

EXHIBIT "A"

"COMBINED 6.473 ACRE TRACT"

(F.K.A.: 1 Acre Tract and a 5.35 Acre Tract)

"PLAT OF SURVEY" (Exhibit "B") is Recorded in PLAT ENVELOPE NO. 542-D, in the Athens County Recorder's Office, and, is hereby referenced as though incorporated herein.

1) Being all of the real estate owned by Bill J. & Jeannette H. Wallace, as recorded in Official Record 376 at page 1669, (Tract One allegedly containing 1 acre, more or less, but actually containing 1.1344 Acre by Survey, and, Tract Two allegedly containing 5.35 acres, more or less, but actually containing 5.3386 Acres by Survey, along with a Right-of-Way for Ingress-Egress over and across the road leading to and past the old Athens City Dump) in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Lease Lot 131 (Section 28), 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 a cross-notched stone found in July 1982 in the Southwest corner of Lease Lot 131 (Section 28): Thence N 00°41'50" W along the West line of Lease Lot 131 (Section 28), 2,174.00 feet (by deeds & survey) to an *iron pipe set in July 1982* in the Grantors' Southwest property corner, which is also the Southwest corner of said, herein combined, alleged 5.35 acre Tract Two and the Northwest corner of a 6.8152 acre tract (Tract III) now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 222 at page 378, passing through the following: 1) A point in the centerline of Athens Township Road No. 242 (Luhrig Road) at 1,167.36 feet: 2) An iron pipe set in July 1982 in the Southwest corner of a 6.8152 acre tract (Tract I) now owned by Arthur Andrew & Mellody Sue Lottridge, as recorded in O.R. 207 at page 776, and the Northwest corner of a 1.95 acre parcel owned, in July 1982, by Wilfred D. & Opal E. Sharpe, as recorded in D.B. 362 at page 775, at 1,332.36 feet: 3) A ½" iron pin set in Jan. 1986 in the Northwest corner of said 6.8152 acre (Tract I) W.D. & O.E. Lottridge tract and the Southwest corner of a 6.8152 acre tract (Tract II) now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 24 at page 960, at 1,565.32 feet: AND, 4) A ½" iron pin set in Jan. 1986 in the Northwest corner of said 6.8152 acre (Tract II) H.E. & L.S. Wallace tract and the Southwest corner of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract, at 1,898.75 feet, said *iron pipe set in July 1982*, also being the real POINT OF BEGINNING of the "COMBINED 6.473 ACRE TRACT" herein described:

3) Thence continuing N 00°41'50" W along the West line of Lease Lot 131 (Section 28), and the Grantors' West property line, 506.06 feet (by survey)(our deed = 471') to a 3/4" iron pipe found in July 1982 on the South bank of a hollow, near a large Beech Tree, in the Northwest corner of said Tract Two in paragraph 1 herein (allegedly containing 5.35 acres, more or less, but actually containing 5.3386 Acres by Survey), and, the Southwest corner of said Tract One in paragraph 1 herein (allegedly containing 1 acre, more or less, but actually containing 1.1344 Acre by Survey):

4) Thence continuing N 00°41'50" W along the West line of Lease Lot 131 (Section 28), and the Grantors' West property line, 92.69 feet (by survey)(our deed = no distance) to a point in the Grantors' Northwest property corner and the Northwest corner of said Tract One in paragraph 1 herein (allegedly containing 1 acre, more or less, but actually containing 1.1344 Acre by Survey), said point being witnessed by a 1" iron pipe found in July 1982 that bears: N 73°24'32" W, 5.51 feet FROM said point:

5) Thence S 73°24'32" E along the Grantors' Northerly property line, 528.00 feet (by survey & adjoining deeds)(our deed = no distance) to an iron pipe set in July 1982 in the Grantors' first of four Northeasterly property corners, passing through "T" notched stone found at 203.25 feet:

6) Thence S 44°09'18" E along the first of four of the Grantors' Easterly property lines, 144.53 feet to an iron pipe set in July 1982 in the Grantors' second of four Northeasterly property corners and the second of five Northeasterly corners of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract:

