

**S.A. ENGLAND SURVEYING**

*Professional Land Surveying*  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

EXHIBIT "A"

**Legal Description**

**84.213 Acres**

**Part Inez Windland Parcel: O.R. Book 188, Page 570**

Situated in the Township of Carthage, County of Athens, State of Ohio, and being a part of the East Half of Section 25, Township 5N, Range 12W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a parcel conveyed to Inez Windland, as recorded in O.R. Book 188, Page 570, in the Athens County Deed Records, and being part of Auditor's P.P.N. F01-0010062700, and further described as follows;

Commencing at a stone found w/'X' marking the Southwest corner of the Northeast Quarter of Section 25, also being on the West line of said parcel conveyed to Windland (O.R.188, Pg.570) of which this description is a part;

Thence, S 04°18'15" W 323.36 feet with the Half Section line of Section 25 and said West line of said parcel conveyed to Windland (O.R.188, Pg.570) of which this description is a part, to a stone found w/'X';

Thence, S 85°30'00" E 817.20 feet with the South line of said parcel conveyed to Windland (O.R.188, Pg.570) of which this description is a part, to a mag nail set in the centerline of Dutch Ridge Road (Twp. Road 112), and being the **PRINCIPLE PLACE OF BEGINNING** of the 84.213 Acre parcel herein to be described;

Thence with the centerline of said Dutch Ridge Road across said parcel conveyed to Windland (O.R.188, Pg.570), of which this description is a part, with the following four (4) courses and distances:

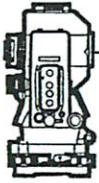
- 1) N 19°17'34" W 107.90 feet to an angle point;
- 2) N 05°51'01" W 98.37 feet to an angle point;
- 3) N 01°13'20" W 142.61 feet to an angle point;
- 4) N 09°28'38" W 88.76 feet to a mag nail set;

Thence leaving Dutch Ridge Road continuing across said parcel conveyed to Windland (O.R.188, Pg.570), of which this description is a part, with the following three (3) courses and distances:

- 5) N 76°58'58" E 300.00 feet to an iron pin set, and passing over an iron pin set at 25.00 feet;
- 6) N 39°54'37" W 352.04 feet to an iron pin set;
- 7) S 69°14'55" W 150.00 feet to a mag nail set in the centerline of Dutch Ridge Road, and passing over an iron pin set at 125.00 feet;

Thence with the centerline of said Dutch Ridge Road continuing across said parcel conveyed to Windland (O.R.188, Pg.570), of which this description is a part, with the following three (3) courses and distances:

- 8) N 14°45'09" W 214.29 feet to an angle point;
- 9) N 18°02'37" W 205.64 feet to an angle point;
- 10) N 28°33'06" W 378.11 feet to a mag nail set on the South line of a parcel conveyed to Frank E. Bernard, ETAL, as recorded in O.R. Book 144, Page 812;



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EXHIBIT "A", continued

Thence leaving Dutch Ridge Road with the boundary of said parcel conveyed to Bernard, ETAL (O.R.144, Pg.812), the same being the boundary of said parcel conveyed to Windland (O.R.188, Pg.570) of which this description is a part, with the following three (3) courses and distances:

- 11) S 84°23'59" E 879.86 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 12) N 05°50'24" E 909.32 feet to an iron pin set;
- 13) S 85°21'58" E 1280.40 feet to an iron pin set on the East line of Section 25 and said parcel conveyed to Windland (O.R.188, Pg.570), and being on the West line of a parcel conveyed to Gerald E. & Juanita T. Guthrie, as recorded in O.R. Book 196, Page 971);

Thence, S 04°52'43" W 2299.71 feet with the East line of Section 25 and said parcel conveyed to Windland (O.R.188, Pg.570) of which this description is a part, also being the West line of said parcel conveyed to Guthrie (O.R.196, Pg.971), to a corner post found marking the Northeast corner of a parcel conveyed to Barbara J. McGrath, as recorded in O.R. Book 457, Page 1842;

