

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

JAN 18 2018

EXHIBIT "A"

Jill Thompson
Athens County Auditor

Situate in the State of Ohio, Athens County, Bern Township, Sections 32 & 33, T7N, R12W, The Ohio Company Purchase, and being part of a 40.800 acre taxed parcel and a 100.410 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687 and Deed Book 318, Page 703 of the Athens County Recorder's office and being more particularly describes as follows:

Point of Commencement being a 6in by 6in stone found with an etched "X" at the southeast corner of Section 33, the southwest corner of Section 27, the northwest corner of Section 26 and the northeast corner of Section 32; (having a State Plane Coordinate of N:508708.5610, E:2130745.0150);

Thence from the **Point of Commencement** North 87° 29' 00" West 3619.38 feet along the south line of Section 33 and the north line of Section 32 to a point in the center of Township Road 235 (Lewis Rd), on the north line of a 100.410 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 703 and the south line of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687, said point in the center of Township Road 235 (Lewis Rd) being the **Point of Beginning** for the parcel herein described (passing online an iron pin found with a 1-1/4in plastic cap stamped "Roush S-7999" and having a State Plane Coordinate of N:508837.2970, E:2127816.1550);

Thence from the **Point of Beginning** along the centerline of Township Road 235 (Lewis Rd) the following five (5) courses:

1. South 62° 13' 46" West 126.65 feet to a point in the center of road;
2. South 67° 13' 08" West 88.55 feet to a point in the center of road;
3. South 71° 48' 22" West 101.76 feet to a point in the center of road;
4. South 80° 38' 44" West 85.22 feet to a point in the center of road;
5. South 83° 55' 10" West 42.39 feet to a point at the intersection of County Road 38 (Sand Rock Rd) and Township Road 235 (Lewis Rd) being in the center of County Road 38 (Sand Rock Rd);

Thence along the centerline of County Road 38 (Sand Rock Rd) the following four (4) courses:

1. North 22° 17' 37" West 36.72 feet to a point in the center of road;
2. North 32° 07' 43" West 43.26 feet to a point in the center of road;
3. North 39° 52' 22" West 80.61 feet to a point in the center of road;
4. North 43° 16' 13" West 47.48 feet to a point in the center of road, the south line of Section 33, the north line of Section 32, the northeast corner of a 56.000 acre taxed parcel conveyed to James S. Shipley recorded in Official Record 210, Page 934;

Thence leaving the center of County Road 38 (Sand Rock Rd) North 87° 29' 00" West 32.48 feet along the south line of Section 33, the north line of Section 32 and the north line of a 56.000 acre taxed parcel conveyed to James S. Shipley recorded in Official Record 210, Page 934 to an iron pin set on the south line of Section 33, the north line of Section 32, the north line of a 56.000 acre taxed parcel conveyed to James S. Shipley recorded in Official Record 210, Page 934, the southwest corner of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687 and the southeast corner of a 10.000 acre taxed parcel conveyed to James S. Shipley recorded in Official Record 210, Page 934 (having a State Plane Coordinate of N:508892.5584, E:2126558.9075);

Thence North 02° 31' 00" East 305.17 feet along the east line of a 10.000 acre taxed parcel conveyed to James S. Shipley recorded in Official Record 210, Page 934 and a westerly line of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687 to a point in the center of Federal Creek (passing online an iron pin set at 240.00 feet having a State Plane Coordinate of N:509132.3269, E:2126569.4464);

Thence along the centerline of Federal Creek, the southerly line of a 138.030 acre taxed parcel conveyed to Benjamin D. & Kelly L. Kasler recorded in Official Record 527, Page 2329 and the southerly line of a 13.440 acre parcel conveyed to Benjamin D. & Kelly L. Kasler recorded in Official Record 354, Page 874 the following eighteen (18) courses:

1. North 72° 34' 57" East 24.41 feet to a point in the center of creek;
2. North 40° 07' 20" East 53.63 feet to a point in the center of creek;
3. North 00° 00' 00" East 102.89 feet to a point in the center of creek;
4. North 02° 14' 51" East 73.44 feet to a point in the center of creek;
5. North 23° 28' 00" East 132.26 feet to a point in the center of creek;
6. North 25° 28' 49" East 100.42 feet to a point in the center of creek;
7. North 06° 49' 42" East 84.78 feet to a point in the center of creek;
8. North 03° 57' 55" East 94.86 feet to a point in the center of creek;
9. North 21° 38' 16" East 85.92 feet to a point in the center of creek;
10. North 31° 19' 45" East 81.70 feet to a point in the center of creek;
11. North 14° 25' 22" East 132.98 feet to a point in the center of creek;
12. North 19° 50' 10" East 197.93 feet to a point in the center of creek;
13. North 33° 31' 15" East 181.23 feet to a point in the center of creek;
14. North 53° 48' 07" East 126.70 feet to a point in the center of creek;
15. North 63° 16' 09" East 100.77 feet to a point in the center of creek;
16. South 85° 25' 47" East 72.23 feet to a point in the center of creek;
17. South 52° 24' 42" East 122.67 feet to a point in the center of creek;
18. South 79° 29' 57" East 92.91 feet to a point in the center of creek the northeast corner of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687, a southerly corner of a 13.440 acre taxed parcel conveyed to Benjamin D. & Kelly L. Kasler recorded in Official Record 354, Page 874 and a northwesterly corner of a 131.700 acre taxed parcel conveyed to Mary L. Lewis recorded in Deed Book 170, Page 157;

Thence leaving the center of Federal Creek South 23° 38' 39" West 208.04 feet along the west line of a 131.700 acre taxed parcel conveyed to Mary L. Lewis recorded in Deed Book 170, Page 157, and the east line of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687 to an iron pin set on a westerly corner of a 131.700 acre taxed parcel conveyed to Mary L. Lewis recorded in Deed Book 170, Page 157 and an easterly corner of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687 (having a State Plane Coordinate of N:510260.5930, E:2127389.4600 and passing an iron pin set online at 46.56 feet);

Thence South 49° 18' 19" East 405.19 feet along the west line of a 131.700 acre taxed parcel conveyed to Mary L. Lewis recorded in Deed Book 170, Page 157, and the east line of a 40.800 acre taxed parcel conveyed to Clarence Richard and Janet Ann Brown recorded in Deed Book 318, Page 687 to the center of Township Road 235 (Lewis Rd) (passing online an iron pin set at 374.70 feet);

Thence along the centerline of Township Road 235 (Lewis Rd) the following thirteen (13) courses:

1. South 17° 27' 26" West 97.87 feet to a point in the center of road;
2. South 16° 11' 13" West 53.94 feet to a point in the center of road;
3. South 12° 07' 41" West 102.52 feet to a point in the center of road;
4. South 18° 30' 10" West 79.83 feet to a point in the center of road;
5. South 24° 49' 40" West 67.93 feet to a point in the center of road;
6. South 26° 50' 11" West 119.82 feet to a point in the center of road;
7. South 27° 15' 17" West 131.10 feet to a point in the center of road;
8. South 33° 20' 42" West 201.51 feet to a point in the center of road;
9. South 33° 46' 22" West 50.87 feet to a point in the center of road;
10. South 29° 12' 43" West 70.16 feet to a point in the center of road;
11. South 25° 52' 23" West 159.13 feet to a point in the center of road;
12. South 32° 09' 38" West 83.61 feet to a point in the center of road;
13. South 51° 31' 12" West 59.25 feet to a point in the center of road being the **Point of Beginning**.

The above described parcel contains 28.232 acres more or less and which of 27.100 acres is contained in Auditor's Permanent Parcel Number D010010033800 which presently shows 40.800 acres and 1.132 acre is contained in Auditor's Permanent Parcel Number D010010034000 which presently shows 100.140 acres.

Subject to all legal easements and rights of way.

All iron pins set are 3/4"D x 30"L rebar with a cap stamped Canter S 7226.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed December 2017.

Plat of Survey is attached herewith and made a part thereof.

Prior Instrument Reference: D.B. 318, Pg. 687 & D.B. 318, Pg. 703 of the Athens County Recorder's Office.

Bearings and Coordinates are NAD 83(CORS), Ohio State Plane, South Zone Grid.
Based on GPS observations. Reference the south line of Section 33 as being North 87° 29' 00"
West.