7) Note that the following four (4) courses, and the locations of the corners marked as specified herein, have been upheld by the Court of Common Pleas, Athens County, Ohio, as the result of lengthy litigation under Case No. 81-9-458, with Haven E. Wallace, et al, being the Plaintiffs, and John H. Durphee, et al, being the defendants:

8) Thence S 45°50'42" W along the second of four of the Grantors' Easterly property lines and one of the Northerly lines of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract, 117.50 feet (by survey & our deed) to an iron pipe set in July 1982 in the Grantors' third of four Northeasterly property corners and the third of five Northeasterly corners of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract:

9) Thence S 24°26'50" E along the third of four of the Grantors' Easterly property lines and another of the Northerly lines of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract, 73.86 feet (by survey) to an iron pipe set in July 1982 in the Grantors' fourth of four Northeasterly property corners and the fourth of five Northeasterly corners of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract:

10) Thence S 19°41'50" E along the fourth of four of the Grantors' Easterly property lines and another of the Northerly lines of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract, 177.00 feet (by survey & deed) to an iron pipe set in July 1982 in the Grantors' Southeast property corner and the fifth of five Northeasterly corners of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract:

11) Thence S 87°18'10" W along the Grantors' South property line and another of the Northerly lines of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract, 606.00 feet (by survey & deed) to the point of beginning, passing through an iron pipes set for reference at 78.91 feet, 235.17 feet and 437.47 feet, and, containing a total of 6.473 acres.

12) The above described "COMBINED 6.473 ACRE TRACT" totally encompasses Auditor's Parcel No. A0400400075.00 (allegedly containing 1 acre, more or less, but actually containing 1.1344 Acre by Survey) and Auditor's Parcel No. A0400400076.00 (allegedly containing 5.35 acre, more or less, but actually containing 5.3386 Acre by Survey).

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blawie
DATE: 2-18-05

"Ingress-Egress Easement"

13) Also, conveying the use of an existing 10' cinder-gravel road Ingress-Egress Easement that was created in 1946 when James Fierce granted the use of this land to the City of Athens as a dump site and the City of Athens constructed said cinder-gravel road. Said 10' cinder-gravel road has been held out as an Ingress-Egress Easement for the use and benefit of the above described "COMBINED 6.473 ACRE TRACT" (formerly known as a 1 Acre Tract and a 5.35 Acre Tract) over and across the alleged 19.9 acre parent tract (by old deeds)(20.4456 acres by survey) of the three 6.8152 Acre Tracts (Tracts I, II & III) shown on Exhibit "B". This easement has been used since 1946 by all of the previous owners of the said alleged 19.9 acre parent tract, as well as all previous owners of the above described "COMBINED 6.473 ACRE TRACT" (formerly known as a 1 Acre Tract and a 5.35 Acre Tract). The detailed description for this "Existing Ingress-Egress Easement" is as follows:

14) Commencing at an iron pipe set in July 1982 in the Grantors' second of four Northeasterly property corners as described in paragraph 6 herein: Thence S 45°50'42" E along the second of four of the Grantors' Easterly property lines and one of the Northerly lines of said 6.8152 acre tract (Tract III) H.E. & L.S. Wallace tract, 82.26 feet to point in the centerline of an existing 10' cinder-gravel road as originally constructed by the City of Athens in 1946, said point being witnessed by a railroad spike set in July 1982 for reference that bears: N 46°16'24" W, 4.18 feet FROM said point, said point also being the real POINT OF BEGINNING of the "Existing 10.0' Ingress-Egress Easement" herein described, being 5.0' either side of the following described centerline:

15) Thence along and with centerline of and existing 10' cinder-gravel road as originally constructed by the City of Athens in 1946, the following twelve (12) courses along said centerline of said "Existing 10.0' Ingress-Egress Easement":

- 1) S 46°16'24" E, 257.86 feet to a railroad spike set in July 1982:
- 2) S 33°06'09" E, 63.29 feet to a railroad spike set in July 1982:
- 3) S 05°18'44" E, 66.89 feet to a railroad spike set in July 1982:
- 4) S 15°06'36" W, 121.24 feet to a railroad spike set in July 1982:
- 5) S 01°19'34" E, 57.56 feet to a railroad spike set in July 1982:
- 6) S 24°53'44" E, 47.33 feet to a 3/4" iron bar set in January 1986 in the South line of said 6.8152 acre tract (Tract III) now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 222 at page 378 and the North line of said 6.8152 acre tract (Tract II) also now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 24 at page 960:
- 7) S 24°53'44" E, 47.05 feet to a railroad spike set in July 1982:
- 8) S 14°26'24" E, 134.23 feet to a railroad spike set in July 1982:
- 9) S 09°26'24" E, 131.61 feet to a railroad spike set in July 1982:

