

EXHIBIT “A”
1.064 Acre “ADJOINING PROPERTY
OWNER TRANSFER PARCEL”

“PLAT OF SURVEY” (Exhibit “B”) is hereby referenced as though
incorporated herein.

1) Being part of real estate owned by Rojer W. Moody as recorded in Official Record 429 at page 1943 (Second Tract), in the Athens County Recorder’s Office, Athens County, OH, and, being situate in the East One-Half (E-1/2) of Fraction (FR.) 19, (Section 20), Town-11-North, Range-14-West, Trimble Township, Athens County, State of Ohio, USA, and being more particularly described as follows;

2) **COMMENCING** at a point in the Northwest corner of the E-1/2 of FR17 (Section 20):

3) Thence **S 10°52’03” W** along the West line of the said E-1/2 of FR17 (Section 20), **543.20 feet** to a point in Northwesterly property corner of a 1.19 acre (by deed exceptions) owned by Steven B. & Emily R. Stanley (OR.207/Pg.16), said point also being in Greens Run Road (Co.Rd.No.96);

4) Thence **S 40°16’00” E** along said Greens Run Road (Co.Rd.No.96), the Northeasterly property line of said S.B. & E.R. Stanley (1.19 acre by deed exceptions - OR.207/Pg.16) parcel, and the Northeasterly property line of a 1.01 acre (by deed) parcel owned by the Grantee herein, David J. Richards, Jr. (OR.466/Pg.1907), **552.39 feet** to a point in the Grantee’s (D.J. Richards, Jr. – OR.466/Pg.1907) existing most Easterly property corner, and, one of the Grantor’s (Rojer W. Moody – 2nd Tract – OR.429/Pg.1943) Northwesterly property corners, said point also being the real **POINT OF BEGINNING** of the **1.064 Acre “ADJOINING PROPERTY OWNER TRANSFER PARCEL”** herein described;

5) Thence **S 43°38’02” E** continuing along said Greens Run Road (Co.Rd.No.96) and one of the Grantor’s (R.W. Moody – 2nd Tract – OR.429/Pg.1943) Northeasterly property lines, **104.11 feet** to a Magnail set;

6) Thence through the lands of the Grantor (R.W. Moody – 2nd Tract – OR.429/Pg.1943) the following two (2) new courses:

1) **S 41°50’00” W, 301.10 feet** to an iron pin w/cap set just South of a 16” Scyamore Tree, passing through an iron pin w/cap set for reference at 31.48 feet, and ¾” I.D. x 5’ tall Sched.40 White PVC Posts set at 118.37 feet and 198.69 feet, and;

2) **N 31°51’02” W, 375.18 feet** to an iron pin w/cap set in another of the Grantor’s (Rojer W. Moody – 2nd Tract – OR.429/Pg.1943) Northwesterly property corners and the Grantee’s (D.J. Richards, Jr. – OR.466/Pg.1907) existing most Westerly property corner;

7) Thence along Northwesterly property lines of the Grantor (R.W. Moody – 2nd Tract – OR.429/Pg.1943), and the existing Southwesterly and the Southeasterly property lines of the Grantee (D.J. Richards, Jr. – OR.466/Pg.1907) the following two (2) courses:

1) **S 59°37’14” E, 261.80 feet** to an iron pin found w/cap stamped “CLS-7224”, passing through an additional iron pin found w/cap stamped “CLS-7224” at 121.82 feet, and;

2) **N 41°43’15” E, 151.94 feet** to the **point of beginning**, passing through an additional iron pin found w/cap stamped “CLS-7224” at 132.94 feet, and, **containing 1.064 Acres.**

(1.064 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" Cont'd.)

8) The above described 1.064 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" is to be held in *CONTIGUOUS & CONTINUOUS OWNERSHIP IN PERPETUITY* with the Grantee's existing 1.01 Acre Parcel adjoining the herein described 1.064 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" on the North side.

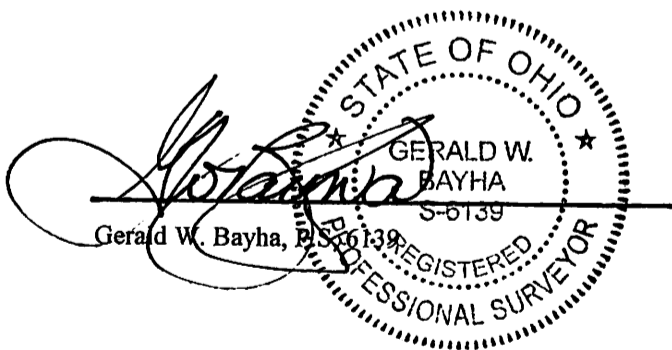
9) The above described 1.064 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" comes entirely out of existing *Auditor's Parcel No. M010010049200*.

10) The bearings used in the above description are based on the West line of East One-Half of FR.19 (Section 20) as bearing: S 10°52'03" 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 1-3/8" diameter pink plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

13) The above described 1.064 Acre "ADJOINING PROPERTY OWNER TRANSFER PARCEL" was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 0112-01*), with the field work being completed on 07 March 2012, the "Plat of Survey" (Exhibit "B") being last revised on 11 March 2012, and, the "Legal Description" (Exhibit "A") being completed on 11 March 2012.



