

EXHIBIT "A"

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

TRACT "I"

5.113 Acre Tract

Being the East Part of Auditor's Parcel No: N020020008100.

- 1) Being a 5.113 Acre Tract as delineated above and presently owned by *Linda Jo & Toni Sue Koska* and recorded in (*OR.524/Pg.2026*) (inaccurately described after four (4) exceptions as containing 11.8 acres, but, actually containing 12.419 Acres by this survey) in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Southwest one-quarter (SW-1/4) of Section 5, 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 unmarked stone found in the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southwest property corner and also being on the South line of Section 5, said unmarked stone bearing: **N 89°56'14" E, 165.5 feet** FROM the Southwest corner of Section 5:
- 3) Thence **N 89°56'14" E** along the one of the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southerly property lines and the South line of Section 5, **562.13 feet** to a point in one of the Grantors' Southerly property corners and the center of Stone Road (Twp.Rd.No.258);
- 4) Thence **N 02°05'39" W** along another of the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southerly property lines and the center of Stone Road (Twp.Rd.No.258), **120.50 feet** to a point in another of the Grantors' Southerly property corners and the center of Stone Road (Twp.Rd.No.258), and;
- 5) Thence **N 88°47'31" E** along another of the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southerly property lines, **848.57 feet** to an "X" notched stone found in the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southeasterly property corner, said "X" notched stone found also being the real **POINT OF BEGINNING** of the herein described **TRACT "I" - 5.113 Acre Tract:**
- 6) Thence **S 88°47'31" W** back along one of the said Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Southerly property lines and the North property line of a 2.32 Acre third tract (by

deed) parcel owned by Shannon L. Bruce & Daniel K. Sater (OR.526/Pg.2600), **529.54 feet** to an iron pin w/cap set, passing through 3/4" I.D. x 5' Long White Sched.40 PVC posts set at 176.4 feet, 322.2 feet and 402.4 feet;

7) Thence the following four (4) new courses through the lands of the said Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*):

- 1) **N 28°54'37" E, 126.55 feet** to an iron pin w/cap set, passing through a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 64.5 feet;
- 2) **N 04°35'12" W, 78.86 feet** to an iron pin w/cap set;
- 3) **N 35°59'48" W, 85.46 feet** to an iron pin w/cap set, passing through a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 34.6 feet, and;
- 4) **N 25°41'36" W, 211.90 feet** to a point in one of the of Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northerly property lines, the center of Vore Ridge Road (Co.Rd.No.22), and one of the Southerly property lines of numerous tracts owned by Superior Hardwoods of Ohio, Inc. (OR.523/Pg.2662), passing through a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 104.8 feet and an iron pin w/cap set for reference at 196.90 feet;

8) Thence the following two (2) courses along the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northerly property lines, the center of Vore Ridge Road (Co.Rd.No.22), and Southerly property lines of numerous tracts owned by Superior Hardwoods of Ohio, Inc. (OR.523/Pg.2662):

- 1) **N 79°38'19" E, 365.93 feet** to a point, and;
- 2) **N 81°14'59" E, 96.66 feet** to a point in one of the of Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northeasterly property corners and the Northwest property corner of a 1.013 acre (by deed) parcel owned by Robert E. & Barbara J. Secoy (DB.372/Pg.1061);

9) Thence the following two (2) courses along the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northeasterly property lines and the West & South property lines of said 1.013 acre (by deed) parcel owned by Robert E. & Barbara J. Secoy (DB.372/Pg.1061):

- 1) **S 00°04'48" E, 260.09 feet** to a square headed bolt found in another of the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northeasterly property corners and the Southwest property corner of said 1.013 acre (by deed) parcel owned by Robert E. & Barbara J. Secoy (DB.372/Pg.1061), passing through a square headed bolt found for reference at 27.00 feet and 3/4" I.D. x 5' Long White Sched.40 PVC posts set at 101.2 feet, and 180.7 feet, and;
- 2) **N 89°55'59" E, 159.95 feet** to a square headed bolt found in another of the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) Northeasterly property corners, the Southeast property corner of said 1.013 acre (by deed) parcel owned by Robert E. & Barbara J. Secoy (DB.372/Pg.1061), and also being in the West property line of an 8 acre (by deed) tract owned by Frank, Jr. & Marian E. Murphy (OR.390/Pg.1249), passing through a 3/4" I.D. x 5' Long White Sched.40 PVC post set at 75.9 feet and;

10) Thence **S 00°11'07" E** along the Grantors' (*L.J. & T.S. Koska - OR.524/Pg.2026*) East property line and the said West property line of an 8 acre (by deed) tract owned by Frank, Jr. & Marian E. Murphy (OR.390/Pg.1249), **258.93 feet** to the **point of beginning**, passing through 3/4" I.D. x 5' Long White Sched.40 PVC Posts set at 71.1 feet, 159.1 feet and 211.3 feet, and, **containing 5.113 Acres.**

11) The bearings used in the above description are based on the South line of the Southwest One-Quarter (SW-1/4) of Section 5 as bearing: S 89°56'14" W and are only for the determination of relative angles.

12) Subject to all legal highways and easements.

13) 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 ".

14) The above described **TRACT "I" - 5.113 ACRE TRACT** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Calc., CADD & Billing Job No. 0618-01*), with the field work being completed on 29 December 2018, the "Plat of Survey" (Exhibit "B") being last revised on 02 January 2019, and, the "Legal Description" (Exhibit "A") being completed on 02 January 2019.