- 10) **S 06°28'49" E, 22.95 feet to a 3/4" iron bar set in January 1986 in the South line of said 6.8152 acre tract (Tract II) also now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 24 at page 960 and the North line of said 6.8152 acre tract (Tract I) now owned by Arthur Andrew & Melody Sue Lottridge, as recorded in O.R. 207 at page 776:**
- 11) **S 06°28'49" E, 162.14 feet to a railroad spike set in July 1982, and, :**

12) **S 19°03'24" E, 132.86 feet to a point in the intersection of said centerline of said "Existing 10.0' Ingress-Egress Easement" with the East line of said alleged 19.9 acre parent tract (by old deeds)(20.4456 acres by survey) of the three 6.8152 Acre Tracts (Tracts I, II & III) shown on Exhibit "B", said point also being in the East line of said 6.8152 acre tract (Tract I) now owned by Arthur Andrew & Melody Sue Lottridge, as recorded in O.R. 207 at page 776:**

16) **Thence changing from 5.0' either side of the centerline of said "Existing 10.0' Ingress-Egress Easement" to 10.0' WEST OF, AND PARALLEL TO, the following described line:**

17) **Thence S 11°22'34" E along the said East line of said alleged 19.9 acre parent tract (by old deeds)(20.4456 acres by survey) of the three 6.8152 Acre Tracts (Tracts I, II & III) shown on Exhibit "B", 39.25 feet to a 2" iron pipe set in the Southeast property corner of said alleged 19.9 acre parent tract (by old deeds)(20.4456 acres by survey) of the three 6.8152 Acre Tracts (Tracts I, II & III) shown on Exhibit "B", and the Southeast property corner of said 6.8152 acre tract (Tract I) now owned by Arthur Andrew & Melody Sue Lottridge, as recorded in O.R. 207 at page 776, said 2" iron pipe set also being in the original Northeast property corner of a 1.6 acre parcel owned in July 1982 by Wilfred D. & Opal E. Sharpe as recorded in D.B. 362 at page 775:**

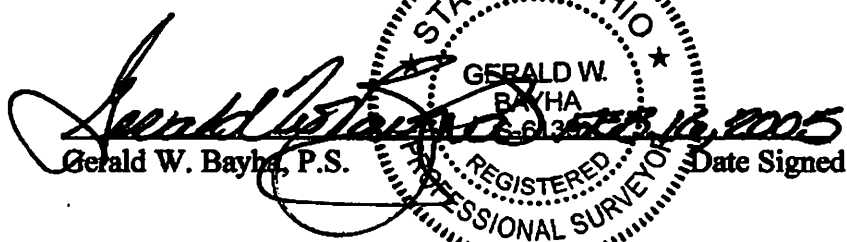
18) **Thence, at the 2" iron pipe set referred to in paragraph 17 above, the "Existing 10.0' Ingress-Egress Easement" changes in width from 10.0 feet in width to a "15.0' IN WIDTH INGRESS-EGRESS EASEMENT", lying 15.0' WEST OF, AND PARALLEL TO, the following described line:**

19) **Thence S 03°52'26" W along the original East property line of said 1.6 acre parcel owned in July 1982 by Wilfred D. & Opal E. Sharpe as recorded in D.B. 362 at page 775 and the East property line of an existing 0.089 acre parcel that was created in August 1985 and is now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 222 at page 378, 260.00 feet to a 36" long auto axle set by me on June 27, 1983 in the centerline of Athens Township Road No. 242 (Luhrig Road), said auto axle set in 1983 also being in the original Southeast property corner of said 1.6 acre parcel owned in July 1982 by Wilfred D. & Opal E. Sharpe as recorded in D.B. 362 at page 775 and the Southeast property corner of said existing 0.089 acre parcel that was created in August 1985 and is now owned by Haven E. & Linda S. Wallace, as recorded in O.R. 222 at page 378, said auto axle set in 1983 also being the termination point of said herein described "INGRESS-EGRESS EASEMENT".**

