

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 8-10-11

# EXHIBIT "A"

## 15.923 Acre - Tract III

**"PLAT OF SURVEY" (Exhibit "B") is hereby referenced as though incorporated herein.**

1) Being part of real estate owned by Leroy S., Sr. & Martha C. McCune as recorded in Official Record 183 at page 270 (Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey), in the Athens County Recorder's Office, Athens County, OH, and, being situate in Fraction (FR.) 2, (Section 9), Town-10-North, Range-14-West, Dover Township, Athens County, State of Ohio, USA, and being more particularly described as follows;

2) **COMMENCING** at the Northwest corner of Section 8, which is Easterly, 4.70 chains (310.20')(as per Feb. 26, 1839 survey recorded in the Athens County Engineer's Office Survey Book 1 at page 161) from the Southwest corner of FR.2 (Section 9 / Section 15):

3) Thence **S 80°34'40" E** along the North line of Section 8 and the South line of FR.2 (Section 9), **811.14 feet** to an iron pin w/cap set in the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) Southwest property corner, the Northwest property corner of another tract owned by Leroy S., Sr. & Martha C. McCune as recorded in Official Record 183 at page 270 (Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) in Section 8, the Southeast corner of a tract owned by Richard E. Jones (DB.384/Pg.809 & OR.166/Pg.605) in FR.2 (Section 9), and, the Northeast corner of another tract owned by said Richard E. Jones (DB.384/Pg.809 & OR.166/Pg.605) in Section 8:

4) Thence continuing **S 80°34'40" E** along the North line of Section 8 and the South line of FR.2 (Section 9), the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) South line, and, said other tract owned by Leroy S., Sr. & Martha C. McCune as recorded in Official Record 183 at page 270 (Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) North line, **429.99 feet** to an iron pin w/cap set, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **15.923 Acre - TRACT III** herein described, passing through an additional iron pin w/cap set at 230.69 feet;

5) Thence **N 10°58'50" E** along a new line through the lands of the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey), **1,162.03 feet** to a point in the centerline of Sand Ridge Road (Dover Twp. Rd. No. 324), the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) North property line, passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 18.9' & 1088.6', and, also passing through an iron pin w/cap set for reference at 1,160.28':

6) Thence **S 80°00'34" E** along the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) North property line, and also being in, and leaving, said Sand Ridge Road (Dover Twp. Rd. No. 324), **609.97 feet** to an iron pin w/cap set in the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) Northeast property corner, and, the West property line of a tract owned by Deborah Ann Melville (OR.161/Pg.576), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 340.5' & 497.3' :

7) Thence **S 10°58'49" W** along the East property line of the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey, and the said West property line of D.A.Melville (OR.161/Pg.576) , **375.60 feet** to a 1/2" ID iron pipe found in the Southwest property corner of said D.A.Melville (OR.161/Pg.576) property, the Northwest property corner of a tract in FR.2 (Section 9) owned by Gordon L. & Margot L. Bing, Trustees (OR.447/Pg.972), and, an angle point in the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) East property line:

8) Thence **S 13°28'13" W** continuing along the East property line of the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey, and the West property line of said G.L. & M.L. Bing, Trustees' (OR.447/Pg.972) tract in FR.2 (Section 9), **782.04 feet** to a cross notched stone found in the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by

(15.923 ACRE – TRACT III Cont'd.)

deed – 28.494 Acres by this survey) Southeast corner, the Northeast corner of the said Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) other tract, the South line of FR.2 (Section 9), and, the North line of Section 8, passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 132.7', 324.5', 467.2' & 675.2':

9) Thence **N 80°34'40" W** along the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #1 – 28.62 acres by deed – 28.494 Acres by this survey) South line, the South line of said FR.2 (Section 9), the North line of said Section 8, and, the Grantors' (L.S.,Sr. & M.C. McCune – OR.183/Pg.270 – Tract #2 – 18.82 acres by deed exceptions – this Tract not included in this survey) North line, **576.12 feet** to the **point of beginning**, and, **containing** a total of **15.923 Acres**.

10) The above described **15.923 Acre - TRACT III** comes entirely out of existing *Auditor's Parcel No. G010010036300*.

