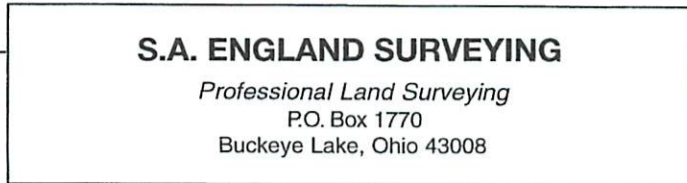
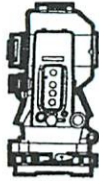


MAR 23 2020

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brenda Williams*
DATE: 3/22/20

EXHIBIT A

Jill Thompson
Athens County Auditor



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description 109.403 Acres

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of Section 23, Section 24, and Section 30, Township 4N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 78.22 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 328, Page 271 (part P.P.N. J010010061100), all of a 40 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 328, Page 271 (P.P.N. J010010061000), all of a 40 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 312, Page 429 (P.P.N. J010010058400), and a 14.60 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 312, Page 429 (P.P.N. J010010083900); and further described as follows;

~~543-00~~

Commencing at a stone found marking the Southwest corner of Section 24, also being a common corner to Section 23, Section 24, Section 29, and Section 30, being the Northwest corner of a 21.71 Acre parcel conveyed to Scott E. & Taunya M. Strahan, as recorded in O.R. Book 357, Page 2417, also being the Southeast corner of a 29.86 Acre parcel conveyed to Carolyn W. Bobo, as recorded in O.R. Book 500, Page 2405, and being the **PRINCIPLE PLACE OF BEGINNING** of the **109.403 Acre parcel** herein to be described;

Thence, N 00°10'41" W 992.89 feet with the West line of Section 24, the same being the East line of Section 30 and said 29.86 Acre parcel conveyed to Bobo (O.R.500,Pg.2405), to a 1" o.d. iron pipe found;

Thence, N 89°49'05" W 869.18 feet with the North line of said 29.86 Acre parcel conveyed to Bobo (O.R.500,Pg.2405), to a scribed 'X' in a stone at a waterfall, and being on the East line of a 200.491 Acre parcel conveyed to George & Mary Gervas, as recorded in O.R. Book 432, Page 2572;

Thence with the East line of said 210.491 Acre parcel conveyed to Gervas (O.R.432,Pg.2572), with the following four (4) courses and distances:

- 1) N 27°42'12" E 283.14 feet to a 5/8" o.d. iron pin found;
- 2) N 09°42'12" E 528.00 feet to an angle point that bears S 39°42'01" E 3.52 feet from a 5/8" o.d. iron pin found;
- 3) N 71°46'12" E 684.72 feet to a 5/8" o.d. iron pin found on the East line of Section 30, also being the West line of Section 24;
- 4) N 00°06'16" E 19.22 feet with the East line of Section 30, the same being the West line of Section 24, to an iron pin set marking the Southwest corner of a parcel conveyed to Kelly Hutchinson & Joette Weber, as recorded in O.R. Book 481, Page 1695;

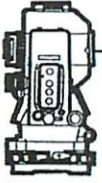
Thence, S 89°57'22" E 1749.00 feet following an existing fence line along the South line of said parcel conveyed to Hutchinson, to an iron pin set marking the Northwest corner of a 68.54 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 265, Page 681;

Thence, S 00°01'50" E 1981.35 feet with the West line of said parcel conveyed to Brandau (O.R.265,Pg.681), to an iron pin set on the South line of Section 24, also being the North line of Section 23;

Thence, N 89°25'45" E 524.20 feet with the South line of Section 24 and said parcel conveyed to Brandau (O.R.265,Pg.681), the same being the North line of Section 23, to the centerline of Graham Chapel Road (Twp. Road 90), and passing over iron pins set at 174.60 feet and 499.14 feet respectively;

Thence with the centerline of Graham Chapel Road, with the following four (4) courses and distances:

- 5) S 21°30'57" W 163.30 feet to an angle point;
- 6) S 16°11'31" W 168.07 feet to an angle point;
- 7) S 16°19'23" W 235.98 feet to an angle point;
- 8) S 12°11'19" W 196.15 feet to the Northeast corner of a 5.00 Acre parcel conveyed to James J. Galligan, as recorded in O.R. Book 145, Page 615;