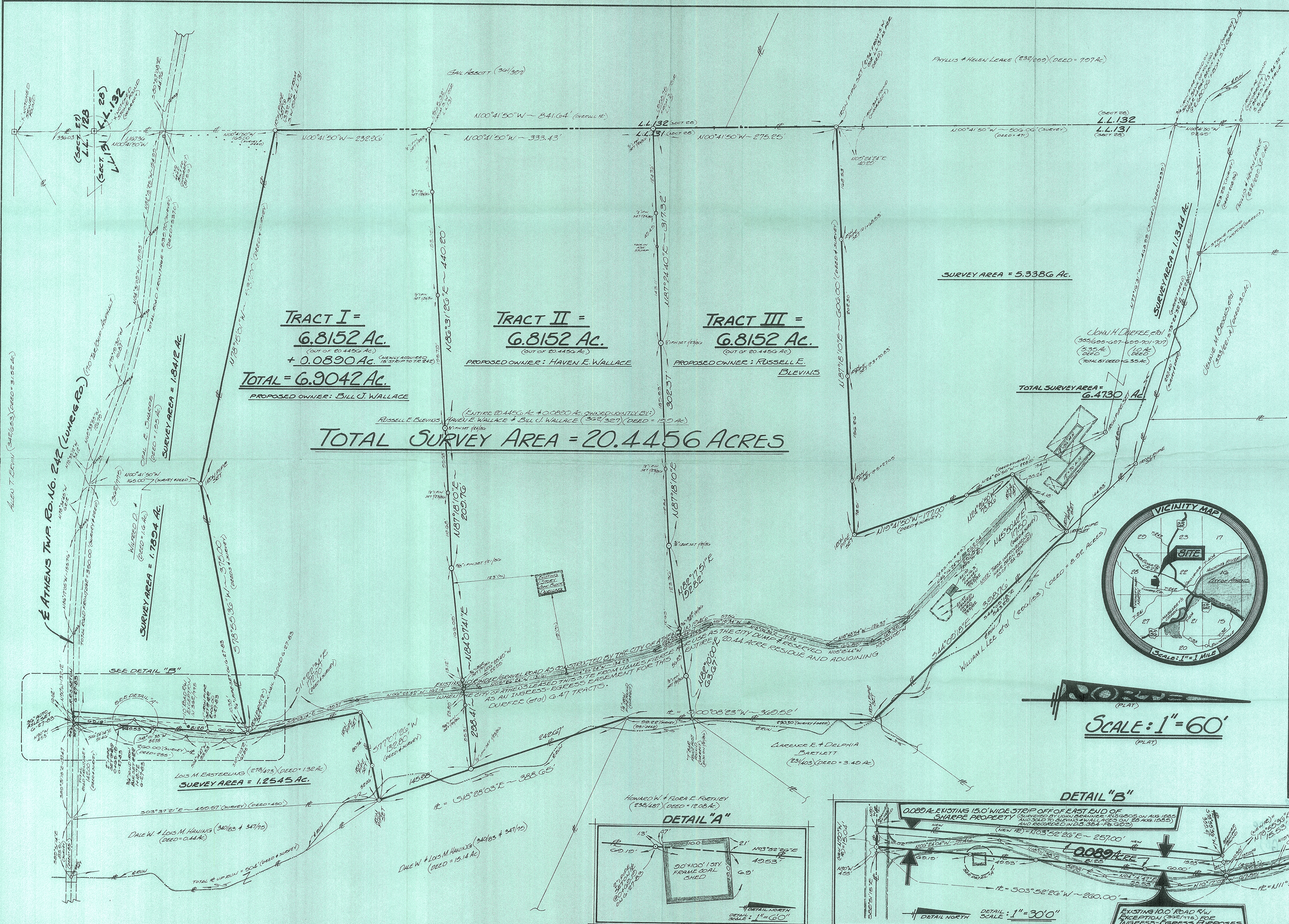
20) **The bearings used in the above description are based on the West line of Lease Lot No 131 (Section 28), as bearing in July 1982: N 00°41'50" W, and are only for the determination of angles.**

