

BY: *Gordon Mitchell*  
DATE: 12/19/13



## EXHIBIT "A"

### 77.520 Acre Tract

- 1) Being a **NEW DESCRIPTION** of the **OVERALL BOUNDARY** of the residue of the 1<sup>st</sup> Tract (N010010019700), all of the 2<sup>nd</sup> Tract (N010010019700), all of the 3<sup>rd</sup> Tract (N010010019700), all of the 4<sup>th</sup> Tract (N010010019700), all of the 5<sup>th</sup> Tract (N010010052600), and, all of the 6<sup>th</sup> Tract (N010010074501 & N010010074601), as recorded in Official Record 436 at page 2021 in the Athens County Recorder's Office, Athens County, OH, owned by J & R Galvin, Ltd. and being situate in FR.1 (Section 15) and FR.36 (Sections 15 & 21), Town-11-North, Range-15-West, Waterloo Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
- 2) **COMMENCING** at an iron pin found by Robert A. Price, P.S. 8362 in November 2009 in the Northeast corner of FR.31 (Section 21), the Northwest corner of FR.1 (Sections 14 & 15), and also being in the South line of FR.36 (Sections 15 & 21), said iron pin found also being in one of the Grantors' three (3) existing Southwesterly property corners and also being the real **POINT OF BEGINNING** of the **77.520 Acre Tract** herein described:
- 3) Thence **N 85° 39' 22" W** along the said North line of FR.31 (Section 21), the said South line of FR.36 (Sections 15 & 21), one of the Grantors' Southwesterly property lines, and, the North property line of a 7.136 acre (by deed) tract owned by Karen J. Congrove (OR.388/Pg.165), **992.24 feet** to an iron pin found by said Robert A. Price, P.S. 8362 in November 2009 in the Southwest corner of said FR.36 (Sections 15 & 21), the Southeast corner of FR.30 (Section 21), another of the Grantors' three (3) Southwest property corners, and, the Southwest property corner of a 114 acre (by deed) tract owned by Charles W. Congrove (OR.393/Pg.412), passing through iron pins w/caps stamped "Price - PS 8362" set by said Robert A. Price, P.S. 8362 in November 2009 at 219.85 feet, 409.20 feet, 575.93 feet and 715.67 feet:
- 4) Thence **N 03° 41' 11" E** along the West line of said FR.36 (Sections 15 & 21), the East line of said FR.30 (Section 21), the East property line of said C.W. Congrove (OR.393/Pg.412) tract and passing onto the East property line of a 1.273 acre (by deed) parcel also owned by said Charles W. Congrove (OR.354/Pg.38), and, the Grantors' West property line, **1,967.95 feet** to a point in the Grantors' Northwest property corner, said point also being in the Northerly line of former CSX Railroad Property, passing through iron pins w/caps stamped "Price - PS 8362" set by said Robert A. Price, P.S. 8362 in November 2009 at 110.60 feet, 318.23 feet, 522.68 feet, 939.03 feet, 1,135.91 feet, 1,320.20 feet, and iron pins found by said Robert A. Price, P.S. 8362 in November 2009 at 1,704.34 feet and 1,865.92 feet:
- 5) Thence along one of the Grantors' Northeasterly property lines, the said Northerly line of former CSX Railroad Property, the Southwesterly property line of a 5.0 acre (by deed) tract also owned by said Charles W. Congrove (OR.106/Pg.215), and passing onto the Southwesterly property line of a 10.805 acre (by deed) tract owned by Nina S. & Wayne F. Sharpe (OR.437/Pg.792), along and with the arc of a NON-TANGENT curve to the **RIGHT**, an **Arc distance of 693.92 feet** to a point, said curve having a **Radius of 2,914.79 feet, a Delta of 13° 38' 25"**, the long **Chord of which, bears S 54° 02' 43" E, 692.28 feet** to said point:
- 6) Thence **S 47° 13' 30" E** continuing along one of the Grantors' Northeasterly property lines, the said Northerly line of former CSX Railroad Property, the Southwesterly property line of said N.S. & W.F. Sharpe (OR.437/Pg.792) tract, passing on to the Southwesterly property line of a 3.44 acre (by deed) parcel owned by said Nina S. & Wayne F. Sharpe (OR.90/Pg.805), also passing on to the Southwesterly property line of a 10.095 acre (by deed) tract owned by Karen Martin (OR.139/Pg.879), **2,227.79 feet** to a point in one of the Grantors' Northeasterly property corners, the Southwesterly property corner of said K. Martin (OR.139/Pg.879) tract, the South line of said FR.36 (Sections 15 & 21) and the North line of said FR.1 (Sections 14 & 15):
- 7) Thence **N 84° 35' 52" E** continuing along another of the Grantors' Northeasterly property lines, the said South line of said FR.36 (Sections 15 & 21), the said North line of said FR.1 (Sections 14 & 15), and the South property line of said K. Martin (OR.139/Pg.879) tract, **56.31 feet** to a railroad spike found by said Robert A. Price, P.S. 8362 in November 2009 in the center of Old State Route No.56 (Co.Rd.No.6), another of the Grantors'

