

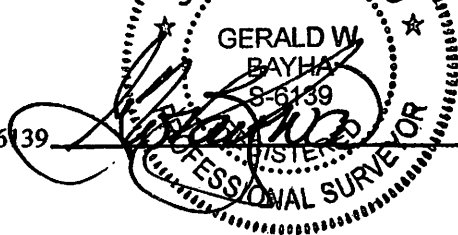
BY: Gerald W. Bayha  
DATE: 4/25/14

## EXHIBIT "A"

### Newly Described 1.001 Acre Parcel "C"

- 1) Being a **NEW DESCRIPTION** of the **BOUNDARY** of an **EXISTING 1.00 Acre - Tract 2** (by deed) (**G010010032500**) that is intended to correct inaccuracies and inadequacies as presently recorded in Official Record 472 at page 1641 in the Athens County Recorder's Office, Athens County, OH, presently owned by Sandy L. & Rebecca L. Harold, and being situate in the Northwest one-quarter (NW.1/4) of the Northeast one-quarter (NE.1/4) of Section 7, Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** at a MagNail set in what is taken to be the North line of the NW.1/4 of the NE.1/4 of Section 7, the Grantors' Northeast property corner, the Southeast property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), the Northwest property corner of a 15.0 acre (by deed) tract owned by John W. Schneider (DB.379/Pg.959), and also being 6 feet West of the East edge of pavement in the traveled portion of Mill Creek Road (Twp.Rd.No.325), said MagNail set bearing: N 84°34'59" W, 925.0 feet (by deeds) FROM the alleged Northeast corner of the NW.1/4 of the NE.1/4 of Section 7 (Dover Twp., T-10-N, R-14-W), and, said MagNail set also being the real **POINT OF BEGINNING** of the **Newly Described 1.001 Acre Parcel "C"**:
- 3) Thence **S 01°32'50" W** along the Grantors' East property line, Mill Creek Road (Twp.Rd.No.325), and one of the West property lines of said J.W.Schneider (DB.379/Pg.959) tract, **80.00 feet** (this survey & deed) to a POINT in the Grantor's Tract 2 Southeast property corner, and the Northeast property corner of another 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641) also owned by the Grantors herein, Sandy L. & Rebecca L. Harold:
- 4) Thence **S 86°48'33" W** along the Grantors' South property line and the North property line of said Grantor's other 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), **382.95 feet** (this survey) (deed = 382.64') to an iron pin w/cap set in the Grantors' Southwest property corner, the Northwest property corner of said Grantor's other 1.00 acre (by deed) Tract 1 (OR.472/Pg.1641), and also being in one of the Northeasterly property corners of a 44.79 acre (by deed exceptions) owned by Sarah Harold (OR.450/Pg.323), passing through an iron pin w/cap set for reference at 23.42 feet:
- 5) Thence **N 10°45'54" W** along the Grantors' West property line and one of the Northeasterly property lines of said S. Harold (OR.450/Pg.323) tract, **142.79 feet** (this survey) (deed = 142.91') to an iron pin w/cap set inside a rusty 3/4" I.D. iron pipe found in the Grantors' Northwest property corner, the Northeast property corner of said S. Harold (OR.450/Pg.323) tract, the Southeast property corner of a 40 acre (by deed) tract owned by Leland T. Henry (OR.239/Pg.1), the Southwest property corner of a 1.378 acre (by deed) parcel owned by James Robert McDaniel, Jr. (OR.28/Pg.493), and also being in what is taken to be the North line of Section 7:
- 6) Thence **S 84°34'59" E** along the said Grantors' North property line, the South property line of said J.R. McDaniel, Jr. (OR.28/Pg.493) parcel, and what is taken to be the North line of Section 7, **413.03 feet** (this survey) (deed = 412.10') to the **point of beginning**, passing through 3/4" ID x 5' long Sched.40 White PVC Posts set at 112.0', 197.6' and 255.5', & also passing through an iron pin w/cap set for reference at 386.15 feet, and, **containing 1.001 Acres.**
- 7) The bearings used in the above description are based on the North line of the NW.1/4 of the NE.1/4 of Section 7 as bearing: N 84°34'59" W, 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 1.001 Acre Parcel "C"** was surveyed by Gerald W. Bayha, PS, Ohio Registered Professional Surveyor, No. 6139 in April 2014 (*Job No. 1213-02*), with the field work being completed on 18 April 2014, the "Plat of Survey" (Exhibit "B") being last revised on 23 April 2014, and the "Legal Description" (Exhibit "A") being completed on 23 April 2014.

Gerald W. Bayha, P.S. 6139



Date Signed 23 APR. 2014

EXHIBIT 'B'

NOTE: BEARINGS ARE DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF RELATIVE ANGLES ONLY. THEY ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECT 7 AS BE: N 04°14'34" W.

