

# EXHIBIT "A"

## " 13.190 Acres Tract "

**"PLAT OF SURVEY" (Exhibit "B") is attached to, and made a part of, this description.**

1) Being part of the real estate owned by Donald Kincaid (Auditor's Parcel No. H010010020104), as presently being recorded in Official Record 422 at page 2142 in the Athens County Recorder's Office, Athens County, Ohio, and being situate in FR.17 (Section 22), Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an "x" notched stone found in the Northeast corner of FR.17 (Section 22), the Grantors' Northeast property corner (OR.422/Pg.2142), the Southeast property corner of a 57.99 acre (by deed) tract owned by Ralph & Catherine Keffer (OR.359/Pg.277), the Northeast property corner of an 18.90 acre (by deed) tract owned by Heather & Daniel Hopgood (OR.545/Pg.593), and, the West line of Section 16, said "x" notched stone found also being the real **POINT OF BEGINNING** of the "13.190 Acre Tract" herein described:

3) Thence **S 47° 11' 51" W** along the Grantor's (OR.422/Pg.2142) Easterly property line and Westerly property line of said H. & D. Hopgood 18.90 acre (by deed) tract (OR.545/Pg.593), **1,441.24 feet** (this survey)(adjoin.deed = 1441.74') to a point in the centerline of Parker Road (Twp.Rd.No.9), passing through 3/4" ID x 5' long white PVC posts set at: 215.0', 429.7', 524.3', 643.6', 754.8', 931.4', 1,080.8' & 1,250.7', and, an iron pin w/cap stamped "BHG/OH/S-8096" found for reference at 1,423.59 feet:

4) Thence **N 20° 52' 36" W** along the centerline of Parker Road (Twp.Rd.No.9) and **THROUGH** the lands of the Grantor (OR.422/Pg.2142), **192.84 feet** to a point in one of the Grantor's (OR.422/Pg.2142) property corners and the Southeasterly property corner of a 5.029 acre (by deed) tract owned by William S. & Gladys Marie Stanley, Trustees (OR.422/Pg.1485), said point being witnessed by an iron pin w/cap found stamped "BHG./OH/S-8096" that bears: S 67° 50' 59" W - 12.87 feet FROM said point:

5) Thence the following four (4) courses along some of the Grantor's (OR.422/Pg.2142) Westerly property lines, the Easterly property lines of said W.S. & G.M. Stanley, Trustees 5.029 acre (by deed) tract (OR.422/Pg.1485), and the centerline of said Parker Road (Twp.Rd.No.9);

- 1) **N 22° 50' 19" W, 59.62 feet** to a point:
- 2) **N 19° 23' 20" W, 75.20 feet** to a point:
- 3) **N 18° 08' 54" W, 204.70 feet** to a point, and:

**"13.190 Acre Tract" Cont'd.**

4) N 22°58'46" W, 28.12 feet to a point in another of the Grantor's (OR.422/Pg.2142) property corners and the most Southerly of the Southeasterly property corners of a 0.645 acre parcel owned by Pamela M. & Ronald Stansberry (OR.569/Pg.1279):

6) Thence the following two (2) courses along other of the Grantors' Westerly property lines and the Easterly property lines of said P.M. & R. Stansberry 0.645 acre parcel (OR.569/Pg.1279):

1) N 50°29'41" E -294.00 feet to an iron pin w/cap set, passing through an iron pin w/cap for reference at 24.93 feet and a 3/4" ID x 5' long white PVC post set at 156.0 feet, and :

2) N 09°42'03" E - 281.80 feet to an iron pin w/cap set in the Grantor's (OR.422/Pg.2142) Northwesterly property corner, the Northeast property corner of said P.M. & R. Stansberry 0.654 acre parcel (OR.569/Pg.1279), the South property line of a tract owned by Ralph & Catherine Keefer (OR.359/Pg.277), and, the North line of FR.17 (Section 22):

7) Thence S 89°17'45" E along the Grantor's (OR.422/Pg.2142) North property line, the said North line of FR.17 (Section 22) and the said South property line of said R.& C. Keefer 57.99 acre (by deed) tract (OR.359/Pg.277), **974.75 feet** to the **point of beginning**, passing through 3/4" ID x 5' long white PVC posts set at: 175.3', 252.7', 405.2', 514.0' and 692.0', and, **containing 13.190 Acres.**

8) The bearings used in the above description are based on the East - 1,281.72 feet of the North line of FR.17 (Section 22) as bearing: S 89°17'45" E and are only for the determination of angles.

9) Subject to all legal highways and easements.

10) 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 ".

11) The above described "**13.190 Acre Tract**" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Billing Job No. 0620-01 / Calc. & CADD Job No. 1207-03*), with the field work being completed on 11 February 2008 and 25 October 2013, this "Plat of Survey" (Exhibit "B") being completed on 08 October 2020, and, this "Legal Description" (Exhibit "A") being completed on 08 October 2020.