Robert C. Canter, P.S. 7226

1-5-18

Date



BY: Robert C. Canter
DATE: 1/17/18

LEGEND

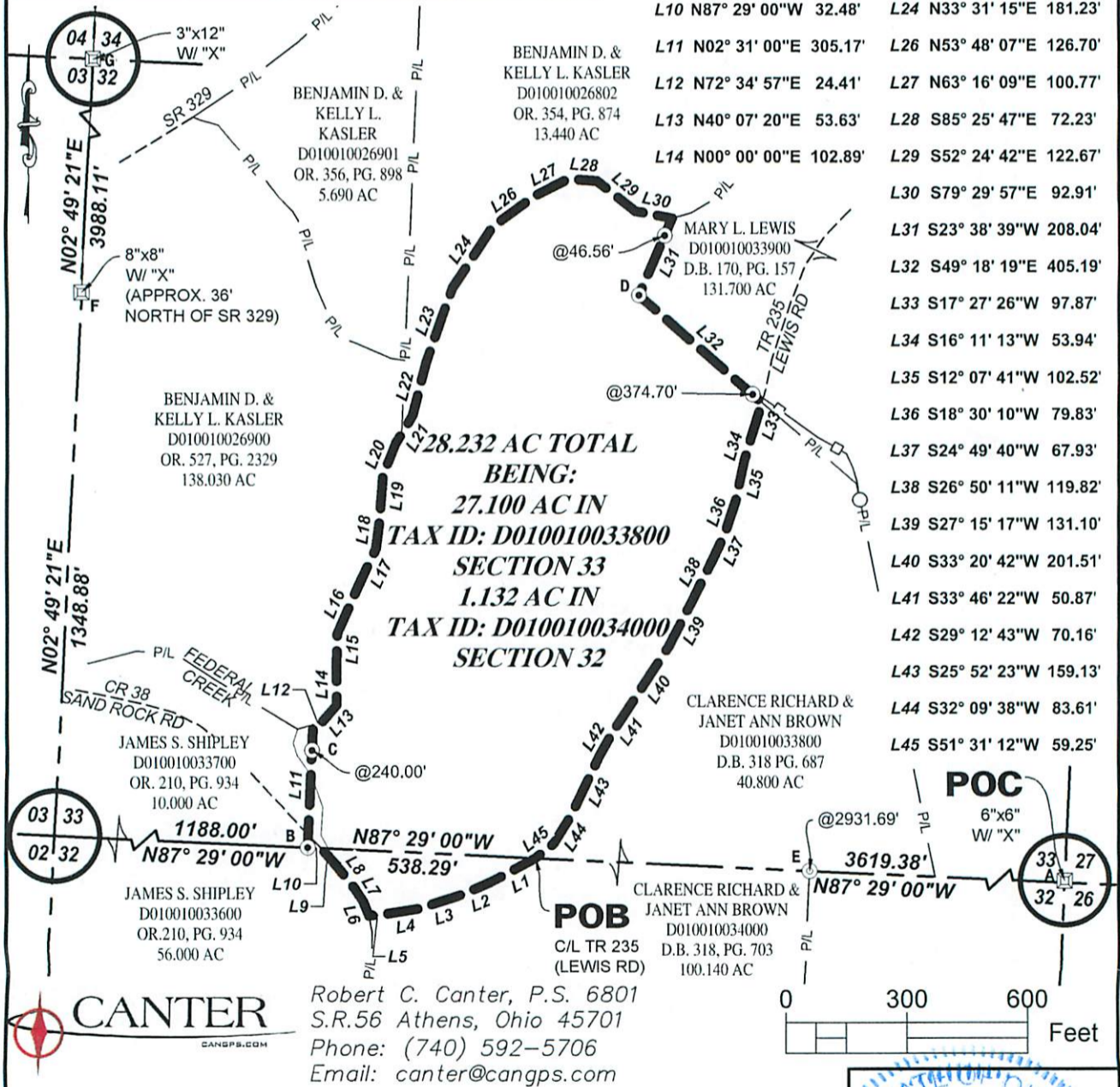
- ⊙ IRON PIN FOUND W/ 1-1/4" PLASTIC CAP STAMPED "ROUSH S-7999"
- ⊠ STONE FOUND
- 1-1/2" O.D. IRON PIPE FOUND
- ⊙ 3/4" IRON PIN SET W/ PLASTIC CAP STAMPED "CANTER S-7226"

