

Exhibit A

Situate in Section 13, Township 5, Range 13, Ohio Company Purchase; Canaan Township, Athens County, Ohio. Being a 1.317 acre part of Russell Halbirt's Official Record 365 Page 1104, and more particularly described as follows:

Commencing at the northeast corner of Section 13, thence along a random line S67°17'38"W, 3325.07' to a point in Township Road 96 also the southeast corner of a 7.224 acre tract recorded in O.R. 396 Pg. 942, thence S00°00'00"W, 338.18' to an iron pin found, thence S26°24'11"E, 196.98' to the southwest corner of a 5.011 acre tract recorded in O.R. 365 Pg. 1105 also being the **Point of Beginning** for the parcel herein described;

Thence N68°29'25"E, 746.72' along the south line of Anna and David Driggs' O.R. 365 Pg. 1105 to an iron pin set, passing an iron pin found at 4.32'

Thence S45°32'19"W, 394.07' along a new line through Russell Halbirt's O.R. 365 Pg. 1104 to an iron pin set.

Thence N89°41'28"W, 413.46' continuing along a new line through Russell Halbirt's O.R. 365 Pg. 1104 to the Point of Beginning, containing 1.317 acres as surveyed by me Robert A. Price PS8362 in May 2010.

Iron Pins Set are 5/8"X30" rebar with plastic caps stamped 'Price PS8362'.

Basis of Bearings being the west line of Russell Halbirt's 119.989 acre tract recorded in O.R. 365 Pg. 1104 being S00°00'00"W and are to be used to determine angular relationships only.

Subject to all legal easements and rights of way.

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



*[Handwritten signature in blue ink]*

Legal Description  
 Approved  
 Denied

MAY 07 2010

Jill A. Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausse  
DATE: 5-7-10

# PLAT of Survey

Situate in Section 13, Township 5,  
Range, 13, Ohio Company Purchase;  
Canaan Township, Athens County, Ohio.

Being a 1.317 acre part of Russell  
Halbirt's Official Record 365 Page 1104.

- References:  
Tax Maps  
Deeds Listed  
Prior Surveys; A.  
Robinson PS8049 Apr  
2003; K. Highland  
PS7581 May 2005.

- Notes:  
Transfer is between adjoining  
land owners.  
  
New 1.317 acre parcel is to be  
continuous and contiguous with  
5.011 acre tract north.

Basis of Bearing is the west line  
of Russell Halbirt's 119.989 acre  
tract recorded in O.R. 365 Pg.  
1104 being S00°00'00"W and are  
to be used to determine angular  
relationships only.

Iron Pins Set are 5/8"X30" rebar  
with plastic caps stamped 'Price  
PS8362'.

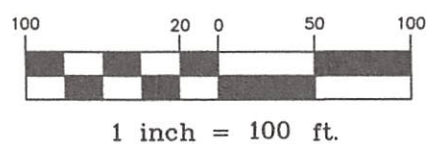
Russell Halbirt  
O.R. 365 Pg. 1104  
119.989 Ac.

Russell Halbirt  
O.R. 365 Pg. 1104  
119.989 Ac.

I hereby certify that this Plat  
and Notes are correct as  
surveyed by me in May 2010.  
  
