, 227.90 feet FROM** a point in the said Southeast corner of Section 3 (T-11-N, R-15-W, Waterloo Twp.), and the said Northeast corner of Section 2 (T-11-N, R-15-W, Waterloo Twp.):

"4.6485 Acre - New Legal Description" EXHIBIT "A" Cont'd.

- 2) **S 64°47'26" E** along one of the Southerly property lines of said M. & L.C. Miller 20 acre (by deed) tract (OR.56/Pg.729), **226.54 feet** to a point:
- 3) Along and with the **Arc of a NON-TANGENT Curve** to the right, **321.42 feet** along another of the Southerly property lines of said M. & L.C. Miller 20 acre (by deed) tract (OR.56/Pg.729), said NON-TANGENT curve to the right, having a **Radius of 700.00 feet**, a **Central Delta Angle of 26°18'31"**, and, the **Long Chord** of said curve bearing: **S 51°03'03" E - 318.61 feet** to said point
- 4) **S 38°30'28" E** along another of the Southerly property lines of said M. & L.C. Miller 20 acre (by deed) tract (OR.56/Pg.729), **220.96 feet** to a point, and:
- 5) **S 42°56'24" E** along another of the Southerly property lines of said M. & L.C. Miller 20 acre (by deed) tract (OR.56/Pg.729), **38.41 feet** to a point in the Grantors' Southeast property corner, said point also being in the Northerly property line of said W.H. & L.C. White 20.21 acre (by deed) tract (OR.428/Pg.2526):

7) Thence **N 77°13'09" W** along the third of the Grantors' Southerly three property lines, **638.29 feet** to the **point of beginning**, passing through: an iron pin w/cap set for reference at 41.00 feet, 3/4" ID x 5' long white PVC posts set at: 169.7', 203.9', 230.7', 293.3', 420.3' and 529.5', and, a pink ribboned existing fence post at 577.6', and, **containing a total of 4.6485 acres**, of which, 0.8406 acre (0.98 ac. by Auditor's Parcel No. N0100100001.00) lies in Section 3 (T-11-N, R-15-W, Waterloo Twp.), 0.4827 acre (0.38 ac. by Auditor's Parcel No. N0100100002.00) lies in Section 2 (T-11-N, R-15-W, Waterloo Twp.), and, 3.3252 acres (3.27 ac. by Auditor's Parcel No. A0300300033.00) lie in L.L. 164 (Sections 32 & 33, T-9-N, R-14-W, Athens Twp.).

8) The above described "**4.6485 Acre - New Legal Description**" totally encompasses the existing **Auditor's Parcels No. N0100100001.00, N0100100002.00 and A0300300033.00** and is intended to combine them into one (1) parcel to reflect the results of a new Property Survey to more accurately describe the subject premises and eliminate various inaccuracies and inadequacies that are present in the existing legal descriptions.

9) The bearings used in the above description are based on the East line of Section 2 (T-11-N, R-15-W, Waterloo Twp.) as bearing: **N 00°46'52" E** and are only for the determination of relative angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with fluorescent pink 1-3/8" O.D. plastic I.D. caps stamped "G. W. BAYHA - P.S.6139 - 740-593-5686".

12) The above described "**4.6485 Acre - New Legal Description**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (**Job No. 1008-02**), with the field work being completed on March 13, 2009, the "Plat of Survey" (Exhibit "B") being completed on March 23, 2008, and, the "Legal Description" (Exhibit "A") being completed on March 23, 2009.


Gerald W. Bayha, P.S. 6139
Date Signed **03.23.09**



Description Checked for
Mathematical Accuracy
Adrian County
ENGINEER'S OFFICE
BY: **S. Blaus**
DATE: **3-24-09**

EXHIBIT "B"

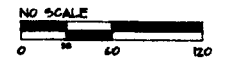
CERTIFICATE OF SURVEYOR
I hereby certify that this map reflects the results of a survey made by me, with the field work being completed on 23 MARCH 2009, and that all measurements and calculations are correct.