Northeasterly property corners, and the Northwesterly property corner of an 11.517 acre (by deed) tract owned by Brian E. & Jessica A. Markins (OR.415/Pg.2011), passing through an iron pin found by said Robert A. Price, P.S. 8362 in November 2009 at 12.53 feet:

8) Thence the following four (4) courses along other of the Grantors' Northeasterly property lines, the said center of Old State Route No.56 (Co.Rd.No.6), and Southwesterly property lines of said B.E. & J.A. Markins' (OR.415/Pg.2011) tract;

- 1) **S 45°24'36" E, 145.75 feet** to a point:
- 2) **S 49°10'43" E, 393.01 feet** to a point:
- 3) **S 53°00'35" E, 292.99 feet** to a point, and:
- 4) **S 67°56'02" E, 43.64 feet** to a point in one of the Grantors' Southeasterly property corners and the Northwesterly property corner of a 0.726 Acre portion of a 43.112 Acre Tract surveyed by me in November 2012, said 43.112 Ac. Tract presently owned by Michael, Jr. & Jane Ellery Broecker (OR.482/Pg.298):

9) Thence **S 31°24'32" W** along the said Grantors' Easternmost property line, the West line of said 0.726 Acre portion of a 43.112 Acre Tract (M.,Jr. & J.E. Broecker - OR.482/Pg.298) as surveyed by me in November 2012, and passing on to the West property line of Residue CSX Railroad Property owned by CSX Transportation (DB.203/Pg.134), **125.43 feet** to a point in the Grantors' Southeast property corner, the survey centerline of Mineral Road (Co.Rd.No.8), said point being witnessed by an iron pin w/cap set that bears S 31°24'32" W, 46.28 feet FROM said point, passing through an iron pin w/cap set for reference in the Northwest property corner of said Residue CSX Railroad Property (CSX Transportation - DB.203/Pg.134) and the Southwesterly property corner of said 0.726 Acre portion of a 43.112 Acre Tract (M.,Jr. & J.E. Broecker - OR.482/Pg.298) as surveyed by me in November 2012, at 41.71 feet:

10) Thence the following eight (8) courses along the Grantors' Southerly property lines, the Northerly property lines of said 43.112 Acre Tract (M.,Jr. & J.E. Broecker - OR.482/Pg.298) as surveyed by me in November 2012, and also along the said survey centerline of Mineral Road (Co.Rd.No.8);