S.A. ENGLAND SURVEYING
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 P.O. Box 1770
 Buckeye Lake, Ohio 43008



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Ohio Phone: 1-800-551-5844

Thence leaving Graham Chapel Road with the boundary of said parcel conveyed to Galligan (O.R.145,Pg.615), with the following three (3) courses and distances:

- 9) N 85°40'49" W 255.21 feet to a 5/8" o.d. iron pin found, and passing over an iron pin found at 21.41 feet;
- 10) S 02°25'19" E 250.10 feet to a 5/8" o.d. iron pin found;
- 11) S 87°00'24" W 408.01 feet to a 5/8" o.d. iron pin found on the East line of a 23.00 Acre parcel conveyed to Scott E. & Taunya M. Strahan, as recorded in O.R. Book 436, Page 483;

Thence, N 01°15'19" W 974.79 feet with the East line of said 23.00 Acre parcel conveyed to Strahan (O.R.436,Pg.483), to a 5/8" o.d. iron pin found on the North line of Section 23, also being the South line of Section 24;

Thence, S 89°25'45" W 1385.83 feet with the South line of Section 24, the same being the North line of Section 23 and said 23.00 Acre parcel conveyed to Strahan (O.R.436,Pg.483) and extending along the North line of said 21.71 Acre parcel conveyed to Strahan (O.R.357,Pg.2417), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **109.403 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 109.403 Acre parcel contains 14.874 Acres in Section 23 (P.P.N. J010010061100), 79.985 Acres in Section 24 (P.P.N. J0100100661000 & J010010058400), and 14.542 Acres in Section 30 (P.P.N. J010010058300).


The bearings of the above description are based on the South line of Section 24, the same being the North line of Section 23, as being S 89°25'45" 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 February of 2020.