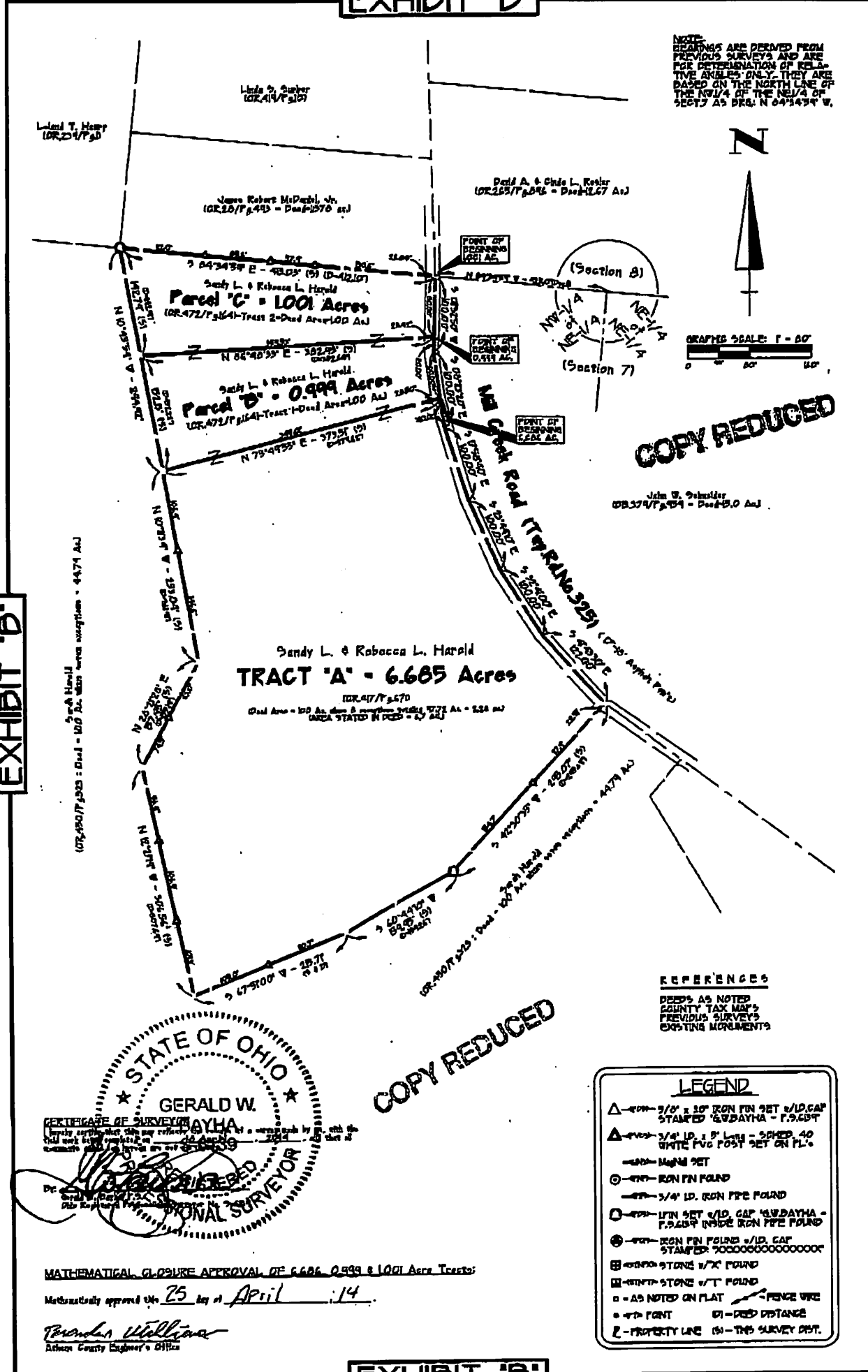


GRAPHIC SCALE: 1" = 80'

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EXHIBIT 'B'



**Gerald W. Depla, P.S.**  
Professional Professional Surveyor No. 9-4528  
1008 Phoenix Blvd.  
Athens, OH 45706-6597  
Voice 740.592.6171 Fax 740.592.6170  
E-mail gdepla@gerigandgerig.com



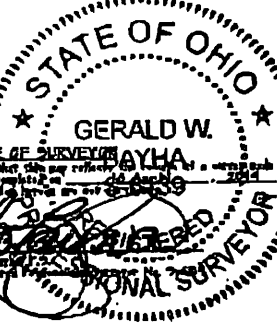
**PLAT OF SURVEY - Exhibit "B"**  
Of Three (3) Tracts Situate in the Northwest One-Quarter (NW-1/4) of the Northeast One-Quarter (NE-1/4) of Section 7, T10N, R14W, Dover Township, Athens County, State of Ohio, U.S.A.

REVISIONS  
DATE  
BY  
REASON

REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

**LEGEND**

- ▲ 3/8" x 3/8" IRON PIN SET w/ID. CAP STAMPED 'G.W. DEPLA' - F.9.659T
- ▲ 3/4" ID. 1" LIME - SCHER. 40 WHITE PVC POST SET ON P.L.C.
- 1/2" IRON PIPE
- IRON PIN FOUND
- 3/4" ID. IRON PIPE FOUND
- 1/2" SET w/ID. CAP 'G.W. DEPLA' - F.9.659T INSIDE IRON PIPE FOUND
- IRON PIN FOUND w/ID. CAP STAMPED '0000000000000000'
- STONE 1/2" FOUND
- STONE 1/4" FOUND
- AS NOTED ON PLAT
- FENCE WIRE
- POINT
- DISTANCE
- PROPERTY LINE (S) - THIS SURVEY DIST.



MATHEMATICAL CLOSURE APPROVAL OF 6.686, 0.999 & 1.001 Acre Tracts:

Mathematically approved this 25 day of April 2014.

*Thomas Williams*  
Athens County Engineer's Office

EXHIBIT 'B'

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