

BY: Brandon Williams
DATE: 12/18/17

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

DEC 18 2017

EXHIBIT "A"

Jill Thompson
Athens County Auditor

R. ALLEN KOKER (GRANTOR)
74.597 ACRES

Situate in the Township of Rome, County of Athens, State of Ohio, being part of Section 25, Township 6 North, Range 12 West, and part of Section 31, Township 6 North, Range 12 West, and also being a consolidation of all of the remainder an original 34.14 acre tract (Parcel One, First Tract, Parcel Number K01-00100427-00), all of the remainder of an original 102.92 acre tract (Parcel One, Second Tract, Parcel Number K01-00100660-00), and all of an original 5.02 acre tract (Parcel 2, Parcel Number K01-00100427-01 and Parcel umber K01-00100660-01) conveyed to R. Allen Koker as recorded in O. R. Volume 461, Page 1250, Athens County Official Records, and being bounded and described as follows:

Beginning at a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of River Road (T-129), said spike bears S.13Deg.09'00"E. 1697.37 feet from a 5/8 inch diameter iron rebar (found) at the northwest corner of Section 25, Township 6 North, Range 12 West and bears N.64Deg.48'33"W. 1578.87 feet from a ¼ inch diameter by 2 inch long iron reference spike (set) at the intersection of the centerlines of said River Road and Green Branch Road (T-632), said spike being the northwest corner of a 5.31 acre tract conveyed to Southeastern Ohio Holdings, LTD (O. R. Volume 464, Page 704, A.C.O.R., Parcel Number K01-00100426-03);

thence leaving said River Road and with said 5.31 acre tract conveyed to said Southeastern Ohio Holdings, LTD for the next three (3) calls, S.01Deg.48'57"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 18.29 feet, a total distance of 71.78 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.00Deg.33'01"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 214.18 feet, a total distance of 234.18 feet to a point in a 36 inch diameter locust tree;

thence S.01Deg.00'48"E. 125.58 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of an original 20.000 acre tract conveyed to Capstone Homes, LTD (O. R. Volume 464, Page 702, A.C.O.R., Parcel Number K01-00100426-02 and Parcel Number K01-00100425-08);

thence with said original 20 acre tract conveyed to said Capstone Homes, LTD for the next two (2) calls, S.01Deg.04'06"W. 94.09 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.00Deg.41'45"E. 497.10 feet to a 5/8 inch diameter iron rebar (found), said rebar being a corner of an original 74 acre tract conveyed to Penny Lane Rentals, LLC (O. R. Volume 512, Page 614, Tract 1, Parcel 1, A.C.O.R., Parcel Number K01-00100426-00);

thence with said original 74 acre tract conveyed to said Penny Lane Rentals, LLC, S.01Deg.12'01"W. 539.81 feet to a 1/4 inch diameter iron mag nail (found) replaced with a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of a 16.0624 acre tract conveyed to Megan E. Kidd (O. R. Volume 528, Page 1725, A.C.O.R., Parcel Number K01-00100499-00);

thence with said 16.0624 acre tract conveyed to said Megan E. Kidd for the next two calls, N.89Deg.50'25"W. 493.21 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.03Deg.50'48"W. 469.12 feet to a 5 inch by 5 inch by 6 inch high stone marked "X" (found), said stone being a corner of a 25 acre tract conveyed to Carolyn W. Gurslin (O. R. Volume 401, Page 296, Third Tract, A.C.O.R., Parcel Number K01-00100672-00);

thence with said 25 acre tract conveyed to said Carolyn W. Gurslin, N.63Deg.54'07"W. 1372.84 feet to a 5 inch by 8 inch by 8 inch high stone marked "P" (found), said stone being a corner of a 70 acre tract conveyed to Carolyn W. Gurslin (O. R. Volume 401, Page 296, Second Tract, A.C.O.R., Parcel Number K01-00100671-00), said stone also being a corner of an original 138 acre tract conveyed to Seven Generations, LLC (O. R. Volume 512, Page 579, Tract 14, Parcel 1, A.C.O.R., Parcel Number K01-00100662-00);

thence with said original 138 acre tract conveyed to said Seven Generations, LLC, N.00Deg.32'36"W. 1583.73 feet to a 3 inch by 6 inch by 8 inch high stone marked "X" (found) in the line of a 10.000 acre tract conveyed to Daniel A. Buck and Trista E. Black (O. R. Volume 445, Page 1776, A.C.O.R., Parcel Number K01-00100662-01), said stone also being a corner of a 11 1/2 acre tract conveyed to Robert L., Scott K., Darryl L., and James A. Ashcraft (O. R. Volume 314, Page 2362, A.C.O.R., Parcel Number K01-00100661-00);

thence with said 11 ½ acre tract conveyed to said Robert L., Scott K., Darryl L., and James A. Ashcraft for the next two (2) calls, S.71Deg.35'07"E. 600.19 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.42Deg.37'52"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 678.00 feet, a total distance of 695.18 feet to a ¼ inch diameter by 2 inch long iron spike (set) in the centerline of said River Road;