- 1) **N 89°08'30" W, 188.98 feet** to a point:
- 2) **S 88°22'11" W, 265.00 feet** to a point:
- 3) **S 86°30'55" W, 234.60 feet** to a point:
- 4) **S 84°53'39" W, 240.74 feet** to a point:
- 5) **N 87°21'23" W, 79.22 feet** to a point:
- 6) **N 72°57'59" W, 147.12 feet** to a point:
- 7) **N 64°22'16" W, 117.37 feet** to a point, and:
- 8) **N 47°14'14" W, 213.92 feet** to a point in the Northwest property corner of said 43.112 Acre Tract (M.,Jr. & J.E. Broecker - OR.482/Pg.298) as surveyed by me in November 2012, and the Northeast property corner of a tract owned by Charles C.& Kathleen Llewellyn (OR.19/Pg.656), said point being witnessed by an iron pin found by me that bears: S 02°39'16" W, 28.02 feet FROM said point:

11) Thence the following four (4) courses continuing along the Grantors' Southerly property lines, the Northerly property lines of said Charles C. & Kathleen Llewellyn (OR.19/Pg.656), and along the said center of Mineral Road (Co.Rd.No.8) as defined by said Robert A. Price, P.S. 8362 in November 2009;

- 1) **N 65°11'59" W, 259.29 feet** to a point:
- 2) **N 78°01'24" W, 129.09 feet** to a point:
- 3) **S 82°51'42" W, 129.10 feet** to a point, and:
- 4) **S 73°47'40" W, 123.74 feet** to a point in the West line of said FR.1 (Sections 14 & 15), the East line of said FR.31 (Section 21), another of the Grantors' three (3) Southwest property corners, the Northwest corner of the said C.C. & K. Llewellyn tract (OR.19/ Pg.656), and, also being in the East line of said K.J. Congrove tract (OR.388/Pg.165):

12) Thence leaving the said center of Mineral Road (Co.Rd.No.8), **N 04°36'51" E** along the said West line of FR.1 (Sections 14 & 15), the said East line of FR.31 (Section 21), the said East line of the K.J. Congrove tract (OR.388/Pg.165), and another of the Grantors' Southwesterly property lines, **247.50 feet** to the **point of beginning**, passing through an iron pin found by said Robert A. Price, P.S. 8362 in November 2009 at 28.85 feet, and an iron pin w/cap stamped "Price - PS 8362" set by said Robert A. Price, P.S. 8362 in November 2009 at 187.05 feet, and, **containing a total of 77.520 Acres.**

13) The above described **77.520 Acre Tract** encompasses, and combines, **Auditor's Parcels: N010010019700, N010010052600, N010010074501 and N010010074601.**

14) The above survey is based upon, and part of, a heretofore unrecorded 120.632 Acre boundary survey performed by Robert A. Price, P.S. 8362 in November, 2009 for the Grantors herein.

15) The bearings used in the above description are based on the West line of FR.36 (Section 15 & 21) as bearing: N 03°41'11" E, and, are only for the determination of relative angles.

16) Subject to all legal highways and easements.

17) 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 ".

18) The above described **77.520 Acre Tract** "Legal Description" was written by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 1012-02A*), with the "Plat of Survey" (Exhibit "B") being last revised on 18 December 2013, and, the "Legal Description" (Exhibit "A") being completed on 18 December 2013, and is based upon said heretofore unrecorded 120.632 Acre boundary survey performed by Robert A. Price, P.S. 8362 in November, 2009 for the Grantors herein. .

