

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Brandon Williams  
DATE: 5/29/14

## EXHIBIT "A"

### 7.000 Acre Tract

- 1) Being a **NEW DESCRIPTION** of the **BOUNDARY** of a **7.000 Acre Tract** out of an existing 51.68 Acre Tract as recorded in Official Record 494 at page 771 in the Athens County Recorder's Office, Athens County, OH, presently owned by Ralph & Wylodene S. Wirkner, and being situate in FR.23 (Section 22) and Section 23, Town-7-North, Range-12-West, Bern Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** the Northeast corner of FR.23 (Section 22) and the Grantors' (OR494/Pg.771) Northeast property corner:
- 3) Thence **N 82°47'08" W** along the Grantors' (OR494/Pg.771) North property line and the South property line of a 17.93 (by deed) acre tract owned by Steven M. & Carlee G. Fickenworth (OR.213/Pg.739), **1,055.94 feet** to an iron pin w/cap set, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the herein described **7.000 Acre Tract**:
- 4) Thence the following three (3) new courses through the lands of the Grantors':
- 1) **S 06°34'44" W, 579.93 feet** to an iron pin w/cap set Southeast of an existing 10" Sassafras Tree, passing through ¾" ID x 5' long Sched.40 White PVC Posts set at 85.4', 210.0', 332.7', 412.3' & 473.0':
- 2) **N 75°32'35" W, 388.80 feet** to an iron pin w/cap set, passing through ¾" ID x 5' long Sched.40 White PVC Posts set at 108.4' & 242.1', and:
- 3) **N 44°25'22" W, 369.82 feet** to a point in one of the Grantors' Westerly property lines, said point also being in Tick Ridge Road (Twp.Rd.No.201) and in one of the Easterly property lines of a 94.21 acre (by deed) tract owned by Michael R. & Shirley A. Lowry (OR.244/Pg.796), passing through ¾" ID x 5' long Sched. 40 White PVC Posts set at 109.9' & 244.0', and an iron pin w/cap set for reference at 354.82 feet:
- 5) Thence **N 38°57'18" E**, along one of the Grantors' Westerly property lines, Tick Ridge Road (Twp.Rd.No.201) and one of the Easterly property lines of said M.R. & S.A.Lowry (94.21 ac. by deed) tract (OR.244/Pg.796), **354.36 feet** to a point in the Grantors' Northwest property corner and the Southwest property corner of said S.M. & C.G.Fickenworth (17.93 ac. by deed) tract (OR.213/Pg.739);
- 6) Thence **S 82°47'08" E** along the Grantors' North property line and the South property line of said S.M. & C.G.Fickenworth (17.93 ac. by deed) tract, **482.82 feet** to the **point of beginning**, passing through an iron pin w/cap stamped "CLS-7224" found at 21.20 feet, and, passing through ¾" ID x 5' long Sched.40 White PVC Posts set at 123.4', 239.5' & 400.4', and **containing a total of 7.000 Acres**, of which **5.043 Acres** lies In FR.23 (Section 22) and comes out of **Auditor's Parcel No. D010010006602**, and, **1.957 Acres** lies in Section 23 and comes out of **Auditor's Parcel No. D010010019206**.
- 7) The bearings used in the above description are based on the East line of FR.23 (Section 22) as bearing: S 00°00'00" E, and, are only for the determination of relative angles.
- 8) Subject to all legal highways and easements.
- 9) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".
- 10) The above **Newly Described 7.000 Acre Tract** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor No. S-6139 in May 2014 (**Job No. 0214-01**), with the field work being completed on 23 May 2014, the "Plat of Survey" (Exhibit "B") being last revised on 28 May 2014, and the "Legal Description" (Exhibit "A") being completed on 28 May 2014.