Robert A. Price PS8362



- Legend  
○ Iron Pin Fd  
● Iron Pin Set  
⊕ Utility Pole  
X Fence



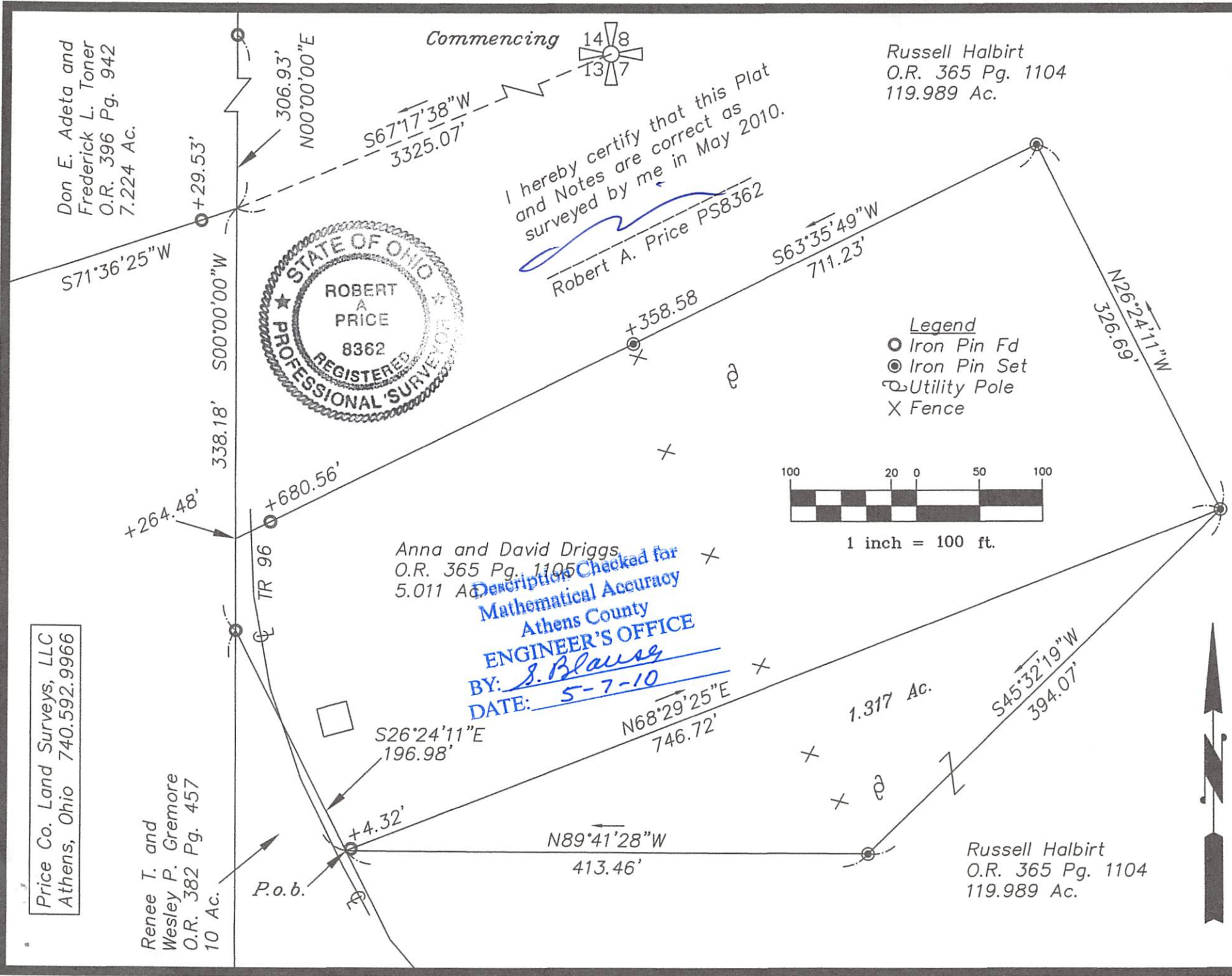
Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: J. Blause  
DATE: 5-7-10

Anna and David Driggs  
O.R. 365 Pg. 1105  
5.011 Ac.

Price Co. Land Surveys, LLC  
Athens, Ohio 740.592.9966

Renee T. and  
Wesley P. Gremore  
O.R. 382 Pg. 457  
10 Ac.

Don E. Adeta and  
Frederick L. Toner  
O.R. 396 Pg. 942  
7.224 Ac.





**APPLICATION for MINOR SUBDIVISION**  
**(Lotsplit/Land Transfer)**  
**CITY OF ATHENS, OHIO**  
**ATHENS CITY CODE TITLE 21**

(For Office Use Only)  
 Permit # LS14-000012  
 Date Rec'd 10-24-14

Applications must contain all of the following information. An incomplete application will not be processed.

Applicant Anna Driggs Phone # to call when processed 591-8093  
 Address 17401 River Road, Athens, OH 45701  
 Property Owner Russell Halbirt Phone 541-0147  
 (if other than applicant) Address 17585 River Road, Athens, OH 45701  
 Surveyor Name and State Registration Number Robert Price 8362

Address of Property: 15680 Willow Creek Road, Athens, OH 45701

Date property owner originally purchased the property: 4/16/04

Acreage of original purchase: 125 acres

Number and size of parcels subdivided since original purchase: 1-5.011 acres

Acreage of proposed parcel(s) with new plat of survey attached: 1.317 acres

Public road frontage of proposed parcel(s) 0 residual 1.317

Date of survey of plat of proposed parcel(s): 5/7/10

Approval date of health authority of jurisdiction for sewage disposal: 10/23/14

Approval date of County Engineer for mathematical accuracy of survey: 5/7/10

Location:  
 Lot \_\_\_\_\_ Section 13 Town 5 Range 13 Township Canaan

(For Office Use Only)

