

EXHIBIT A
16.535 Acre Survey

Situate in the State of Ohio, Athens County, Athens Township, Auditor's Section 21, Farm Lot 96 and being all of a permit of a 16.50 acre parcel conveyed to the Department of Highways recorded in Deed Volume 93, Page. 330 of the Athens County Recorder's office and being more particularly described as follows:

Commencing at a 1 inch pipe found at the northeast corner of Farm Lot 98 also being the southeast corner of Farm Lot 96 per an EMH&T survey by Greg Wright, thence North 84 Degrees 39 Minutes 02 Seconds West 828.48 feet along the south line of Farm Lot 96 to a point in the centerline of State Route 56 (ODOT R/W plans ATH 56-11.08-11.44) being the northeast corner of a 1.340 acre parcel conveyed to PWH, LLC recorded in Official Record 536, Page 1024 at centerline station 614+51.83, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 84 Degrees 39 Minutes 02 Seconds West a distance of 206.84 feet along the south line of Farm Lot 96 and the north line of a 1.340 acre parcel conveyed to PWH, LLC recorded in Official Record 536, Page 1024 to a point in the center of Margaret Creek passing an iron pin set at 64.90 feet at centerline station 614+27.10 (reference a 1 inch pipe found North 59 Degrees 31 Minutes 39 Seconds East a distance of 2.52 feet) and at 157.24 feet (reference a 1 inch pipe found South 01 Degrees 57 Minutes 08 Seconds East a distance of 2.08 feet);

Thence along the center of Margaret Creek being the west line of Farm Lot #96 the following twelve courses;

1. North 10 Degrees 23 Minutes 47 Seconds East a distance of 100.02 feet to a point;
2. North 08 Degrees 13 Minutes 23 Seconds East a distance of 187.66 feet to a point;
3. North 04 Degrees 17 Minutes 10 Seconds East a distance of 107.95 feet to a point;
4. North 10 Degrees 30 Minutes 28 Seconds West a distance of 158.21 feet to a point;
5. North 17 Degrees 08 Minutes 16 Seconds West a distance of 125.39 feet to a point;
6. North 00 Degrees 00 Minutes 00 Seconds East a distance of 92.53 feet to a point;
7. North 29 Degrees 04 Minutes 21 Seconds East a distance of 124.28 feet to a point;
8. North 35 Degrees 27 Minutes 38 Seconds East a distance of 244.20 feet to a point;
9. North 37 Degrees 04 Minutes 02 Seconds East a distance of 260.49 feet to a point;
10. North 46 Degrees 44 Minutes 37 Seconds East a distance of 200.18 feet to a point;

11. North 50 Degrees 07 Minutes 38 Seconds East a distance of 123.94 feet to a point;
12. North 55 Degrees 03 Minutes 20 Seconds East a distance of 122.08 feet to a point in the center of State Route 682 (ODOT R/W plans ATH 682-00.66-2.07) being a southeasterly corner of a 2.520 acre parcel conveyed to New Venture Investments, Ltd. Recorded in Deed Volume 206, Page 584 at centerline station 7+85.43;

Thence South 46 Degrees 22 Minutes 32 Seconds East a distance of 435.39 feet along the center of State Route 682 to a point at centerline station 3+50.04, also being State Route 56 centerline station 629+69.82;

Thence along the center of State Route 56 and along a non-tangent curve to the left 431.52 feet having a delta of 17 Degrees 15 Minutes 39 Seconds, a radius of 1432.39 feet and a chord bearing South 41 Degrees 22 Minutes 56 Seconds West 429.89 feet to a spiral at centerline station 625+38.30;

Thence along the center of State Route 56 along a spiral 250.00 feet having a chord bearing South 29 Degrees 25 Minutes 06 Seconds West 249.92 feet to a point at centerline station 622+88.30;

Thence South 27 Degrees 45 Minutes 06 Seconds West a distance of 836.47 feet to the **Point of Beginning**.

The above described contains 16.535 acres more or less including the present road which occupies 2.626 acres and is contained in Auditor's Parcel Number A027350002700 which is presently taxed as 20.000 acres.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with an aluminum cap stamped "Canter S-7226".

All stations and offsets are referenced to the existing centerline of right of way of State Route 56 (ODOT R/W plans ATH 56-11.08-11.44) & State Route 682 (ODOT R/W plans ATH 682-00.66-2.07). Said right of way plans are located at ODOT District 10 office, 338 Muskingum Drive, Marietta Ohio.

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed May 2019.

Prior Instrument Reference as of this writing is in Deed Volume 93, Page 330 of the Athens County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane Grid, South Zone, NAD 83(2011).


Robert C. Canter, P.S. 7226
Buckley Group, LLC.

3-5-2020
Date

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

MAR 11 2020

Jill Thompson
Athens County Auditor



SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, ATHENS TOWNSHIP, AUDITOR'S SECTION 21, FARM LOT #96 AND BEING ALL OF A PERMIT OF A 16.50 ACRE PARCEL CONVEYED TO DEPARTMENT OF HIGHWAYS RECORDED IN D.V. 93, PG. 330

REFERENCES:
 HISTORIC TAX MAPS
 CURRENT TAX MAPS
 DEEDS AS NOTED
 A 8.105 AC. SURVEY BY GERALD E. HANN, P.S. 5602 DATED 3/98
 A 2.5180 AC., A 6.4141 AC. & A 8.1998 AC. SURVEY BY GREGORY K. WRIGHT, P.S. 6535 DATED 09/23/86
 A COMPOSITE PLAT OF SURVEY BY GEORGE W. BAYHA, P.S. 6739 DATED 02/15/96 (REVISED 09/23/97)
 A PLAT PREPARED BY DLZ DATED MAY 16, 2014
 R/W PLANS ATH-56-11.08-11.44 SHEETS 1 & 2 DATED 8-12-52
 R/W PLANS ATH-682-00.66-2.07 SHEETS 88 & 92 DATED 10-04-66

PHILLIP WESLEY HOON
 A010010044502
 O.R. 501, PG. 1531
 7.110 AC.