Dated 3/19/20

Job No. 3373-20AT

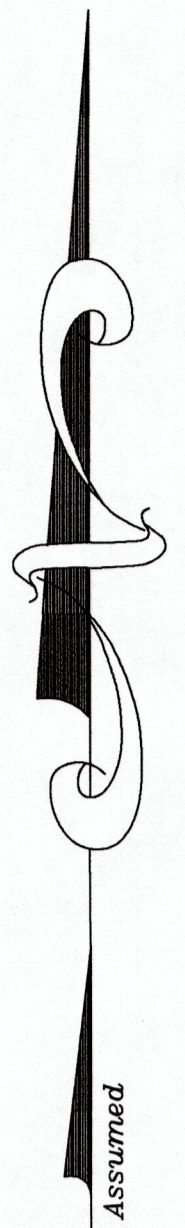
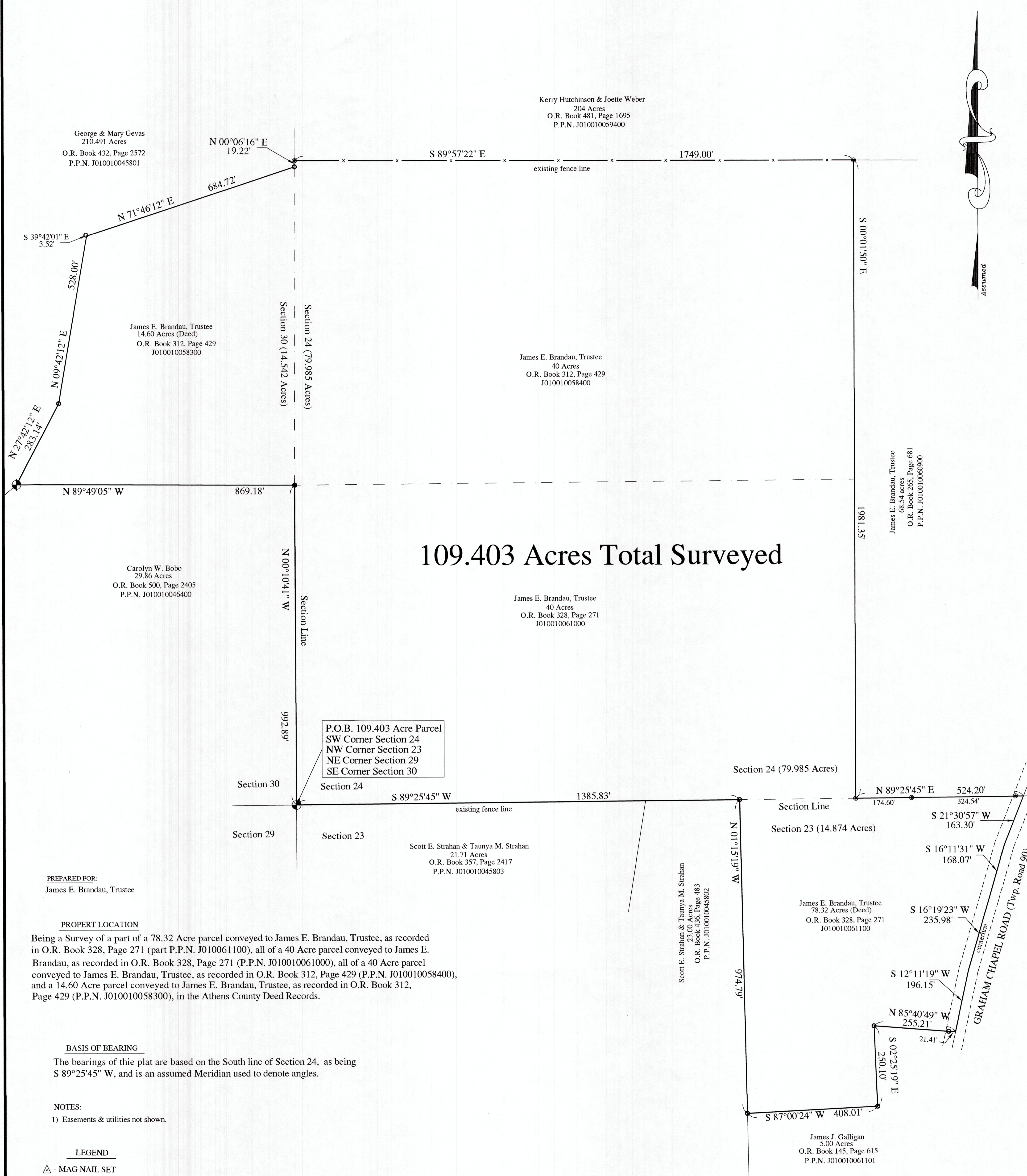


 Scott A. England P.S.
 Ohio Registered Surveyor #7452



Plat of Survey

Township of Lodi, County of Athens, State of Ohio, and being part of Section 23, Section 24, and Section 30, Township 6N, Range 13W, of the Ohio Company's Purchase.



109.403 Acres Total Surveyed

P.O.B. 109.403 Acre Parcel
SW Corner Section 24
NW Corner Section 23
NE Corner Section 29
SE Corner Section 30

PREPARED FOR:
James E. Brandau, Trustee

PROPERTY LOCATION
Being a Survey of a part of a 78.32 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 328, Page 271 (part P.P.N. J010061100), all of a 40 Acre parcel conveyed to James E. Brandau, as recorded in O.R. Book 328, Page 271 (P.P.N. J010010061000), all of a 40 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 312, Page 429 (P.P.N. J010010058400), and a 14.60 Acre parcel conveyed to James E. Brandau, Trustee, as recorded in O.R. Book 312, Page 429 (P.P.N. J010010058300), in the Athens County Deed Records.

BASIS OF BEARING
The bearings of this plat are based on the South line of Section 24, as being S 89°25'45" W, and is an assumed Meridian used to denote angles.

NOTES:
1) Easements & utilities not shown.

- LEGEND**
- △ - MAG NAIL SET
 - - 1.5" O.D. IRON PIPE FOUND
 - ⊙ - 5/8" x 30" LONG REBAR W/RED CAP LABELED "S.A.ENGLAND #7452" SET
 - - 5/8" o.d. Iron Pin Found
 - ⊕ - "X" scribed in a stone



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Richard J. Miller*
DATE: 3/13/20

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

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

Dated 3/11/20
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