  
Gerald W. Bayha, P.S. 6139

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

18 Dec. 2013  
Date Signed

# EXHIBIT "B"

**NON-TANGENT CURVE DATA:**

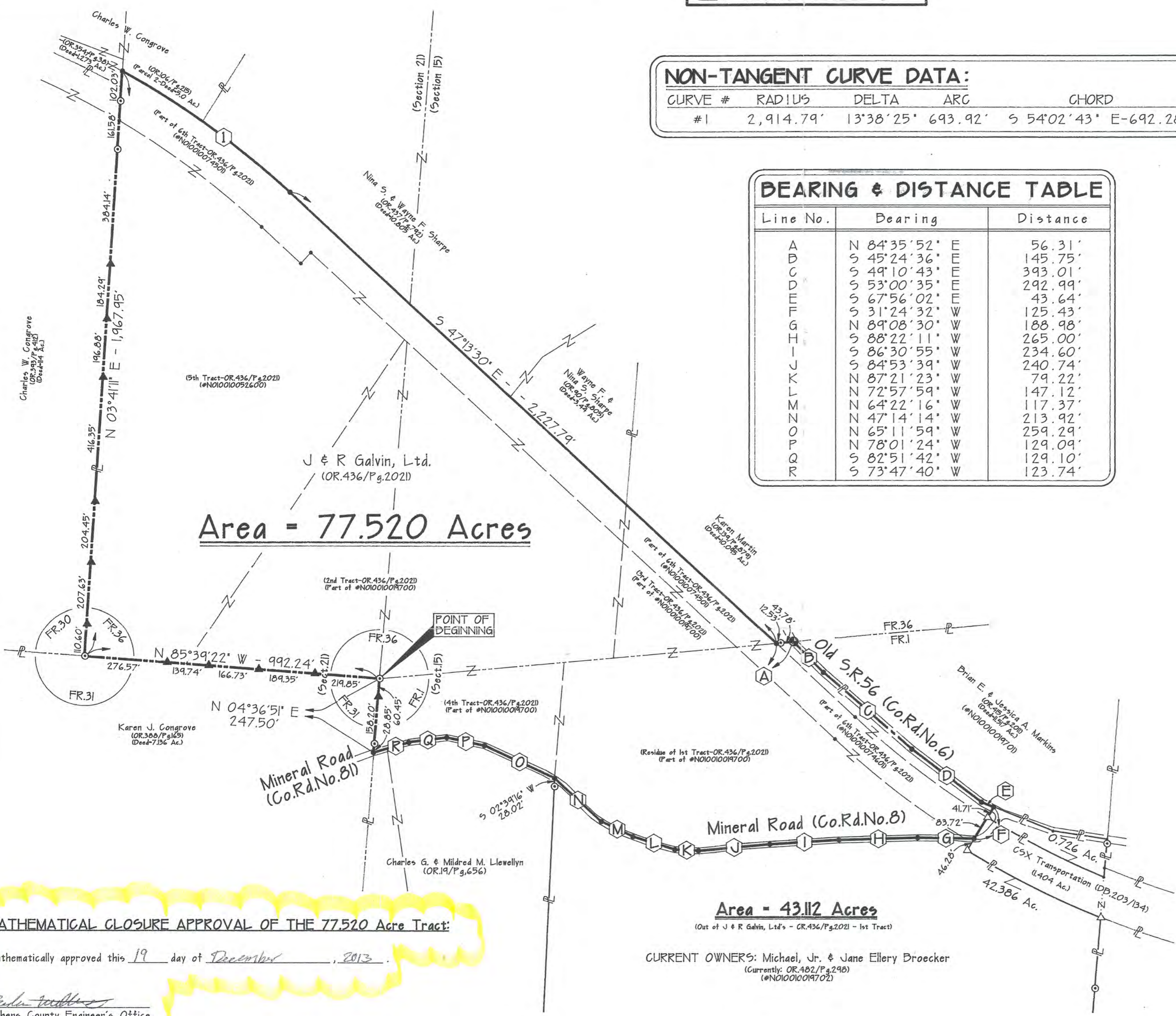
CURVE #	RADIUS	DELTA	ARC	CHORD
#1	2,914.79'	13°38'25"	693.92'	S 54°02'43" E-692.28'

**BEARING & DISTANCE TABLE**

Line No.	Bearing	Distance
A	N 84°35'52" E	56.31'
B	S 45°24'36" E	145.75'
C	S 49°10'43" E	393.01'
D	S 53°00'35" E	292.99'
E	S 67°56'02" E	43.64'
F	S 31°24'32" W	125.43'
G	N 89°08'30" W	188.98'
H	S 88°22'11" W	265.00'
I	S 86°30'55" W	234.60'
J	S 84°53'39" W	240.74'
K	N 87°21'23" W	79.22'
L	N 72°57'59" W	147.12'
M	N 64°22'16" W	117.37'
N	N 47°14'14" W	213.92'
O	N 65°11'59" W	259.29'
P	S 78°01'24" W	129.09'
Q	S 82°51'42" W	129.10'
R	S 73°47'40" W	123.74'