GERALD W. BAYHA
S-6139

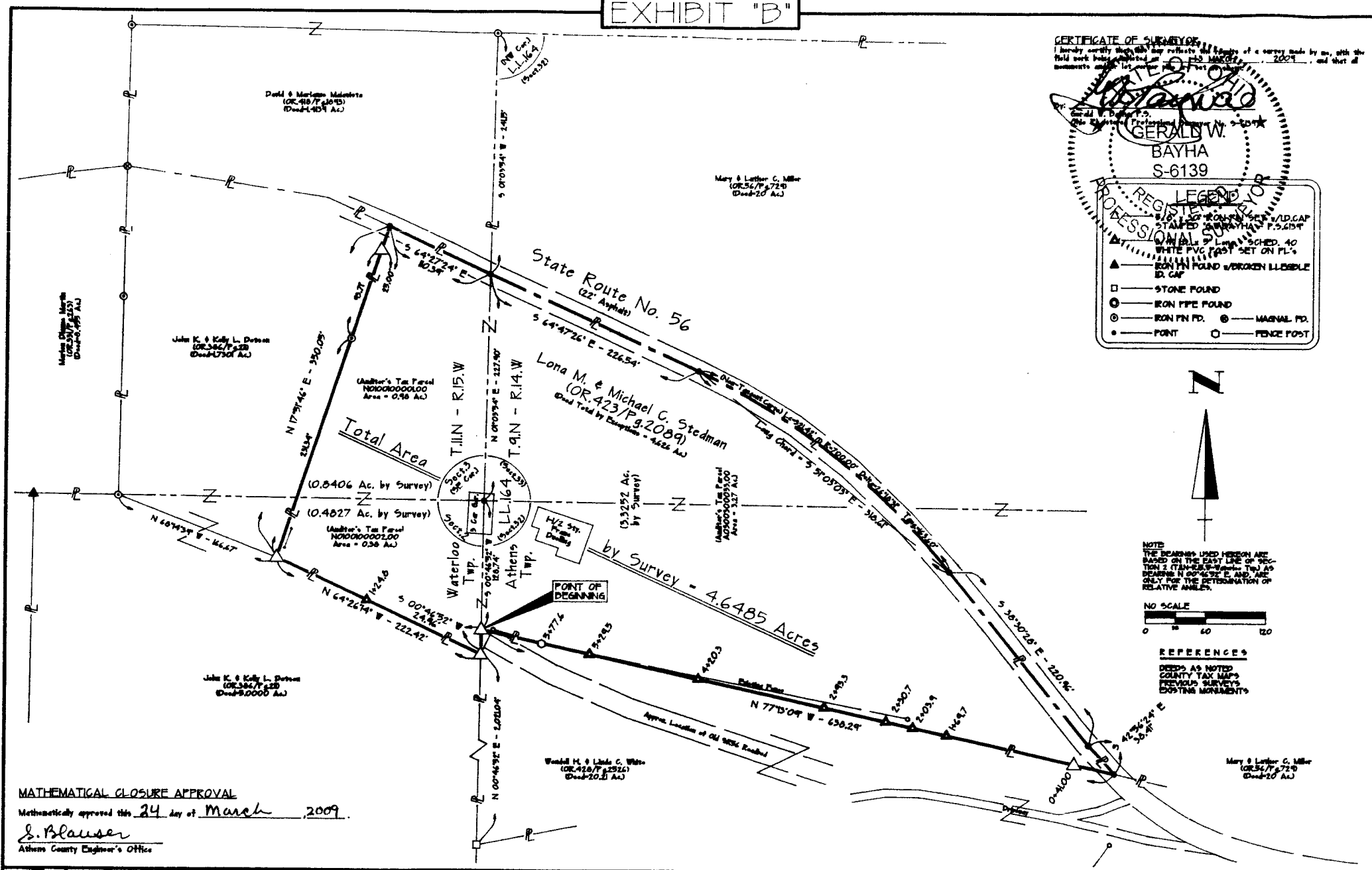
- LEGEND
- ▲ IRON PIN FOUND BROKEN ILLEGIBLE I.D. CAP
 - STONE FOUND
 - IRON PIPE FOUND
 - ⊙ IRON PIN FD.
 - MAGNOL. FD.
 - POINT
 - FENCE POST



NOTE
THE BEARINGS USED HEREON ARE BASED ON THE EAST LINE OF SECTION 2 (T11N R15W Twp) AS BEARINGS N 80°45' E AND N 80°45' E AND ONLY FOR THE DETERMINATION OF RELATIVE ANGLES.



REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



MATHEMATICAL CLOSURE APPROVAL
Mathematically approved this 24 day of March 2009.
S. Blausen
Athens County Engineer's Office

SHEET	REVISIONS	
	00.00.01	XXXXXXXXXXXX
JOB NO.	1008-02	03.23.09
	03	03

PLAT OF SURVEY

Being situate in Lease Lot 164 (Sections 32 & 33), T.9.N, R.14.W, Athens Township and Sections 2 & 3, T.11.N, R.15.W, Waterloo Township, Athens County, State of Ohio, U.S.A.

SURVEYED FOR: Lona Marie & Michael Curtis Stedman, 599 State Route 56, Athens, OH - 45701



Gerald W. Bayha, P.S.
Registered Professional Surveyor No. 6-694

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