

5

EXHIBIT "A"  
(22.326 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Anthony Land Company Ltd. as recorded in Official Record \_\_\_\_\_, Page \_\_\_\_\_ of the Athens County Recorder's Office, said tract being situated in the northeast quarter Section 19, T-7-N, R-12-W, Bern Township, Athens County, State of Ohio and being more particularly described as follows:

**Beginning** on a set 5/8" iron pin with a plastic identification cap set taken to be on the northwest corner of the northeast quarter of Section 19;

Thence along the north line of Section 19, South 79° 17' 44" East a distance of 236.09 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of a 1.00 acre tract, 320, Page 307;

Thence leaving the north line of Section 19 and along the property line of the 1.00 acre tract the following five (5) courses:

1. South 44° 52' 31" West a distance of 55.19 feet to a 5/8" iron pin with a plastic identification cap set,
2. South 74° 21' 13" West a distance of 44.55 feet to a 5/8" iron pin with a plastic identification cap set,
3. South 40° 13' 18" West a distance of 53.37 feet to a 5/8" iron pin with a plastic identification cap set,
4. South 58° 49' 40" West a distance of 171.59 feet to a 5/8" iron pin with a plastic identification cap set, and;
5. South 31° 10' 20" East a distance of 115.50 feet to a 5/8" iron pin with a plastic identification cap set in a cave;

Thence continuing along the property line of the 1.00 acre tract being in the center of an existing rundown the following six (6) courses:

1. North 58° 49' 40" East a distance of 171.59 feet to a point,
2. North 40° 13' 18" East a distance of 53.37 feet to a point,
3. North 74° 21' 13" East a distance of 44.55 feet to a point,
4. North 44° 52' 31" East a distance of 96.32 feet to a point,
5. North 21° 12' 16" East a distance of 37.04 feet to a point, and;
6. North 57° 58' 41" East a distance of 22.92 feet to a point on the north line of Section 19;

Thence along the north line of Section 19, South 79° 17' 44" East, passing a 5/8" iron pin with a plastic identification cap set at 337.77 feet, going a total distance of 387.77 feet to a P.K. nail set in the center of State Route 329;

Thence leaving the north line of Section 19 and along the center of State Route 329 the following ten (10) courses:

1. South 31° 37' 18" East a distance of 91.47 feet to a point,

[continued on page 2]

PRD # 19

P.S. PS  
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1-740-775-3548  
1-800-848-3648

EXHIBIT "A"

2. South 30° 41' 32" East a distance of 132.98 feet to a point,
3. South 27° 51' 47" East a distance of 107.67 feet to a point,
4. South 26° 00' 55" East a distance of 242.02 feet to a point,
5. South 24° 58' 05" East a distance of 79.63 feet to a point,
6. South 23° 33' 53" East a distance of 79.94 feet to a point,
7. South 21° 31' 44" East, passing a P.K. nail set at 30.58 feet, going a total distance of 81.62 feet to a point,
8. South 20° 01' 04" East a distance of 79.12 feet to a point,
9. South 19° 43' 32" East a distance of 164.78 feet to a point, and;
10. South 18° 51' 06" East a distance of 83.28 feet to a P.K. nail set;

Thence leaving the center of State Route 329 and with a line through the grantor's property, North 78° 01' 52" West, passing a 5/8" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 1429.08 feet to a 5/8" iron pin with a plastic identification cap set on the west line of the northeast quarter of Section 19;

Thence along the west line of the northeast quarter, North 11° 58' 08" East a distance of 896.57 feet to the **place of beginning**, containing 22.326 acres more or less and being subject to the right of way of State Route 329 and all other easements and right of ways of record.

**The above described tract being subject to a 30.00 foot wide ingress and egress easement being more particularly described as follows:**

**Beginning** at a point on the west line of the northeast quarter of Section 29, said point bears, South 11° 58' 08" West a distance of 196.11 feet from a 5/8" iron pin with a plastic identification cap set on the northwest corner of the above described tract;

Thence leaving the west line of the northeast quarter of Section 19 and with a line through the above described tract, South 78° 01' 52" East a distance of 48.13 feet to a point on the property line of a 1.00 acre tract, Deed Volume 320, Page 307;

Thence along the property line of the 1.00 acre tract, South 58° 49' 40" West a distance of 43.87 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the property line of the 1.00 acre tract and with a line through the above described tract, North 78° 01' 52" West a distance of 16.12 feet to a point on the west line of the northeast quarter of Section 19;

[continued on page 3]

Page 2 of 3

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 2-28-2000

000079

BEU#19

EXHIBIT "A"

Thence along the west line of the northeast quarter of Section 19, North 11' 58' 08" East a distance of 30.00 feet to the **place of beginning** of the 30.00 foot wide ingress and egress easement.