**LEGEND**

- △-P.C.S. - 5/8" x 30' IRON PIN SET w/I.D. CAP STAMPED 'G.W.BAYHA - P.S. 6139'
- △-P.V.C.S. - 3/4" I.D. x 5' Long - SCHED. 40 WHITE PVC POST SET ON PL'S
- ⊙-R.R.S.F. - RR. SPIKE FOUND BY R.A.PRICE, P.S.
- ⊙-I.P.F. - IRON PIN FOUND BY R.A.PRICE, P.S.
- ⊙-H.I.B.F. - 1" HEX IRON BAR FOUND
- ⊙-I.P.F. - IRON PIN FOUND w/I.D. CAP STAMPED: 'XXXXXXXXXXXXXXXXXX'
- ▲-P.C.S. - IRON PIN SET BY PRICE w/I.D. CAP STAMPED: 'PRICE - P.S. 8362'
- ⊠-S.T.N.F.X. - STONE w/'X' FOUND
- ⊠-S.T.N.F.T. - STONE w/'T' FOUND
- - AS NOTED ON PLAT
- FENCE WIRE
- - P.T. - POINT
- (D) - DEED DISTANCE
- P - PROPERTY LINE (S) - THIS SURVEY DIST.



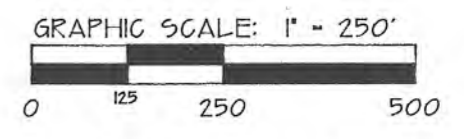
**Area = 77.520 Acres**

**Area = 43.112 Acres**

**MATHEMATICAL CLOSURE APPROVAL OF THE 77.520 Acre Tract:**  
 Mathematically approved this 19 day of December, 2013.  
*[Signature]*  
 Athens County Engineer's Office

CURRENT OWNERS: Michael, Jr. & Jane Ellery Droecker  
 (Currently: OR.482/Pg.298)  
 (#N01001019702)

NOTE: BEARINGS USED HEREON ARE BASED ON THE WEST LINE OF FRACTION 36 (SECTIONS 15 & 21) AS BEARINGS: N 03°41'11" E, AND, ARE ONLY FOR THE DETERMINATION OF RELATIVE ANGLES ONLY, AND, HAVE BEEN DERIVED FROM PREVIOUS SURVEYS.



**REFERENCES**  
 DEEDS AS NOTED  
 COUNTY TAX MAPS  
 & AERIAL PHOTOS  
 EXISTING MONUMENTS  
 PREVIOUS SURVEYS  
 120.632 Acre, Nov. 2009 Survey  
 by Robert A. Price, P.S. 8362

**CERTIFICATE OF SURVEYOR**  
 I hereby certify that this map reflects the results of a 120.632 Acre survey made by Robert A. Price, P.S. 8362, completed in November, 2009, which I have reviewed, & is the basis upon which this Plat of Survey & Legal Description has been prepared by me. I personally surveyed the adjoining 43.112 Acre Tract South of Mineral Rd. out of the said 120.632 Acre Tract in November, 2012.  
*[Signature]*  
 Gerald W. Dayha, P.S.  
 Ohio Registered Professional Surveyor No. 5-6139

SHEET	REVISIONS
1	

## PLAT OF SURVEY - Exhibit "B"

Of A Tract That is Situate in  
 FR.1 (Section 15) and FR.36 (Sections 15 & 21), T.11N, R.15.W,  
 Waterloo Township, Athens County, State of Ohio, U.S.A.

SURVEYED FOR: J & R Galvin, LLC (Jim Galvin), 3290 Mineral Road, New Marshfield, OH 45766



**Gerald W. Bayha, P.S.**  
 Registered Professional Surveyor No. 5-6139  
 10916 Pleasanton Road  
 Athens, OH 45701-9557  
 Voice: 740.593.5606 Fax: 740.594.7361  
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