

# EXHIBIT "A"

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

## **"9.959 Acre Tract"**

1) Being part of a 168.41 Acre Residual Tract [after a 26.30 Acre (by deed) Tract was sold off of the North end of the original 194.71 Acre (by deed) *FIRST TRACT* (Auditor's Parcel #H010010025100), and, part of a 27.16 Acre (by deed) *SECOND TRACT* (Auditor's Parcel #H010010025000)] presently owned by *Boyd L. Allen, the Grantor herein*, as recorded in *Deed Book 371 at page 523* in the Athens County Recorder's Office, Athens County, OH, and, being situate in FR.3 (Section 9) and Section 3, Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at the calculated Northeast corner of FR.3 (Section 9), also being on the calculated West line of Section 3:

3) Thence **S 01°52'15" W** along the calculated East line of said FR.3 (Section 9) and the calculated West line of said Section 3, **1,527.30 feet** to an iron pin w/cap set in the calculated East line of said FR.3 (Section 9) and the calculated West line of said Section 3, said iron pin w/cap set also being in lands owned by *Boyd L. Allen (DB.371/Pg.523), the Grantor herein*, and, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **"9.959 Acre Tract"** herein described;

4) Thence the following three (3) new courses through the lands of *Boyd L. Allen (DB.371/Pg.523), the Grantor herein*;

1) **N 67°15'26" W, 379.88 feet** to an iron pin w/cap set:

2) **N 21°20'36" E, 559.24 feet** to an iron pin w/cap set, passing through a 5' long x 3/4" ID PVC Post set at 282.6 feet, and:

3) **N 56°07'52" E, 220.41 feet** to a point in one of the Northeasterly property lines of *Boyd L. Allen (DB.371/Pg.523), the Grantor herein*, the centerline of State Route No. 681 and the Southwesterly property line of a tract owned by Bruce Edward Boyd and Boyd Allen (DB.380/Pg.277), passing through an iron pin w/cap set for reference at 190.22 feet:

5) Thence the following three (3) courses along additional Northeasterly property lines of *Boyd L. Allen (DB.371/Pg.523), the Grantor herein*, the said centerline of State Route No. 681, the said Southwesterly property line of a tract owned by Bruce Edward Boyd and Boyd Allen (DB.380/Pg.277), passing along, and with, Westerly property lines of; 1) a 4.982 acre (by deed) parcel owned by Mark E. Bernard (OR.372/Pg.2562); 2) a 0.21 acre (by deed)(0.59 acre by

Auditor) parcel owned by Laura J. Burns (OR.200/Pg.703), and, 3) the West line of "Seel's Golden 21 Subdivision" (PB.10/Pg13);

- 1) **S 40°22'29" E, 450.86 feet** to a point at the P.C. of the following curve:
- 2) Along and with the **Arc of a Curve to the right, 285.24 feet** to a point in the P.T. of this curve, said curve having a **Radius of 583.50'**, a **Delta of 28°00'31"**, the **Long Chord of which bears: S 26°22'14" E, 282.41 feet** to said P.T., and:
- 3) **S 12°21'58" E, 259.96 feet** to a point

5) Thence **N 83°17'55" W** through the lands of *Boyd L. Allen (DB.371/Pg.523)*, the *Grantor herein*, **512.89 feet** to the **point of beginning**, passing through an iron pin w/cap set for reference at 32.13 feet, and, **containing a total of 9.959 Acres**, of which the present R/W (P.R.O.) of said State Route No. 681 occupies 0.684 Acres, leaving **9.275 Acres as Useable Land**, and also, 3.954 acres come out of Auditor's Parcel #H010010025100, and 6.005 acres comes out of Auditor's Parcel #H010010025000.

9) The above described "**9.959 Acre Tract**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc./CADD/Billing Job No. 0616-03*), with the field work being completed on 08 August 2016, the "Plat of Survey" (Exhibit "B") being last revised on 15 August 2016, and, the "Legal Description" (Exhibit "A") being completed on 17 August 2016.

10) The bearings used in the above description are based on the calculated East line of FR.3 (Section 9) as bearing: S 01°52'15" W and are only for the determination of relative angles.

11) Subject to all legal highways and easements.

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

  
Gerald W. Bayha, P.S. 6139-6139



17 Aug. 2016  
Date Signed





Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road  
Athens, OH 45701-9557  
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Plat Date: 08.15.16