All 5/8" iron pins with plastic identification caps set are stamped "SHARRETT-8019".

All iron pins set being 5/8" by 32".

The bearings used in the above described tract were based on the east line of Section 19 being, South 11' 34' 54" West and are for the determination of angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, February 16, 2000.



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NO.	BEARING	DISTANCE
1	S 44° 52' 31" W	55.19'
2	S 74° 21' 13" W	44.55'
3	S 40° 13' 18" W	53.37'
4	S 58° 49' 40" W	171.59'
5	S 31° 10' 20" E	15.50'
6	N 58° 49' 40" E	171.59'
7	N 40° 13' 18" E	53.37'
8	N 74° 21' 13" E	44.55'
9	N 44° 52' 31" E	96.32'
10	N 21° 12' 16" E	37.04'
11	N 57° 58' 41" E	22.92'
12	S 31° 37' 18" E	91.47'
13	S 30° 41' 32" E	132.98'
14	S 27° 51' 47" E	107.67'
15	S 26° 00' 55" E	242.02'
16	S 24° 58' 05" E	79.63'
17	S 23° 33' 53" E	79.94'
18	S 21° 31' 44" E	30.58'
19	S 21° 31' 44" E	51.04'
20	S 20° 01' 04" E	79.12'
21	S 19° 43' 32" E	164.78'
22	S 18° 51' 06" E	83.28'

TOTAL

SECTION 20  
SECTION 19

40.00 AC. TR.  
WILLIAM F. & PATRICIA J.  
SNYDER  
DEED VOLUME 320.  
PAGE 307

SET IRON PIN  
TAKEN TO BE THE  
NORTHWEST CORNER  
OF THE EAST-HALF  
OF SECTION 19

65.77 AC. TR.  
GNEVRA G. TIDMAN  
DEED VOLUME 367.  
PAGE 1055

100 AC. TR.  
WILLIAM F. & PATRICIA J.  
SNYDER  
DEED VOLUME 320.  
PAGE 307

22.326  
ACRE TRACT

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: *2-28-2000*

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE  
UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN  
HEREON ON THE 22nd DAY OF FEBRUARY, 2000 AND THAT  
THE PLAT IS A CORRECT REPRESENTATION OF THE  
PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER  
CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER  
WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN

*Paul Shantz*  
PROFESSIONAL SURVEYOR NO. 8019

ANTHONY LAND CO. LTD.  
OFFICIAL RECORD  
PAGE \_\_\_\_\_

NOTES:

BEING A PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN  
THE NAME OF ANTHONY LAND COMPANY LTD. AS RECORDED IN OFFICIAL  
RECORD PAGE \_\_\_\_\_ OF THE ATHENS COUNTY RECORDER'S  
OFFICE

ALL SET 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE  
STAMPED "SHARRETT-8019".

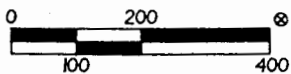
ALL BEARINGS BASED ON THE EAST LINE OF SECTION 19 BEING  
SOUTH 11° 34' 54" WEST AND ARE TO BE USED TO DENOTE ANGLES  
ONLY.

ALL IRON PINS SET BEING 5/8" BY 32".

ALL OFFSET IRON PINS BEING SET AT A DISTANCE OF 50.00 FEET  
UNLESS OTHERWISE INDICATED.

LEGEND:

- ▲ FOUND 5/8" IRON PIN & ID. CAP STAMPED "7224"
- FOUND STONE MONUMENT
- POINT
- ⊙ SET P.K. NAIL
- △ SET 5/8" IRON PIN & ID. CAP STAMPED "SHARRETT-8019"
- ⊗ SET IRON SPIKE (60 PENNY NAIL)



SCALE / 1" = 200'

REFERENCES:

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS

N-S 1/2 SECTION LINE

N 11° 58' 08" E  
896.57' TOTAL

196.1'

236.09' P.O.B.

127.72'

387.77' TOTAL

50'

FEDERAL CREEK

1429.08' TOTAL  
N 78° 01' 52" W

S 79° 17' 44" E

ANTHONY LAND CO. LTD.  
OFFICIAL RECORD  
PAGE \_\_\_\_\_

000084

P.R.S. 2-23-00 FILENAME: SURVEY3 / AT00001 CADD6 / AT00001GCD

P.O. BOX 1739 CHILlicoTHE, OHIO 45601

P.S.P.S  
SURVEYING

SITUATED IN THE NORTHEAST QUARTER  
OF SECTION 19, T-7-N, R-12-W, BERN  
TOWNSHIP, ATHENS COUNTY,  
STATE OF OHIO.

FOR: ANTHONY LAND COMPANY LTD.