NAME	NORTHING	EASTING	LATITUDE	LONGITUDE
A	508708.5610	2130745.0150	N39° 23' 43.1027"	W81° 55' 33.1741"
B	508892.5584	2126558.9075	N39° 23' 45.1810"	W81° 56' 26.4846"
C	509132.3269	2126569.4464	N39° 23' 47.5501"	W81° 56' 26.3315"
D	510260.5930	2127389.4600	N39° 23' 58.6514"	W81° 56' 15.7960"
E	508837.2970	2127816.1550	N39° 23' 44.5575"	W81° 56' 10.4734"
F	510291.9670	2125438.4720	N39° 23' 59.0808"	W81° 56' 40.6479"
G	514275.2380	2125634.8460	N39° 24' 38.4387"	W81° 56' 37.8337"

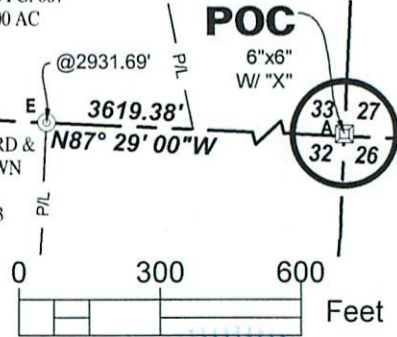
BOUNDARY SURVEY

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, BERN TOWNSHIP
SECTIONS 32 & 33, T7N, R12W, THE OHIO COMPANY PURCHASE
BEING PART OF A 40.800 ACRE TAXED PARCEL AND A 100.410 ACRE
TAXED PARCEL CONVEYED TO CLARENCE RICHARD & JANET ANN
BROWN RECORDED IN D.B. 318, PG. 687 & D.B. 318, PG. 703

- | | |
|---------------------------|---------------------------|
| L1 S62° 13' 46"W 126.65' | L15 N02° 14' 51"E 73.44' |
| L2 S67° 13' 08"W 88.55' | L16 N23° 28' 00"E 132.26' |
| L3 S71° 48' 22"W 101.76' | L17 N25° 28' 49"E 100.42' |
| L4 S80° 38' 44"W 85.22' | L18 N06° 49' 42"E 84.78' |
| L5 S83° 55' 10"W 42.39' | L19 N03° 57' 55"E 94.86' |
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Robert C. Canter, P.S. 6801
S.R.56 Athens, Ohio 45701
Phone: (740) 592-5706
Email: canter@cangps.com



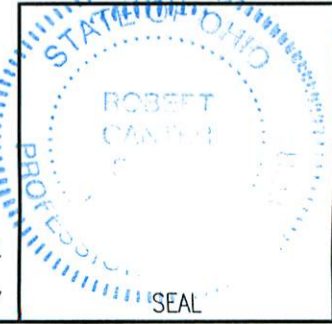
SURVEYED NOVEMBER 2017 UNDER THE DIRECTION
OF ROBERT C. CANTER P.S. 7226. SUBJECT TO
ALL LEGAL EASEMENTS AND RIGHTS OF WAY

Robert C. Canter 1-5-18

ROBERT C. CANTER, P.S. 7226 DATE

PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
17096	1"=300'	D.CONLEY	R.C.CANTER

ALL BEARINGS, COORDINATES AND
DISTANCES ARE EXPRESSED AS
OHIO STATE PLANE SOUTH ZONE
GRID, US SURVEY FEET NAD83 (2011).
REFERENCE THE SOUTH LINE OF
SECTION 33 AS BEING: N 87° 29' 00" W