Gerald W. Bayha, P.S. 6139

02 January 2019
Date Signed

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:

01.02.19

CADD Job No:

0618-01

BILLING Job No:

0618-01

By:

GB

Chk'd:

GB

Rev:

PLAT OF SURVEY

Being Part of the SW-1/4 of
Section 5,
Town-II-N, Range-15-W,
Waterloo Township, Athens County,
State of Ohio, U.S.A.

EXHIBIT 'B'

REFERENCES

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

Frank, Jr. & Marian E. Murphy
(OR.390/Pg.1249) - (Deed - 8 Ac.)

CO. ENGINEER APPROVAL

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

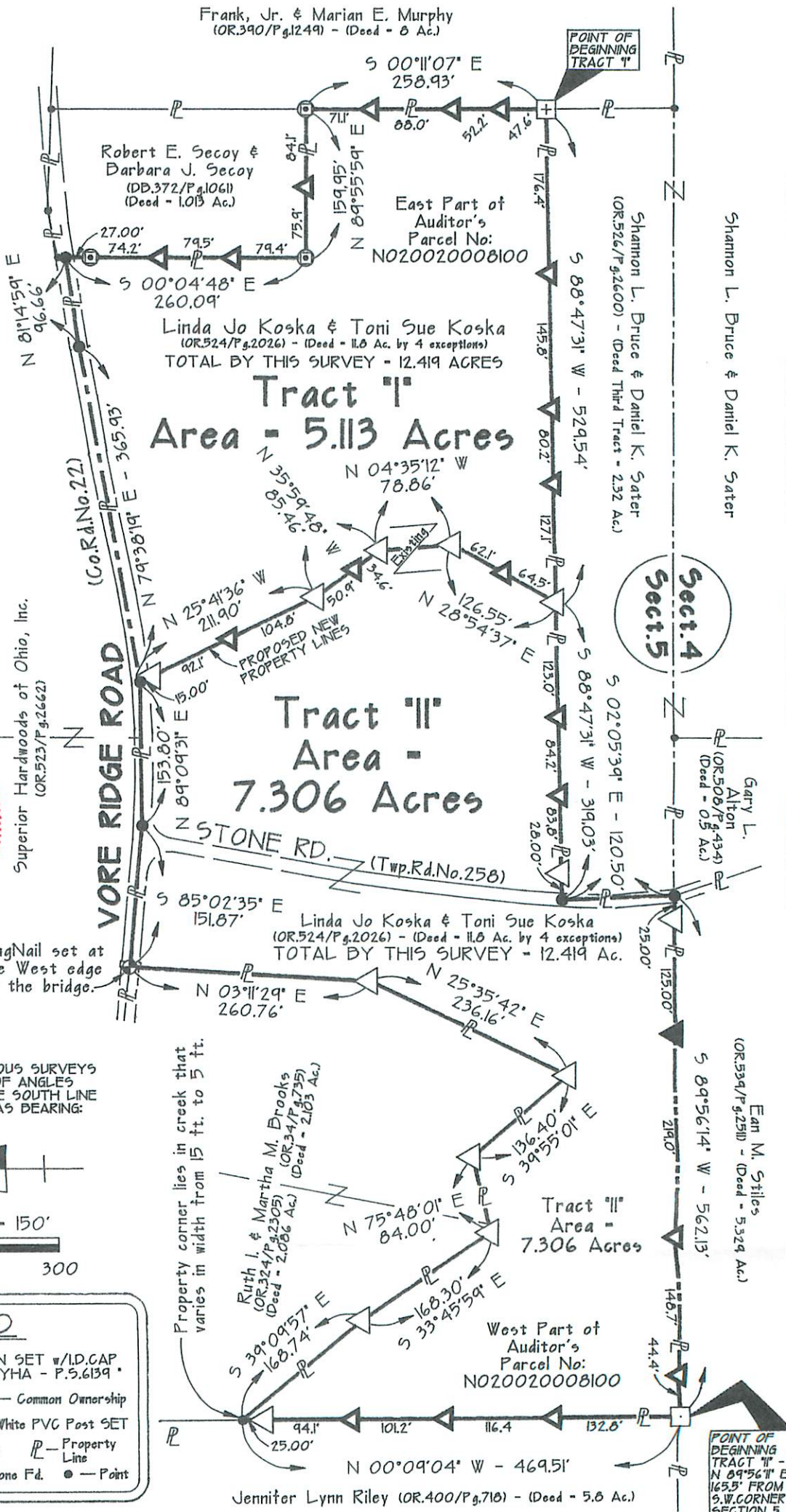
BY: *Brent J. Williams*
DATE: 1/3/19

CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from an actual field survey made by me, on October-December 2018.

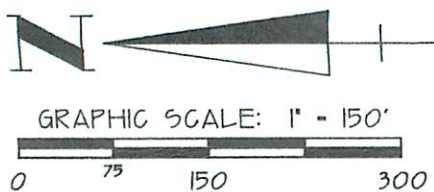
By: *Gerald W. Bayha*
Gerald W. Bayha, P.S. 5-6139
Ohio Registered Professional Surveyor No. 5-6139

2 January 2019 Date Signed

29 December 2018 FIELD WORK COMPLETED ON



NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND, ARE BASED ON THE SOUTH LINE OF THE SW-1/4 OF SECTION 5 AS BEARING: S 89°56'14" W.



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/ID.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊕ — MAGNAIL SET
- ▲ — 5" x 3/4" D - Sched.40 White PVC Post SET
- ▲ — Iron Pin Fd. w/Illegible Cap
- ⊙ — Iron Bolt Fd.
- Common Ownership
- Property Line
- Stone Fd.
- — Point