

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

MAR 21 2018

Jill Thompson
Athens County Auditor

Exhibit A

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Frank Wilkins*
DATE: 3/21/18



DESCRIPTION OF A 33.479 ACRE TRACT

Situated in L.L. 98 of Section 21., T.9, R.14, Athens Township, Athens County, Ohio and being part of the land as described in as recorded in Volume 512, Page 597, of the Athens County Official Records, (A027350001201 & A027350001204) and being more particularly described as follows:

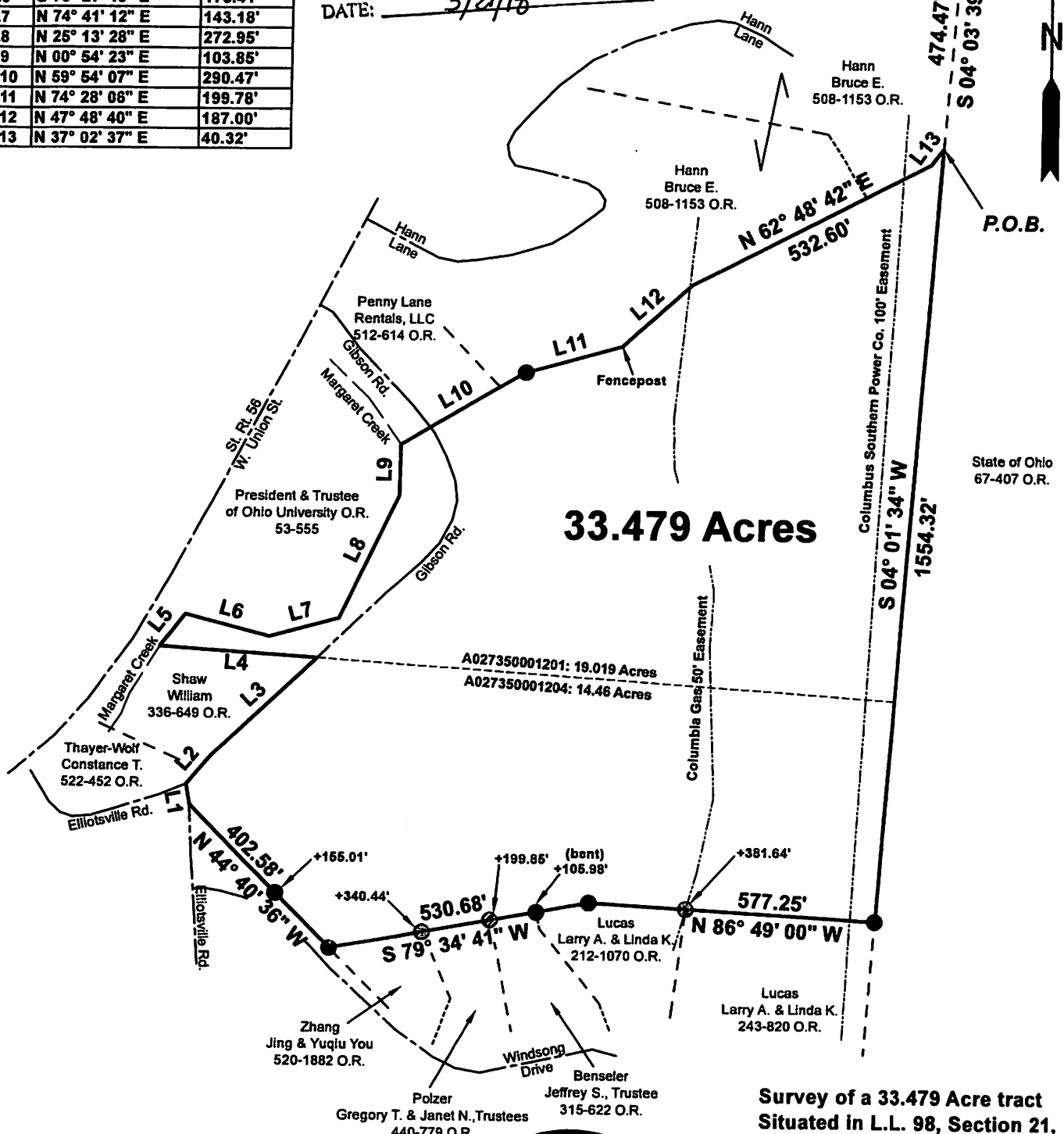
Commencing at an iron pin found taken to be the Northeast corner of L.L. 98 of Section 21, Athens Township, thence along the East line of L.L. 98, S 04° 03' 39" W, 474.47 feet to the **Point of Beginning** for the survey herein described:

Thence continuing along the East line of L.L. 98,
S 04° 01' 34" W, 1554.32 feet to an iron pin found;
Thence along the North line of Lucas (243-820 O.R. & 212-1070 O.R.),
N 86° 49' 00" W, 577.25 feet to an iron pin found;
Thence continuing along the North line of Lucas and the North lines of Benseler (315-622 O.R.),
Polzer (440-779 O.R.), and Zhang (520-1882 O.R.),
S 79° 34' 41" W, 530.68 feet to an iron pin found, passing an iron pin found (bent) at 105.98
feet;
Thence along the North line of Turtle Run Assoc. (230-942 O.R.),
N 44° 40' 36" W, 402.58 feet to a point in Elliotsville Road, passing an iron pin found at 155.01
feet;
Thence, along said road:
N 10° 34' 41" W, 40.96 feet to a point in Gibson Road;
Thence, along said road:
N 40° 00' 54" E, 79.99 feet to a point;
N 46° 25' 50" E, 283.92 feet to a point;
Thence leaving said road and along the North line of Shaw (336-649 O.R.),
N 86° 16' 16" W, 314.19 feet to a point in Margaret Creek;
Thence continuing along the meanderings of said creek the following five courses:
(1) N 37° 31' 42" E, 82.19 feet to a point;
(2) S 75° 27' 46" E, 173.41 feet to a point;
(3) N 74° 41' 12" E, 143.18 feet to a point;
(4) N 25° 13' 28" E, 272.95 feet to a point;
(5) N 00° 54' 23" E, 103.85 feet to a point;
Thence leaving said creek and along the West lines of Penny Lane Rentals, LLC (512-614 O.R.),
N 59° 54' 07" E, 290.47 feet to an iron bolt found by a fence post;
N 74° 28' 06" E, 199.78 feet to a fence post;
Thence along the South lines of Hann (508-1153 O.R.),
N 47° 48' 40" E, 187.00 feet to a point;
N 62° 48' 42" E, 532.60 feet to a point;
N 37° 02' 37" E, 40.32 feet to the point of beginning **and containing 33.479 acres total** of
which 19.019 acres are contained within A027350001201 and 14.46 acres are contained within
A027350001204.

LINE	BEARING	DISTANCE
L1	N 10° 34' 41" W	40.96'
L2	N 40° 00' 54" E	79.99'
L3	N 46° 25' 50" E	283.92'
L4	N 86° 16' 16" W	314.19'
L5	N 37° 31' 42" E	82.19'
L6	S 75° 27' 46" E	173.41'
L7	N 74° 41' 12" E	143.18'
L8	N 25° 13' 28" E	272.95'
L9	N 00° 54' 23" E	103.85'
L10	N 59° 54' 07" E	290.47'
L11	N 74° 28' 06" E	199.78'
L12	N 47° 48' 40" E	187.00'
L13	N 37° 02' 37" E	40.32'

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Athens County
ENGINEER'S OFFICE
BY: *John M. Branner*
DATE: 3/21/18

Northeast Corner
of Fraction 98



33.479 Acres

A027350001201: 19.019 Acres
A027350001204: 14.46 Acres



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Iron pin called for

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 33.479 Acre tract
Sited in L.L. 98, Section 21,
T.9, R.14, Athens Twp.,
Athens Co., OH
Surveyed March, 2018
By Jeb Branner, S.I. E.I.
Under the supervision of:

John M. Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780