

EXHIBIT "A"

0.3865 ACRE TRACT

Being the tract of land in the name of William & Jennifer Hoag as recorded in Official Record 456 at page 2653, Athens County Recorder's Office, said tract being situated in River Lot 652 in Section 30, York Township, T12N, R15W, City of Nelsonville, Athens County, State of Ohio, and more particularly described as follows:

Beginning, for reference, at a tile monument found on the northwest corner of River Lot 652 in Section 30, York Township;

Thence along the west line of River Lot 652 South 04 degrees 16 minutes 27 seconds West a distance of 2120.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap stamped "Swoyer-6765" found;

Thence continuing along the west line of River Lot 652 South 04 degrees 06 minutes 46 seconds West a distance of 251.32 feet to a point on the south line of U.S. Route 33;

Thence leaving said river lot line and along the south line of U.S. Route 33, South 81 degrees 13 minutes 19 seconds East a distance of 30.00 feet to a 5/8" iron pin set for the principal point of beginning of the tract as recorded in Official Record 456 at page 2653;

Thence continuing along the south line of U.S. Route 33 the following two courses:

1. South 81 degrees 13 minutes 19 seconds East a distance of 55.41 feet to a 5/8" iron pin set, and
2. South 69 degrees 54 minutes 43 seconds East a distance of 74.59 feet to a 5/8" iron pin set;

Thence leaving said line of U.S. Route 33 South 04 degrees 06 minutes 46 seconds West, passing through a 5/8" iron pin set at 45.51 feet, going a total distance of 123.28 feet to a point in the center of the Hocking River;

Thence along the center of said river, North 80 degrees 09 minutes 02 seconds West a distance of 127.58 feet to a point;

Thence North 04 degrees 06 minutes 46 seconds East, passing through a 5/8" iron pin set at 85.87 feet, going a total distance of 135.56 feet to the principal point of beginning, containing 0.3865 acre, more or less, subject to all easements of record pertaining to this tract.

The iron pins set in this survey are 5/8"X30" with a 1-1/4" plastic identification cap stamped P.S.-6044.

The bearings used in this survey are based on monumentation found on the north line of U.S. Route 33 as bearing North 69 degrees 54 minutes 43 seconds West and are for the determination of angles only.

This description was prepared from a survey by George F. Seymour, Ohio Professional Surveyor No. 6044, in July of 2011.

  
George F. Seymour, P.S.-6044



7-5-11  
Date

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaus  
DATE: 7-12-11

George F. Seymour

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Logan, Ohio 43138  
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SURVEYING  
MAPPING

email: seysurv@hocking.net



# PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO,  
COUNTY OF ATHENS  
TOWNSHIP OF YORK,  
SECTION 30,  
T-12-N, R-15-W  
IN THE CITY OF NELSONVILLE



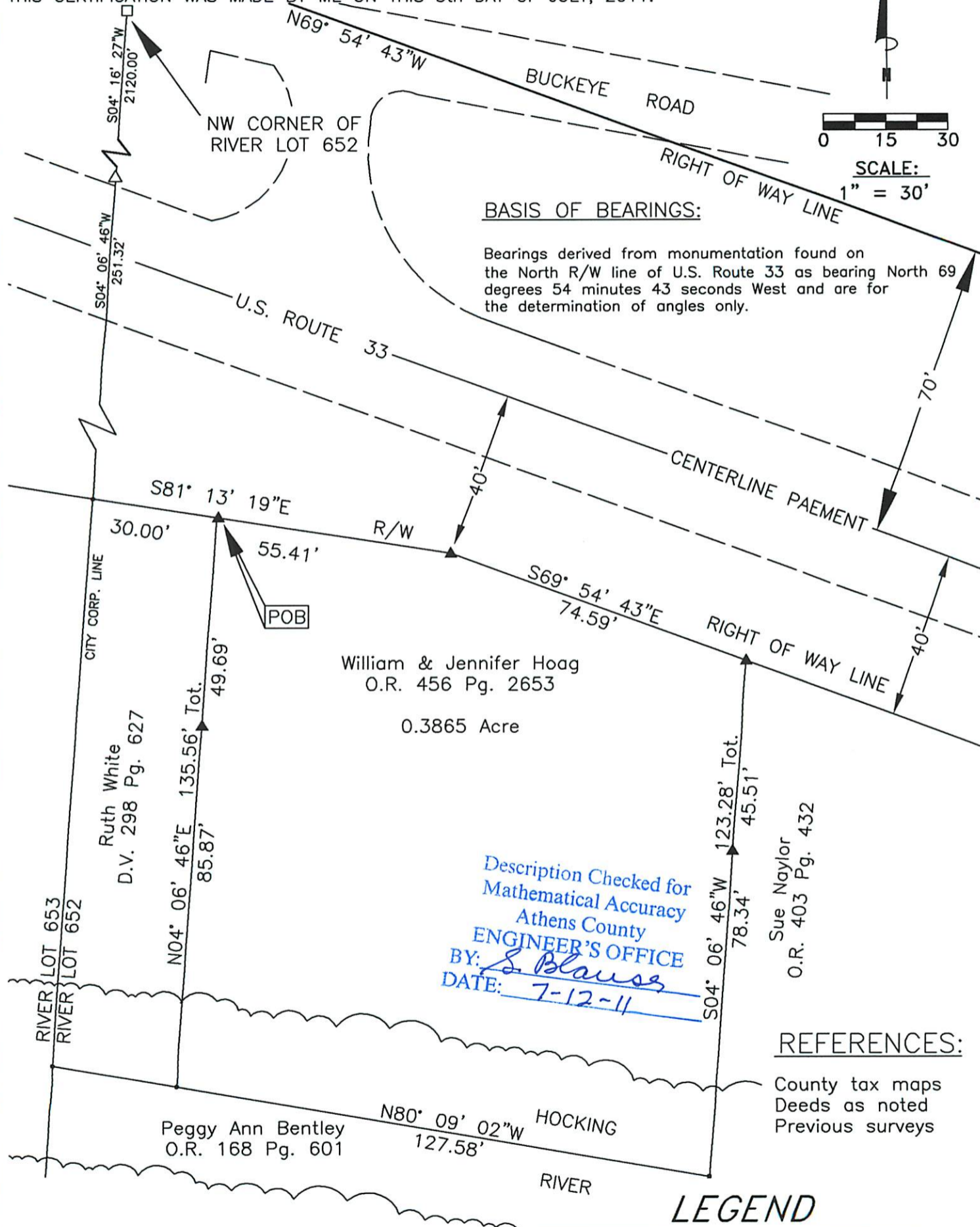
FOR: WILLIAM & JENNIFER HOAG

EXHIBIT "B"

JOB #:  
AT1102

DRAWN BY:  
GFS

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JULY OF 2011 FROM EXISTING PUBLIC RECORDS. THIS CERTIFICATION WAS MADE BY ME ON THIS 5th DAY OF JULY, 2011.



*George F. Seymour 7-5-11*  
GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044  
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**REFERENCES:**  
County tax maps  
Deeds as noted  
Previous surveys