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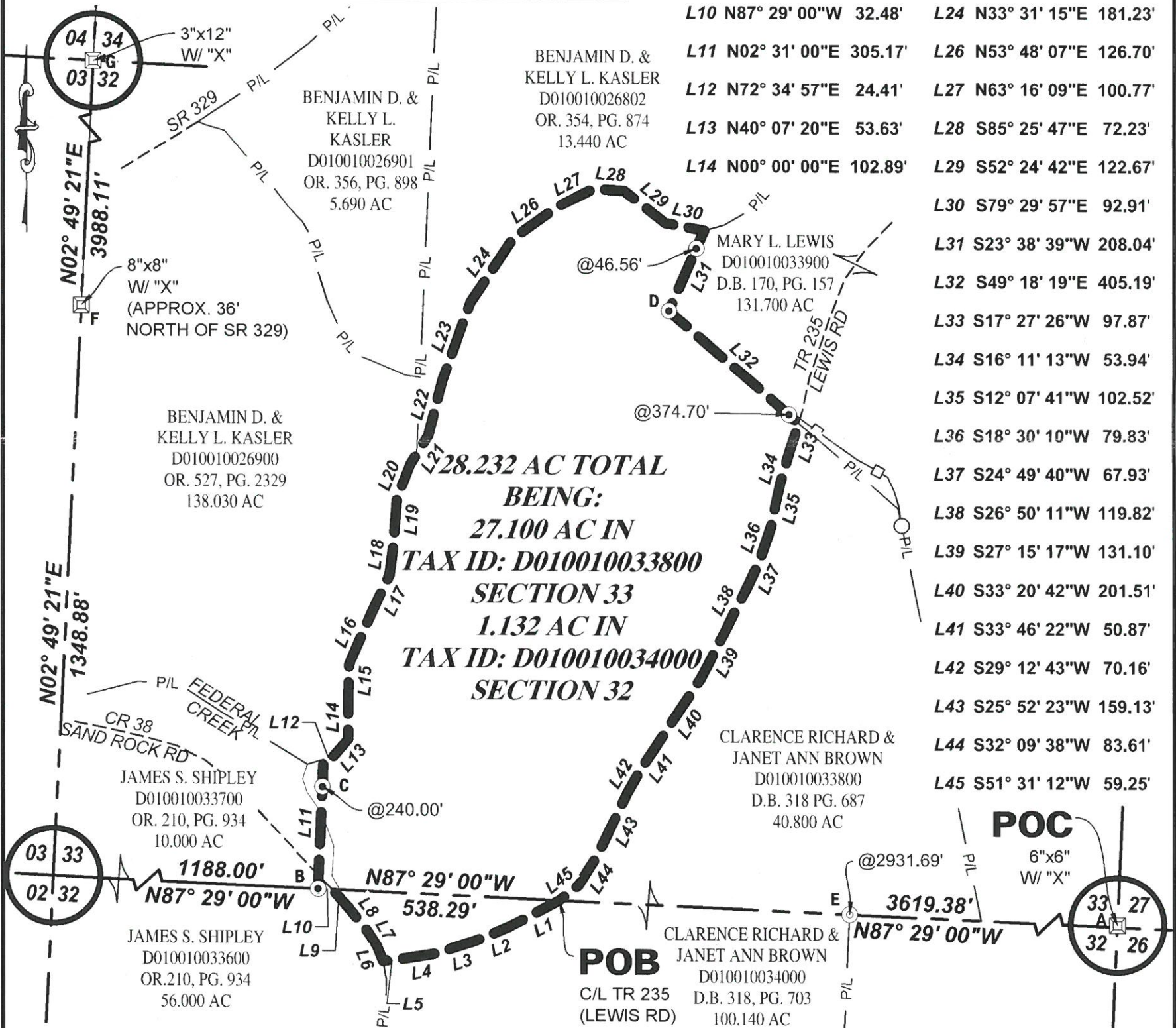
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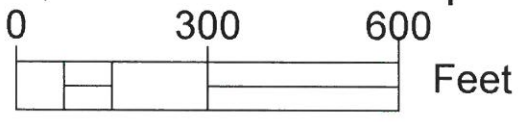
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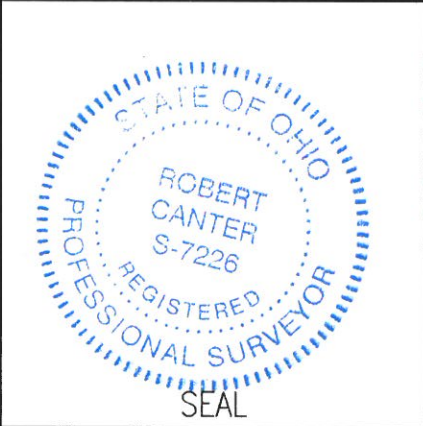


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SURVEYED NOVEMBER 2017 UNDER THE DIRECTION OF ROBERT C. CANTER P.S. 7226. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

Description Checked for Mathematical Accuracy
 Athens County ENGINEER'S OFFICE
 BY: *Barbara Williams*
 DATE: *11/27/18*



Robert C. Canter 1-5-19
 ROBERT C. CANTER, P.S. 7226 DATE

PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
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