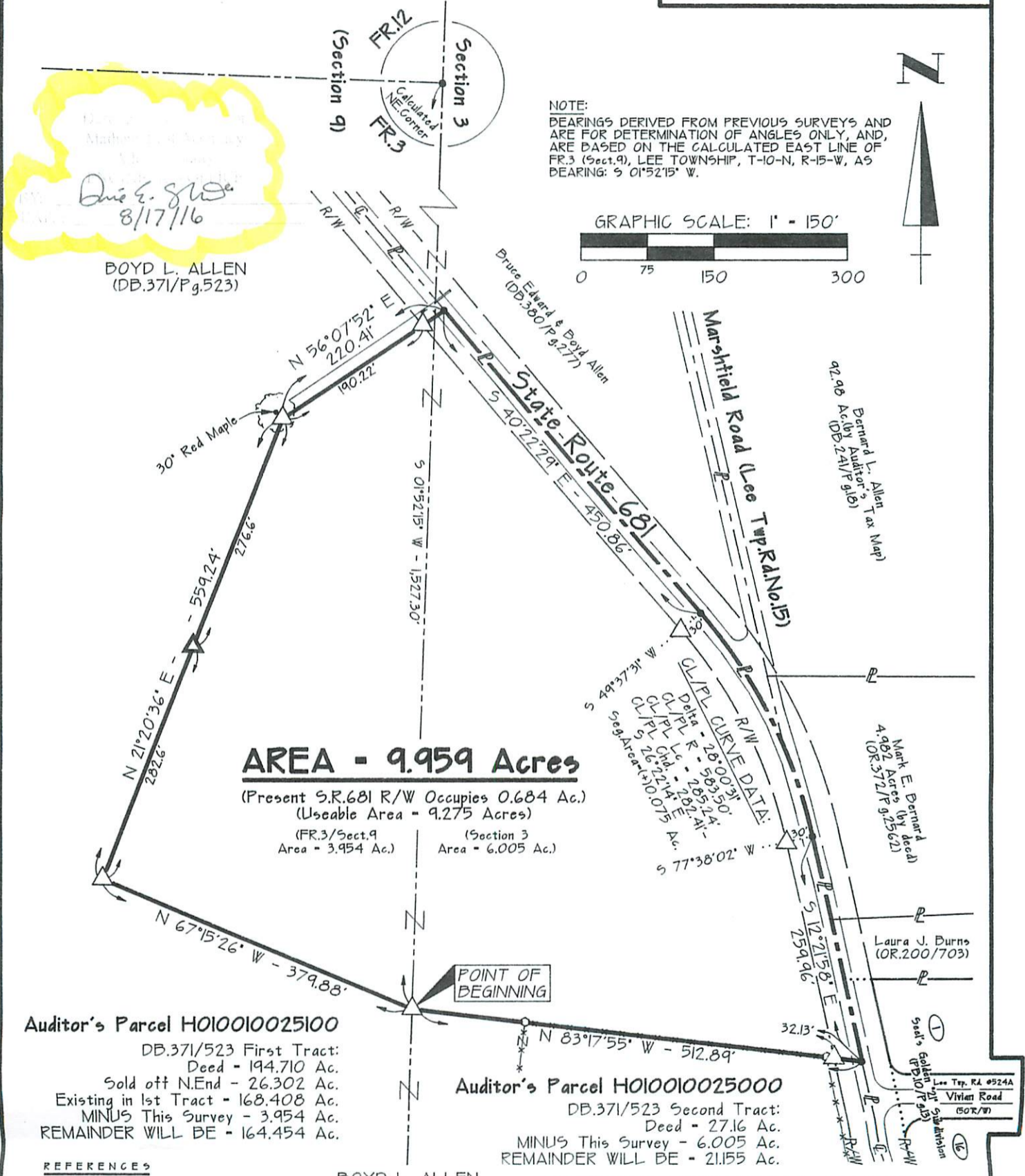
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Calc. Job No: 0616-03

By: [Signature] Chk'd: [Signature]  
Rev:

# PLAT OF SURVEY

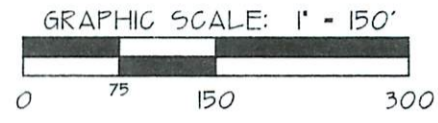
Being Part of FR.3 (Sect.9) & Section 3, T-10-N, R-15-W, Lee Township, Athens County, State of Ohio, U.S.A.

## EXHIBIT 'B'



*Due E. 8/17/16*  
BOYD L. ALLEN (DB.371/Pg.523)

NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE CALCULATED EAST LINE OF FR.3 (Sect.9), LEE TOWNSHIP, T-10-N, R-15-W, AS BEARING: S 01°52'15" W.



**AREA - 9.959 Acres**  
(Present S.R.681 R/W Occupies 0.684 Ac.)  
(Useable Area - 9.275 Acres)  
(FR.3/Sect.9 Area - 3.954 Ac.) (Section 3 Area - 6.005 Ac.)

**Auditor's Parcel H010010025100**  
DB.371/523 First Tract:  
Deed - 194.710 Ac.  
Sold off N.End - 26.302 Ac.  
Existing in 1st Tract - 168.408 Ac.  
MINUS This Survey - 3.954 Ac.  
REMAINDER WILL BE - 164.454 Ac.

**Auditor's Parcel H010010025000**  
DB.371/523 Second Tract:  
Deed - 27.16 Ac.  
MINUS This Survey - 6.005 Ac.  
REMAINDER WILL BE - 21.155 Ac.

REFERENCES  
DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS  
EXISTING MONUMENTS

BOYD L. ALLEN (DB.371/Pg.523)

**CERTIFICATION OF SURVEYOR:**  
I hereby certify that this Plat of Survey was prepared from a survey made by me, in AUGUST 2016.

By: [Signature] **GERALD W. BAYHA** S-6139 Date Signed 15 Aug 2016  
Gerald W. Bayha, P.S.  
Ohio Registered Professional Surveyor No. S-6139

**LEGEND**

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- — IRON PIPE FOUND
- ⊙ — IRON PIN FOUND
- — POINT
- ⊕ — "X" NOTCHED STONE FOUND
- ⊕ — POWER POLE
- △ — 3/4" x 5" PVC SET
- — FENCE POST
- — PROPERTY LINE

## EXHIBIT 'B'