EASEMENT #1
 D.V. 253, PG. 1238

PHILLIP WESLEY HOON
 A010010075106
 O.R. 501, PG. 1531
 1.090 AC.

5/8" X 36" REBAR SET W/ 1-1/4" PLASTIC CAP STAMPED "CANTER-7226" @ 157.24'
 1" PIPE FOUND W/ DLZ CAP BEARS: S 01°57'08" E, 2.08'

5/8" X 36" REBAR SET W/ 1-1/4" PLASTIC CAP STAMPED "CANTER-7226" @ 64.90'
 1" PIPE FOUND W/ BROKEN CAP BEARS: N 59°31'39" E, 2.52'

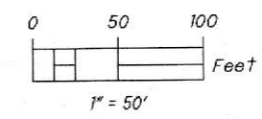
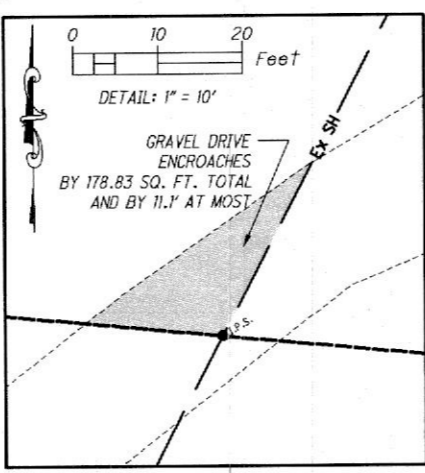
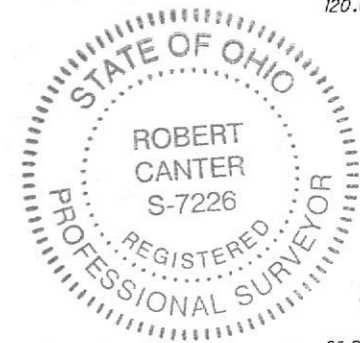
SEE DETAIL OF ENCROACHING DRIVE

PWH, LLC
 A027350000600
 O.R. 536, PG. 1024
 1.340 AC.

P.O.C.
 NE CORNER
 FARM LOT #98
 SE CORNER
 FARM LOT #96
 PER EMHT SURVEY
 BY GREG WRIGHT

Point	Northing	Easting
A	483316.12	2073855.22
B	483399.43	2072965.74
C	483408.01	2072873.80
D	484856.41	2073461.31
E	484893.47	2073531.12
F	484814.09	2073614.41
G	484736.83	2073678.87
H	484679.24	2073726.84
I	484484.93	2073550.80
J	484383.57	2073492.19
K	484161.59	2073366.74
L	483640.92	2073092.82

DEPARTMENT OF PUBLIC WELFARE (LESSOR)
 DEPARTMENT OF HIGHWAYS (LESSEE)
 A027350002700
 D.V. 93, PG. 330
 20.000 AC (TAXED)
 16.535 AC (SURVEYED)



P.I. = Sta. 632+33.83
 D = 51° 48' 00"
 Dc = 4° 00' 00"
 R = 1432.39'
 T = 695.53'
 L = 1295.00'
 E = 159.94'
 C = 1251.34'
 C. B. = N 58° 39' 06" E
 Ls = 250.00'
 @s = 5° 00' 00"
 LT = 166.73'
 ST = 83.39'
 x = 249.81'
 y = 7.27'
 k = 124.968'
 p = 124.97'

NOTES:
 ALL BEARINGS, COORDINATES AND DISTANCES ARE EXPRESSED AS OHIO STATE PLANE SOUTH ZONE GRID, US SURVEY FEET NAD83 (2011).
 REFERENCE THE NORTH LINE OF FARM LOT #98 AS BEING: S 84° 39' 02" E

PLAT OF SURVEY	
SURVEY FOR: OHIO DEPARTMENT OF TRANSPORTATION	
JOB #19095	DATE: 05/14/2019
DRWN: DAC	CHK: RCC
6801 SR 56 ATHENS, OH 45701 17401592-5706 www.buckleygroup.com	

SURVEYED MAY 2019 UNDER THE DIRECTION AND SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY
 SURVEYED BY: *Robert C. Canter*
 DATE: 3/5/20
 ROBERT C. CANTER P.S. #7226

LEGEND
 ○ I.P.F. 5/8" IRON PIN FOUND W/ NO CAP U.N.O.
 ● I.P.S. 5/8" X 36" REBAR SET W/ 2" ALUMINUM CAP STAMPED "ODOT R/W" DISTRICT 10" U.N.O.
 ⊙ P.F. 1" IRON PIPE FOUND W/ NO CAP U.N.O.

Description Checked for Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Brent Williams*
 DATE: 3/5/20