

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bozeman
DATE: 2/5/19


EXHIBIT A
Description of 3.821 Acres

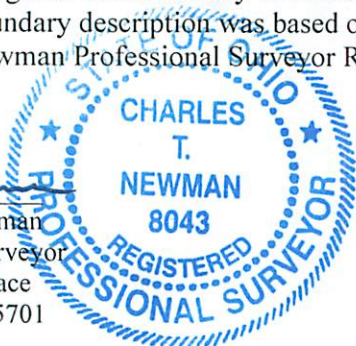
Description of a tract of land situate the Ohio Company Purchase Town 10, Range 14, Section 17, Dover Township, Athens County, Ohio.
Being the lands deeded to Matthew J. Engelbert and Denise M. Engelbert,
Official Record Book 541, pages 1043-1044, and being both the First Tract and Second Tract,
Parcel G010010071800 and Parcel G010010071900, and being more fully described as follows:

Commencing at a stone at the northeast corner of said Section 17,
Thence S00°46'17"W 1332.54 feet along the east boundary of Section 17 to a stone found;
Thence S00°46'17"W 1149.72 feet, passing a stone found at 680.00 feet along the east boundary of
Section 17 to an iron pin found capped Highland 7581, and being the point of beginning of the tract
herein described;

- 1.) Thence S00°22'12"W 441.65 feet along a common boundary to McCune 69-108, Simpkins 453-575,
and Engelbert 541-1043 to an iron pin found;
- 2.) Thence S89°15'22"W 263.65 feet along a common boundary to Simpkins and Engelbert to a point in
Sunday Creek, passing an iron pin set at 223.63 feet;
- 3.) Thence N36°32'10"W 266.52 feet following the thread of Sunday Creek to a Mag Nail set in the
center of a bridge over Sunday Creek and being the center of Township Road 331;
- 4.) Thence N58°54'26"E 77.19 feet to a point in the center of Township Road 331;
- 5.) Thence N29°34'47"E 92.76 feet to a point in the center of Township Road 331;
- 6.) Thence N00°04'11"W 213.39 feet to a point in the center of Township Road 331;
- 7.) Thence S71°48'38"E 330.00 feet, (passing an iron pin found at 24.46 feet capped Highland 7581)
along a common boundary to Rutherford 222-343 and Engelbert 541-1043 to the point of beginning
containing a total of 3.821 acres.

Plat of Survey is attached herewith and made a part thereof.
Subject to all easements, rights-of-way, covenants and agreements of record.
Mag Nail set is 2 inch in length.
Basis of bearings the east boundary line of Section 17 as denoted on survey plat.
The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor Registered PS-8043 on February 5, 2019


Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



Description Approved
Jill A. Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-594-5269



Prior Survey

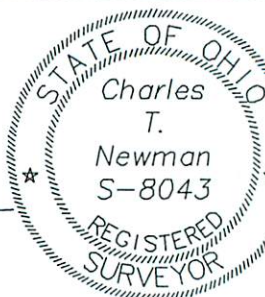


Plat of Survey of 3.821 Acres
Situate Ohio Company Purchase Town 10, Range 14,
Section 17, Dover Township, Athens County, Ohio.
Being all of the lands deeded to:
Matthew J. Engelbert and Denise M. Engelbert
Official Record Book 541, pages 1043-1044,
being both the First Tract and Second Tract,
excepting an Ingress/Egress Right-of-Way,
Volume 182, page 93.

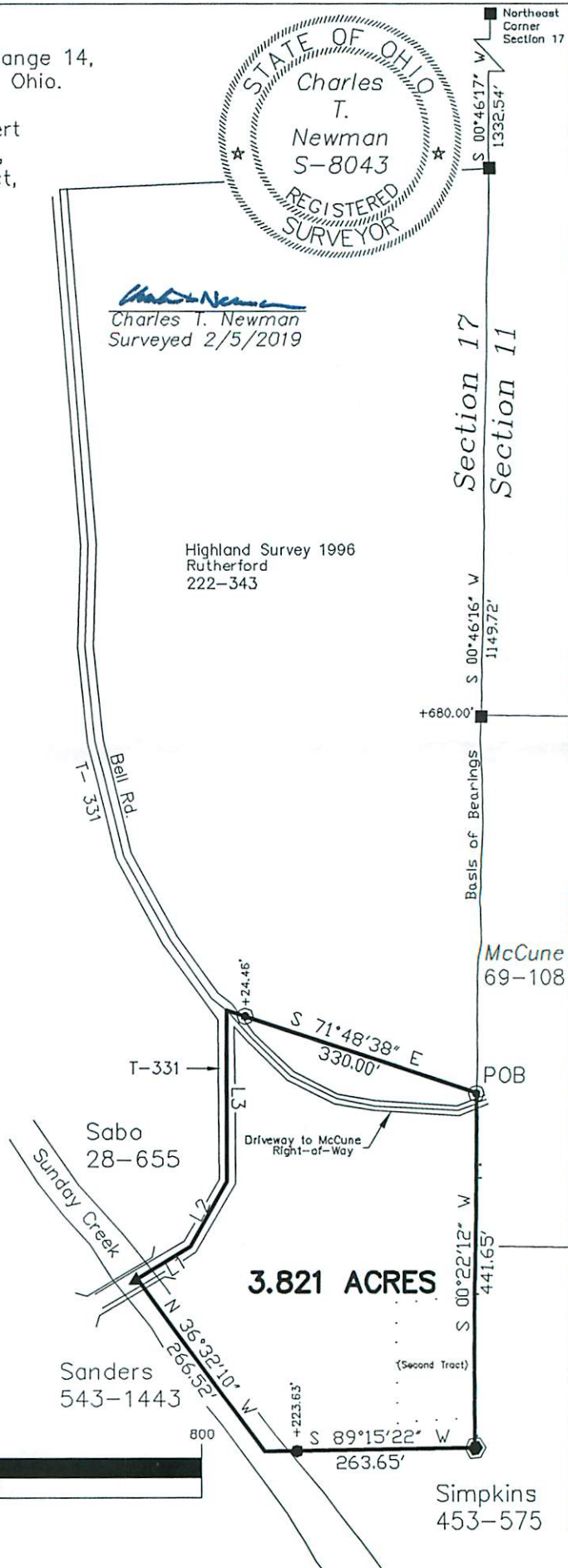
Basis of Bearings:
Denoted Section Line
Prior Highland Survey 3-96

- Iron Pin Set
- ▲ Mag Nail Set
- ⊙ Iron Pin Found Capped 7581
- Survey Stone
- ⬢ #6 Rebar Found

LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°54'26"E	77.19
L2	N29°34'47"E	92.76
L3	N00°04'11"W	213.39



Charles T. Newman
Charles T. Newman
Surveyed 2/5/2019



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Williams*
DATE: 2/5/19

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.