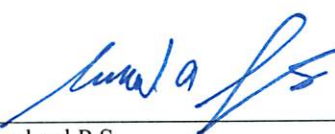
Thence, N 85°30'00" W 1617.66 feet with the South line of said parcel conveyed to Windland (O.R.188, Pg.570) of which this description is a part, the same being the North line of said parcel conveyed to McGrath (O.R.457, Pg.1842), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found at 1607.66 feet, and containing **84.213 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the East line of Section 25, as being S 04°52'43" W, and is an assumed Meridian used to denote angles only.

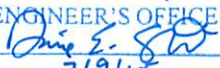
All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

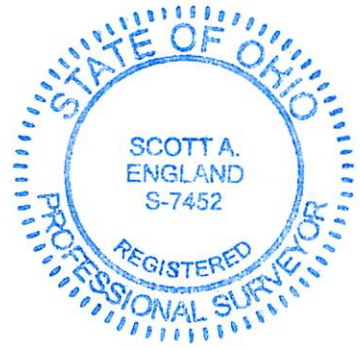
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2015.

Dated 7/7/15

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 2749-15AT

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 7/9/15



# Plat of Survey

Township of Carhage, County of Athens, State of Ohio, and being part of the East Half of Section 25, Township 5N, Range 12W, of the Ohio Company's Purchase.

## PROPERTY LOCATION:

Situated in the Township of Carhage, County of Athens, State of Ohio, and being part of the East Half of Section 25, Township 5N, Range 12W, of the Ohio Company's Purchase.

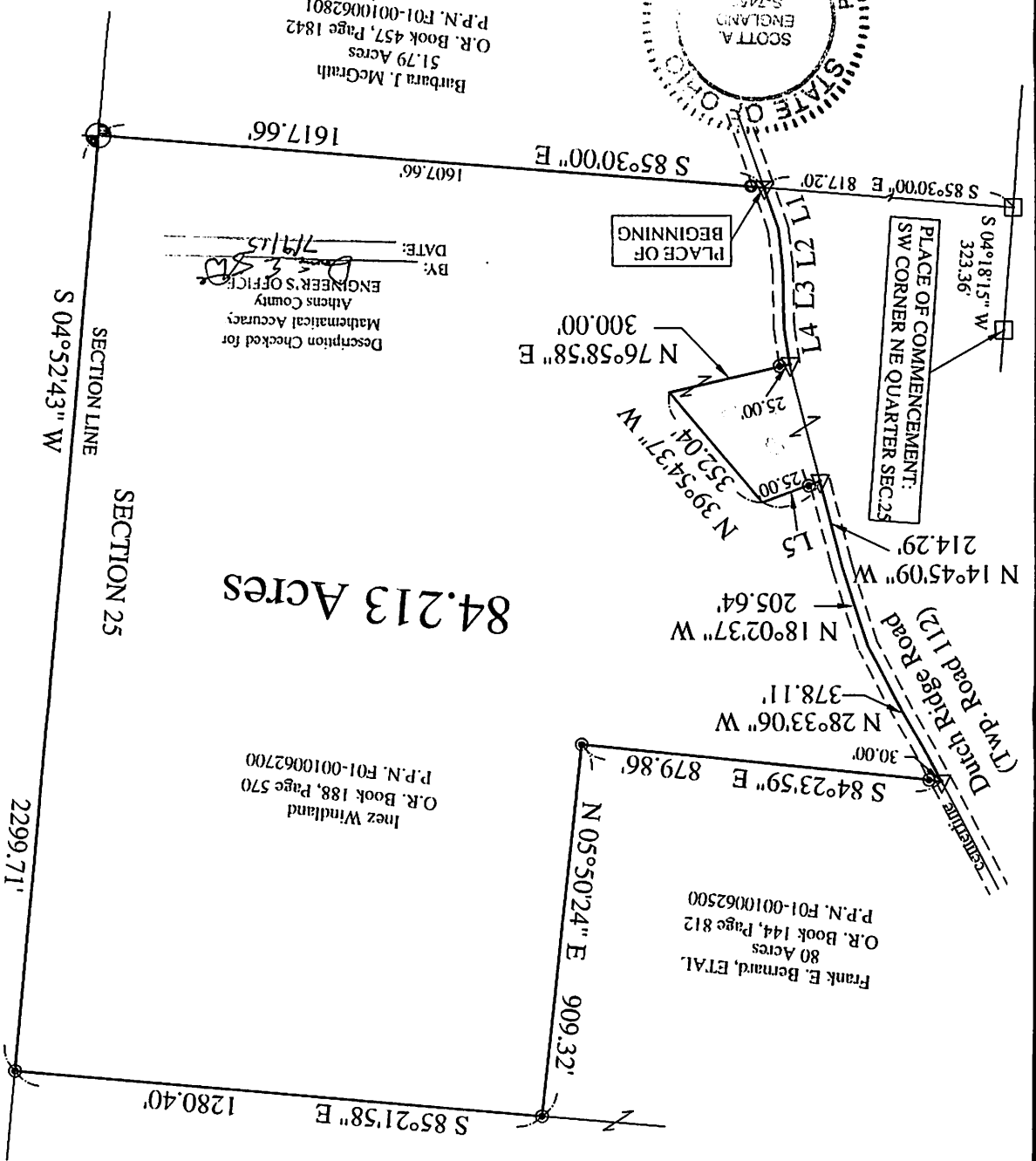
Being a Survey of a part of a parcel conveyed to Inez Windland, as recorded in O.R. Book 188, Page 570, in the Athens County Deed Records, and being part of Auditor's Parcel No. F01-0010062700.