21) **Subject to all legal highways and easements.**

22) **The above described "COMBINED 6.473 ACRE TRACT" and "INGRESS-EGRESS EASEMENT" was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 0682-04, 0682-04-C & 0105-04), with the field work being completed from July 1982 through January 1986, and, the "Plat of Survey" (Exhibit "B") being last revised on January 31, 1986, and in February 2005 having been recorded in Plat Envelope 512-B in the said Athens County Recorder's Office, and, the "Legal Description" (Exhibit "A") being completed on February 16, 2005**


Gerald W. Bayha, P.S. Date Signed

STATE OF OHIO
GERALD W. BAYHA
S-6139
REGISTERED PROFESSIONAL SURVEYOR



PLAT OF SURVEY

Of A 20.4456 Acre Tract Situate
In Township 24 North, Range 10 East,
Athens Township, Athens Co., Ohio.

Drawn: [Signature] Date: 20/10/2016
Checked: [Signature] Date: 20/10/2016
Reviewed: [Signature] Date: 20/10/2016

RUSSELL E. BLEVINS, HAVEN E. & BILL J. WALLACE
46 BULL WALLACE - ATHENS HIGHEST SOUTH
HILLIARD, OHIO - 43026

GERALD W. BAYHA, P.S.
REGISTERED PROFESSIONAL SURVEYOR No. 5-6139
Route 16.5 - Box 16.24
Fleming, Athens, Ohio - 45701 - (614) 308-4308

ALLEN T. DEWITT (347623) (DEED = 31.52 AC)

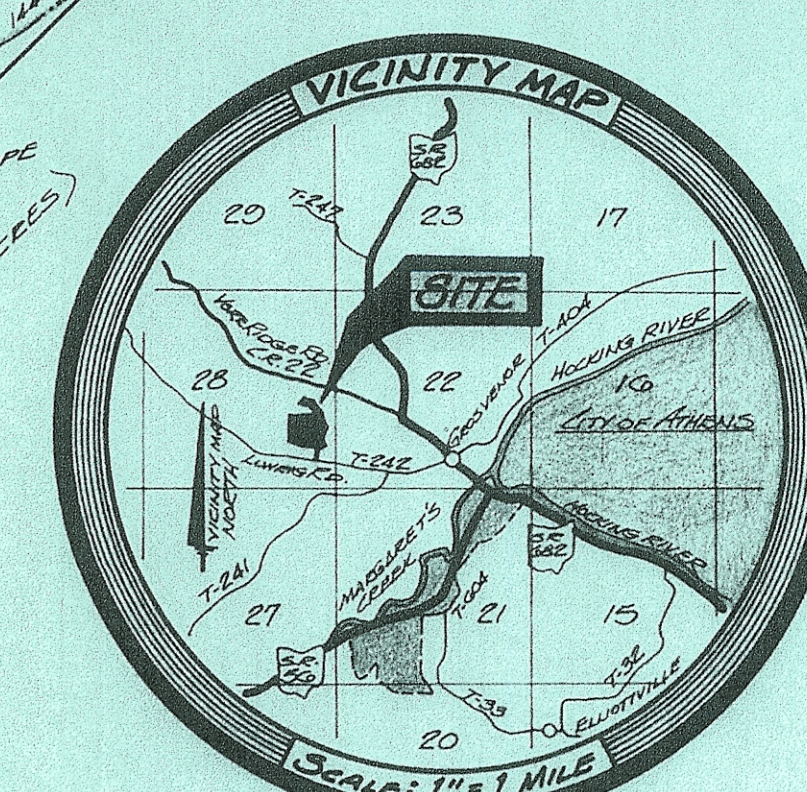
ATHENS TWP. RD. NO. 242 (LUNEVIG RD.)
SURVEY AREA = 1.8412 AC.

MILNER D. (DEED = 1.6 AC.)
SURVEY AREA = 1.7894 AC.

LOIS M. EASTWELL (278/173) (DEED = 1.32 AC.)
SURVEY AREA = 1.2545 AC.

DALE W. & LOIS M. HANING (340/63 & 341/75) (DEED = 0.44 AC.)

DALE W. & LOIS M. HANING (340/63 & 341/75) (DEED = 15.14 AC.)



SCALE: 1" = 60'
(PLAT)