Do the proposed parcel(s) and residual satisfy minimum requirements for:

- |                                                 | Yes                                 | EXG LOT OVER                                | No                       |
|-------------------------------------------------|-------------------------------------|---------------------------------------------|--------------------------|
| Public Road Frontage                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/>         | <input type="checkbox"/> |
| Width to Depth Ratio                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> 5 ACRES | <input type="checkbox"/> |
| Number of Splits Permitted as Minor Subdivision | <input checked="" type="checkbox"/> | <input type="checkbox"/> CONT.              | <input type="checkbox"/> |
| Engineer's Approval                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> CONT.              | <input type="checkbox"/> |
| Health Department Approval                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>                    | <input type="checkbox"/> |
| Registered Surveyor                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>                    | <input type="checkbox"/> |

Zoning Administrator recommendation:

Approval  Refusal   
John P. Paszke 10/31/14  
 John P. Paszke Date  
 Zoning Administrator

Approval  Refusal   
Paula Horan-Moseley 11/3/14  
 Paula Horan-Moseley Date  
 Service-Safety Director

# MINOR SUBDIVISION REVIEW

(Lotsplit / Land Transfer)

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 21

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*Entire Page is for Office Use Only*

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Address/Location of Property:

15680 WILLOW CREEK RD.

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Reason for Request (Details): TO ENLARGE EXG. 5+ ACRE PROPERTY

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Code Enforcement Comments: OK, PC NOT REQD. + 5 ACRES, NEW ABGA HOLD CONT. : CONT.

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Signature *John P. [Signature]* Date 10/31/14

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Athens City Planner Comments  
No Issues

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Signature *[Signature]* Date ~~10/31~~ 10/31/2014

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Engineering & Public Works Department Comments

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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Service-Safety Director's Comments

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Signature *Paula Horan Moseley* Date 11/3/14

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# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS14-000012

Issue Date: 11/03/2014

Permit Type: Minor

Issue Date: 11/03/2014

**Description:** Split 1.317 acre tract from original 120 acre parcel making the new tract continuous and contiguous with an existing 5.,011 acre tract (Parcel #E010010028101).

**Approval Conditions/Notes:** Your request for a Lotsplit is approved in accordance with the application submitted and Athens City Code Title 21.

**Location:**

Lot:            Section: 13            Town: 5            Range: 13            Township: Canaan

**Applicant:**

Anna Driggs  
Phone: 740-591-8693

17401 River Road  
Athens OH 45701

**Property Owner:**

Russell Halbirt  
Phone: 740-541-0147

17585 River Road  
Athens OH 45701

**Surveyor Name:** Robert Price

**Registration #:** S-8362

Date property owner originally purchased the property:	04/16/2004
Acreage of original purchase:	125
Number and size of parcels subdivided since original purchase:	1 - 5.011 acres
Acreage of proposed parcel(s) with new plat of survey attached:	1.317
Public road frontage of proposed parcel(s): 0	Residual:
Date of survey of plat of proposed parcel(s):	05/07/2010
Approval date of health authority of jurisdiction for sewage disposal:	10/23/2014
Approval date of County Engineer for mathematical accuracy of survey:	05/07/2010

Minimum Requirements: Yes (existing lot over 5 acres; continuous and contiguous)

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio:

Health Department Approval:

Number of Splits Permitted:

Registered Surveyor:

**Total Fees:** \$80.00

**Service-Safety Director recommendation:**

[ X ] Approved

[ ] Refused

Paula Horan Moseley  
Paula Horan-Moseley  
Service-Safety Director

11/3/14  
Date

# Agreed Division Sheet

Athens Ohio

11/5/14 Date

To The Auditor of Athens County:

We, the undersigned owners of the following described property, to wit:

	<u>Name</u>	<u>Acres</u>	<u>Description of Buildings</u>
To:	Anna Driggs	1.317	none
To:			
To:			
To:			
To:			
To:			

  
\_\_\_\_\_  
Signature of Grantee/Representative

\_\_\_\_\_  
Signature of Grantor/Representative