11) The above described **15.923 Acre – TRACT III** is to held in **CONTIGUOUS & CONTINUOUS OWNERSHIP** with the **18.82 acres** (by deed exceptions & Auditor's records – this Tract not included in this survey) (*AUDITOR'S PARCEL #G010010036400*) lying in Section 8, adjoining said **15.923 Acre - TRACT III** along it's SOUTH line.

12) The bearings used in the above description are based on the North line of the West one-half (W-1/2) of Section 8 as bearing: S 80°34'40" E, and, are only for the determination of relative angles.

13) Subject to all legal highways and easements.

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

14) The above described **15.923 Acre - TRACT III** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0311-01*), with the field work being completed on 27 July 2011, the "Plat of Survey" (Exhibit "B") being last revised on 09 August 2011, and, the "Legal Description" (Exhibit "A") being completed on 10 August 2011.

  
Gerald W. Bayha, P.S. 6139



10 AUG. 2011

Date Signed

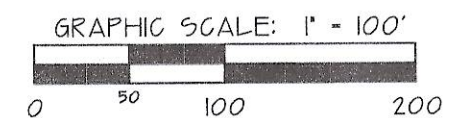
EXHIBIT "B"

REFERENCES

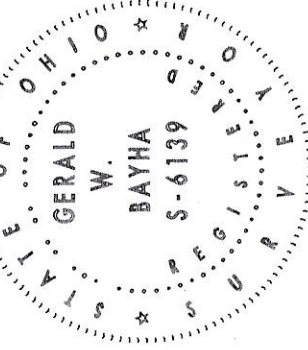
DEEDS AS NOTED COUNTY TAX MAPS & AERIALS PREVIOUS MODERN SURVEYS HISTORICAL SURVEYS IN THE ATHCOENGINEER'S OFFICE: DK1/16; DK1/17; DK2/247; DK3/158; DK7/25 O.G.P. RECORDS (Pg.92) IN THE ATHCOENGINEER'S OFFICE EXISTING MONUMENTS



NOTE: THE BEARINGS USED HEREON ARE BASED ON THE SOUTH LINE OF FRACTION 2 (SECTION 9) AS BEARING: S 80°34'40" E AND ARE ONLY FOR THE DETERMINATION OF RELATIVE ANGLES.



Gerald W. Dayha, P.S. Registered Professional Surveyor No. 5-6139



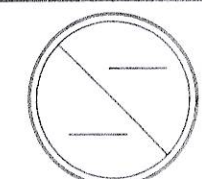
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PLAT OF SURVEY

Being situate in FR.2, Section 9, T.10.N, R.14.W, Dover Township, Athens County, State of Ohio, U.S.A.