03.12.12
Date Signed

Description Approved
Jill A. Thompson
Athens County Auditor

3/21/12

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 3-12-12

Not to be used as a separate
building site or transferred
as an independent parcel
without planning commission approval.
3/28/12

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. S-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361
E-mail: jbayha@hughes.net



Plat Date:
03.11.12

Job No:
0112-01

By: *GB* Chk'd: *GB*

Rev:

PLAT OF SURVEY

Being Situate in Fraction (FR) 19
(Section 20), T-11-N,
R-14-W, Trimble Township,
Athens Co., State of Ohio, U.S.A.

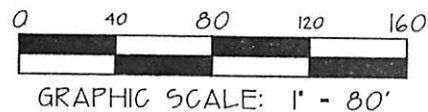
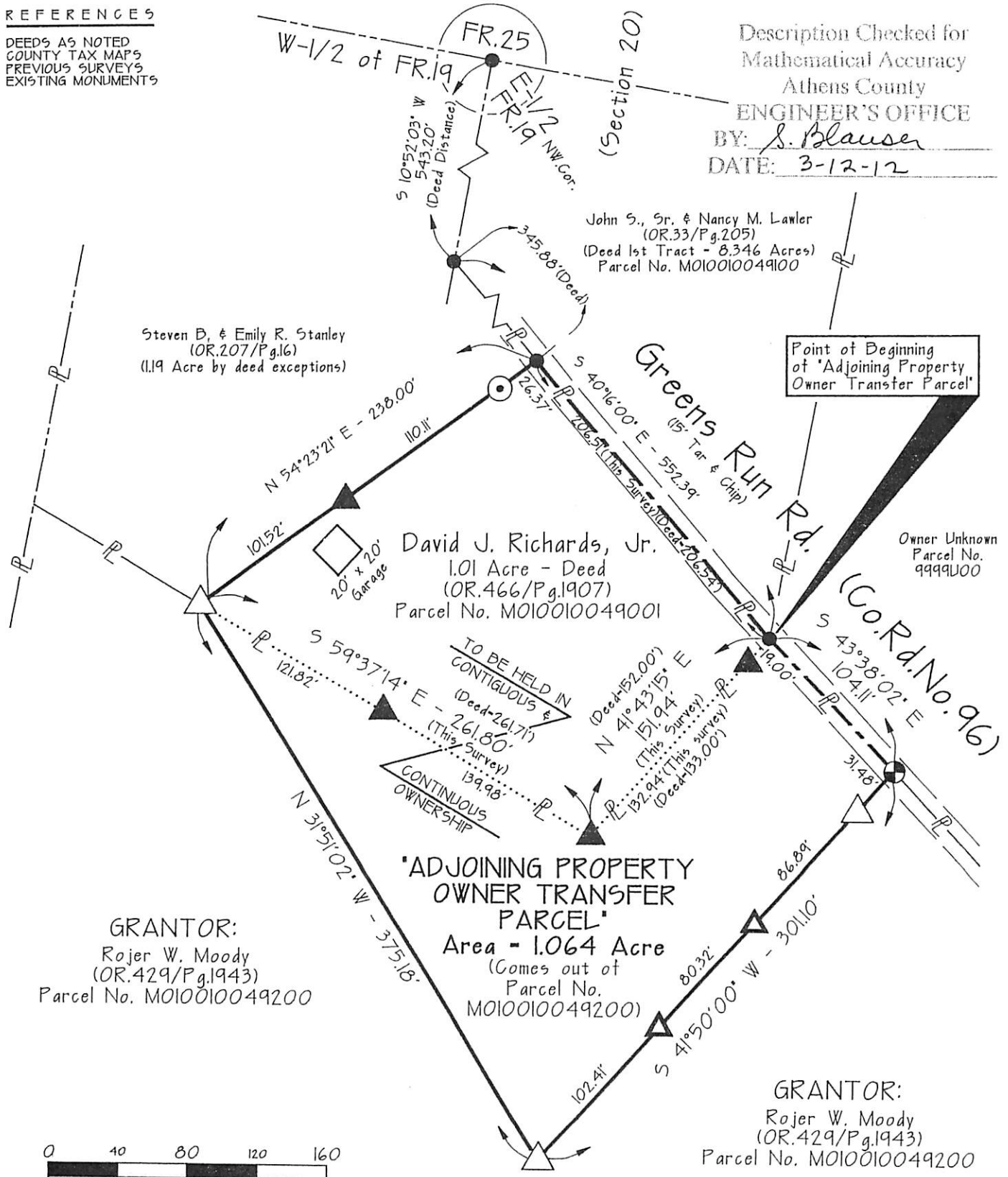
EXHIBIT 'B'

REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blausen*
DATE: 3-12-12



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND
ARE FOR DETERMINATION OF ANGLES ONLY, AND
ARE BASED ON THE West LINE OF THE East-1/2 OF
FR.19 (Section 20) AS BEARING: S 10°52'03" W.

LEGEND

- △ — 5/8" x 30" I.P. SET w/ID.GAP STAMPED "G.W.BAYHA - P.S.6139"
- ▲ — IRON PIN FD. w/GAP STAMPED "GL5-7224"
- ⊙ — 3/4" IRON PIN FD. — PROPERTY LINE
- ⊕ — STONE FOUND ⊙ — MAGNAL SET
- — POINT ▲ — 3/4" ID x 5' Sch.40 PVC SET



CERTIFICATION OF SURVEYOR

I hereby certify that this Plat of Survey was prepared from a survey made by me in January & March, 2012.

By: *Gerald W. Bayha*
Gerald W. Bayha
Ohio Registered Professional Surveyor No. S-6139
Date Signed: 03.12.12

FIELD WORK COMPLETED ON: 07 March 2012
PLAT AND LEGAL COMPLETED ON: 11 March 2012