  
Gerald W. Bayha, P.S. 6139



28 May 2014  
Date Signed



Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

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Plat Date: 05.28.14

# PLAT OF SURVEY

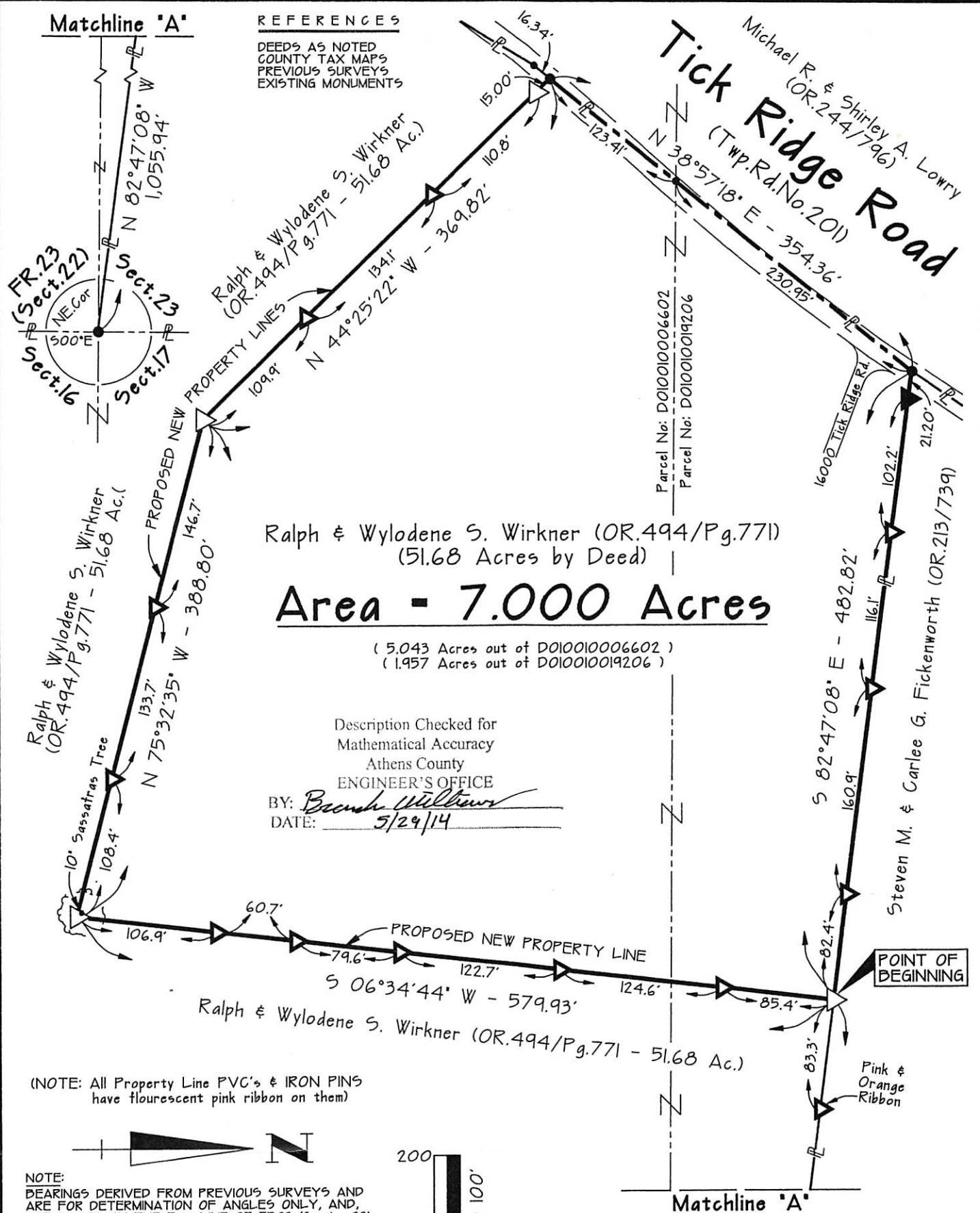
Calc. Job No: 0214-01

Being Situate in Fraction (FR) 23 (Sect.22) & Section 23, T.7.N, R.12.W, Bern Township, Athens Co., State of Ohio, U.S.A.

By: Chk'd:

Billing Job No: 0214-01

# EXHIBIT 'B'



### REFERENCES

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

Ralph & Wylodene S. Wirkner (OR.494/Pg.771)  
(51.68 Acres by Deed)

## Area - 7.000 Acres

( 5.043 Acres out of D010010006602 )  
( 1.957 Acres out of D010010019206 )

Description Checked for  
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Athens County  
ENGINEER'S OFFICE

BY: *Bruce Wilburn*  
DATE: 5/29/14

(NOTE: All Property Line PVC's & IRON PINS  
have fluorescent pink ribbon on them)

NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND  
ARE FOR DETERMINATION OF ANGLES ONLY, AND,  
ARE BASED ON THE East LINE OF FR.23 (Section 22)  
AS BEARING: S 00°00'00" E.

### LEGEND

- 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- IRON PIN w/CAP FD. - Stamped "CL5-7224"
- IRON BAR FOUND - PROPERTY LINE
- RAILROAD SPIKE SET
- POINT FENCEPOST POWER POLE



### CERTIFICATION OF SURVEYOR:

I hereby certify that this Plat of Survey was prepared from a survey made by me, in May, 2014

By: *Gerald W. Bayha* 28 May 2014  
Gerald W. Bayha, P.S. 5-6139  
Ohio Registered Professional Surveyor No. 5-6139 Date Signed

FIELD WORK COMPLETED ON: 23 May 2014  
PLAT AND LEGAL COMPLETED ON: 28 May 2014