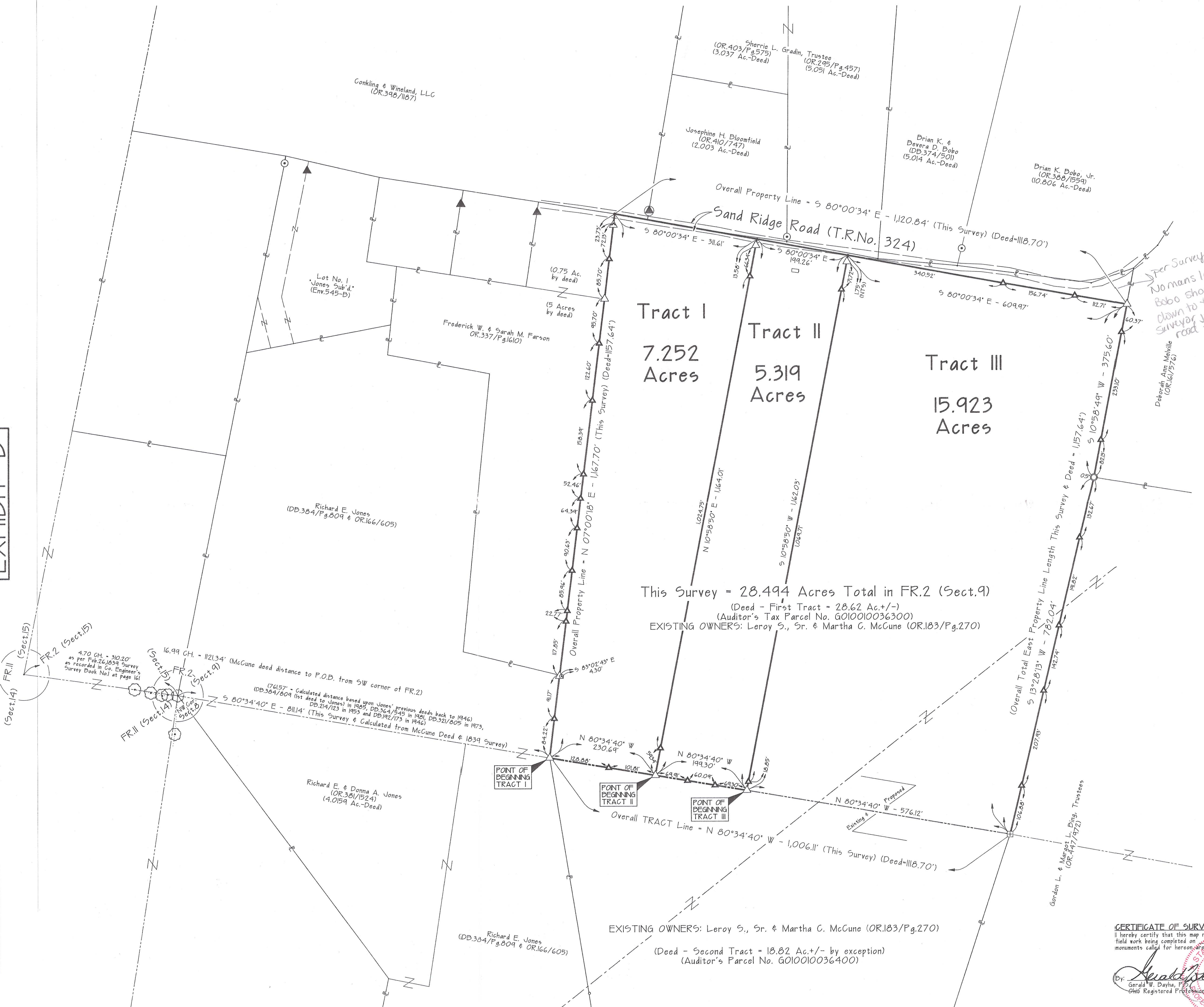
REVISIONS

Table with columns: JOB, DRAWN, PLAT DATE, SHEET. Row 1: 091-01, GD, 05-08-11, 14 of 14.



LEGEND

- Legend items: 5/8" x 30" IRON PIN SET w/ID. CAP STAMPED "G.W.DAYHA - P.5.6139"; 3/4" ID. x 5' LONG - SCHED. 40 WHITE PVC POST SET ON PL'S; MAGNET SET; IRON PIN FOUND (5/8" if size not noted); IRON PIPE FOUND (I.D. SIZE NOTED); IRON PIN FOUND w/ID. CAP STAMPED: "HIGHLAND S-7581"; IRON PIN FOUND w/ID. CAP STAMPED: "PRICE - P.5.8362"; STONE w/"X" FOUND; STONE FOUND (No "X"); 5" LONG MAGNET SET; POINT (NTS) - Not to Scale; DEED DIST. (S) - THIS SURVEY DIST.



This Survey = 28.494 Acres Total in FR.2 (Sect.9) (Deed - First Tract = 28.62 Ac.+/-) (Auditor's Tax Parcel No. G010010036300) EXISTING OWNERS: Leroy S., Sr. & Martha C. McCune (OR.183/Pg.270)

EXISTING OWNERS: Leroy S., Sr. & Martha C. McCune (OR.183/Pg.270) (Deed - Second Tract = 18.82 Ac.+/- by exception) (Auditor's Parcel No. G010010036400)

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 JULY 10, 2011, and that all monuments called for hereon are set in place. By: Gerald W. Dayha, P.S. Ohio Registered Professional Surveyor No. 5-6139

MATHEMATICAL CLOSURE APPROVAL Mathematically approved this 10 day of August, 2011.

EXHIBIT "B"

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