  
Gerald W. Bayha, P.S. 6139      08 Oct. 2020      Date Signed

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

Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

OCT 19 2020

Jill Thompson  
Athens County Auditor



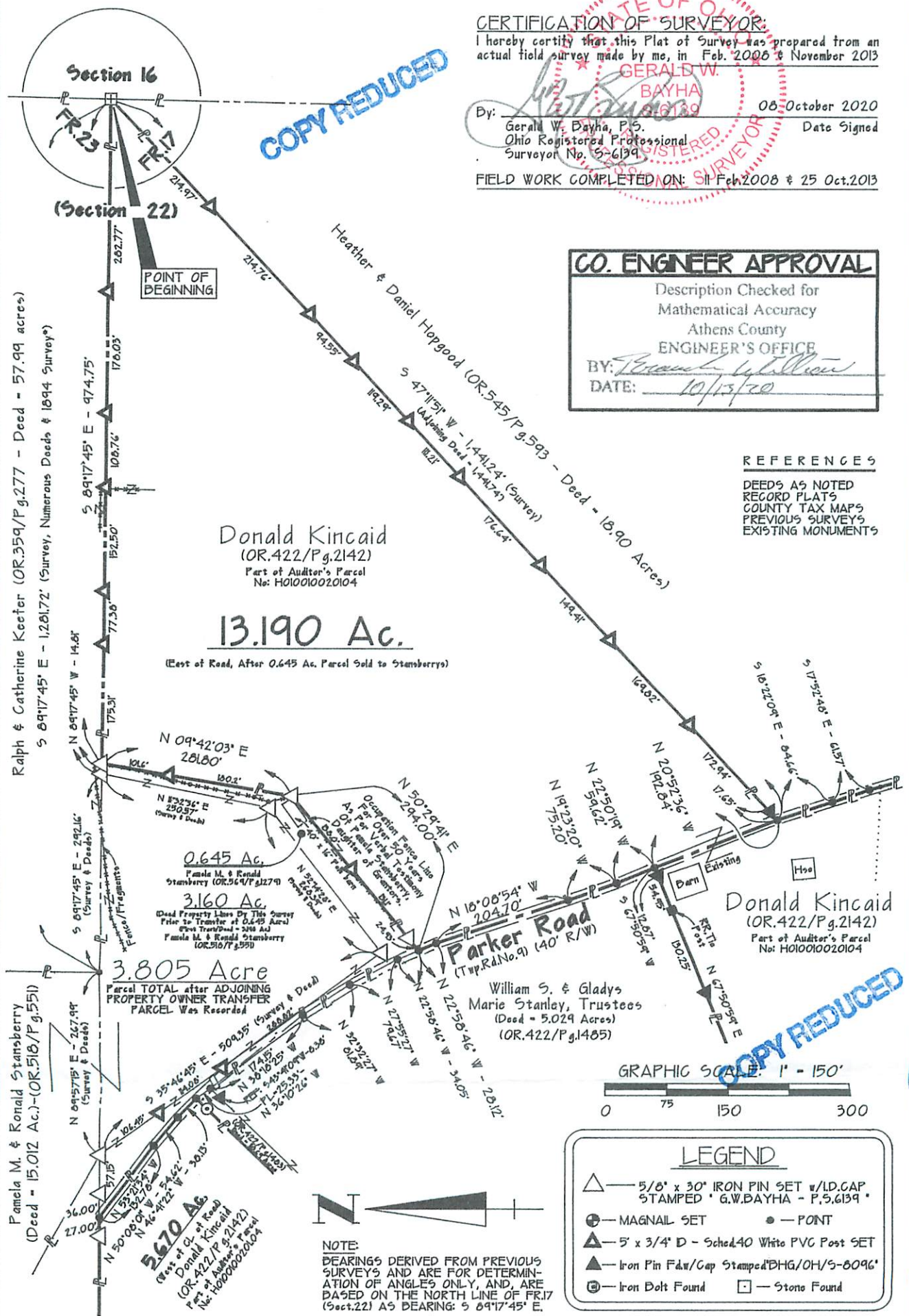
# EXHIBIT 'B'

**Gerald W. Bayha, P.S.**  
 Registered Professional Surveyor No. 5-6139  
 10916 Pleasanton Road  
 Athens, OH 45701-9557  
 740.593.5686 Fax: 740.594.7361  
 E-mail: gbayha@frontier.com



Plat Date: 10.03.20  
 CADD Job No: 1207-03  
 BILLING Job No: 0620-01  
 By: GB Chk'd: GB  
 Rev:

**PLAT OF SURVEY**  
 Being Situate in Fraction (FR.) 17  
 (Section 22), T-10-N,  
 R-15-W, Lee Township,  
 Athens County,  
 State of Ohio, U.S.A.  
**EXHIBIT 'B'**



**CERTIFICATION OF SURVEYOR:**  
 I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, in Feb. 2008 & November 2013  
 GERALD W. BAYHA  
 5-6139  
 By: *Gerald W. Bayha*      Date Signed: 08 October 2020  
 Gerald W. Bayha, P.S.  
 Ohio Registered Professional Surveyor No. 5-6139  
 FIELD WORK COMPLETED ON: 11 Feb 2008 & 25 Oct. 2013

**CO. ENGINEER APPROVAL**  
 Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Barbara L. Gillison*  
 DATE: 10/13/20

**REFERENCES**  
 DEEDS AS NOTED  
 RECORD PLATS  
 COUNTY TAX MAPS  
 PREVIOUS SURVEYS  
 EXISTING MONUMENTS

# EXHIBIT 'B'