The bearings of this plat are based on the East line of Section 25, as being S 04°52'43" W, and is an assumed Meridian used to denote angles only.

- ### LEGEND
- - 5/8" o.d. Iron Pin Found
  - - Stone Found w/x
  - - Iron Pin Set
  - △ - Mag Nail Set
  - ⊕ - Corner Post Found
- 5/8" Refer with a Red I.D. Cap  
Labeled S.A. England #7452

No.	Bearing	Distance
L1	N 19°17'34" W	107.90'
L2	N 05°51'01" W	98.37'
L3	N 01°13'20" W	142.61'
L4	N 09°28'38" W	88.76'
L5	S 69°14'55" W	150.00'

LINE TABLE



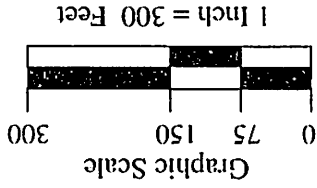
84.213 Acres



I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Date 7/15/15  
Scott A. England, P.S.

Ohio Registered Surveyor #S-7452



PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
Phone: 740-323-0644  
WWW.SURVEYOHIO.COM

PREPARED FOR:  
COUNTRYME LAND, LLC  
Lancaster, Ohio

Barbara J. McGrath  
O.R. Book 457, Page 1842  
51.79 Acres  
P.P.N. F01-0010062801

BY: [Signature]  
DATE: 7/19/15  
Athens County  
ENGINEER'S OFFICE  
Mathematical Accuracy  
Description Checked for

Inez Windland  
O.R. Book 188, Page 570  
P.P.N. F01-0010062700

Frank E. Bernard, ETAL.  
80 Acres  
O.R. Book 144, Page 812  
P.P.N. F01-0010062500

Gerald E. & Juanita T. Guthrie  
49.69 Acres  
O.R. Book 196, Page 971  
P.P.N. F01-0010032900



Plan of Survey

Survey of the land of the ... of the ...

1892

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...

...

The Title Company, Ltd. - 6024



84.513 Acres

1000

1000