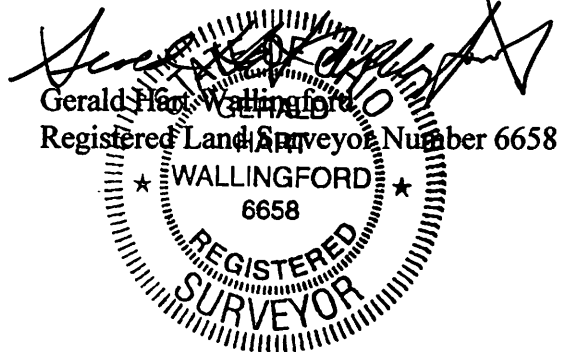
thence with the centerline of said River Road for the next four (4) calls, S.42Deg.52'10"E. 237.18 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence S.50Deg.46'36"E. 282.93 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence S.64Deg.42'30"E. 141.55 feet to a ¼ inch diameter by 2 inch long iron spike (set);

thence S.73Deg.54'20"E. 242.59 feet to the place of beginning containing 11.021 acres from, and being all of the remainder of, said original 34.14 acre tract (Parcel One, First Tract, Parcel Number K01-00100427-00), 58.508 acres from, and being all of the remainder of, said original 102.92 acre tract (Parcel One, Second Tract, Parcel Number K01-00100660-00), 4.482 acres from, and being part of, said original 5.02 acre tract (Parcel 2, Parcel Number K01-00100427-01), and 0.586 acres from, and being part of, said original 5.02 acre tract (Parcel 2, Parcel Number K01-00100660-01), thereby conveying a total of 74.597 acres and being subject to all legal rights-of-way and easements of record including, but not limited to, a 10,000 square foot area of lease and a 20.00 foot wide access and utility easement conveyed to LL Q313, LLC (O. R. Volume 418, Page 140, and O. R. Volume 490, Page 1608, A.C.O.R.)

Bearings are based on the N.73Deg.54'20"W. line as recorded in O. R. Volume 512, Page 579, Tract 14, Parcel 2, A.C.O.R. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on November 11, 2017.



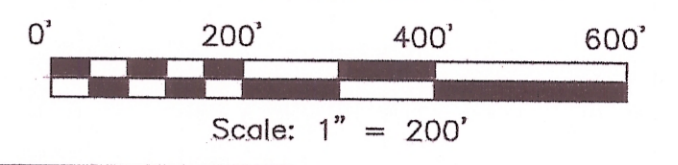
LINE	BEARING	DISTANCE
L1	S 42°52'10" E	237.18'
L2	S 50°46'36" E	282.93'
L3	S 64°42'30" E	141.55'
L4	S 73°54'20" E	242.59'
L5	S 01°48'57" W	71.78'
L6	S 00°33'01" W	234.18'
L7	S 07°00'48" E	125.58'
L8	S 01°04'06" W	94.09'

Daniel A. Buck & Trieta E. Black
O.R. Vol. 445 Pg. 1776
10,000 Ac.
P.N. K01-00100662-01

Seven Generations, LLC
O.R. Vol. 512 Pg. 579
Tract 14 - Parcel 2 - 26.494 Ac.
P.N. K01-00100427-02
P.N. K01-00100660-02

Robert L., Scott K., Darryl L. & James A. Ashcraft
O.R. Vol. 314 Pg. 2362
11 1/2 Ac.
P.N. K01-00100661-00

Bearings are based on the N 73°54'20" W line
as recorded in O.R. Vol. 512, Pg. 579,
Tract 14, Parcel 2, A.C.O.R.



P.O.B.
Spike (set) bears S 13°09'00" E 1697.37'
from a 5/8" rebar (found) at the northwest
corner of Section 25, Township 6 North,
Range 12 West and bears N 64°48'33" W 1578.87'
from a spike (set) at the intersection of
River Road (T-129) & Green Branch Road (T-632)

Penny Lane Rentals, LLC
O.R. Vol. 512 Pg. 614
Tract 2 - Parcel 2 - Orig. 37.43 Ac.
P.N. K01-00100425-00

3" x 6" x 8"
Stone (Fd.) Marked "X"

River Road (T-129)

Southeastern Ohio Holdings, LTD
O.R. Vol. 464 Pg. 704
5.31 Ac.
P.N. K01-00100426-03

R. Allen Koker
O.R. Vol. 461 Pg. 1250
Parcel One - First Tract - Orig. 34.14 Ac.
P.N. K01-00100427-00
Parcel One - Second Tract - Orig. 102.92 Ac.
P.N. K01-00100660-00
Parcel 2 - Orig. 5.02 Ac.
P.N. K01-00100427-01
P.N. K01-00100660-01

Capstone Homes, LTD
O.R. Vol. 464 Pg. 702
Orig. 20,000 Ac.
P.N. K01-00100426-02
P.N. K01-00100425-08

Penny Lane Rentals, LLC
O.R. Vol. 512 Pg. 614
Tract 1 - Parcel 1 - Orig. 74 Ac.
P.N. K01-00100426-00

74.597 Ac.

Sect. 31, Twp. 6N., R. 12W. (58.508 Ac.)
Sect. 25, Twp. 6N., R. 12W. (11.021 Ac.)

Area Of Lease To:
LL Q313, LLC
O.R. Vol. 490 Pg. 1608
O.R. Vol. 418 Pg. 140
10,000 Sq. Ft.
20.00' Access & Utility Easement

5" x 8" x 8"
Stone (Fd.) Marked "X"

Carolyn W. Gursllin
O.R. Vol. 401 Pg. 296
Second Tract - 70 Ac.
P.N. K01-00100671-00
Third Tract - 25 Ac.
P.N. K01-00100672-00

Megan E. Kidd
O.R. Vol. 528 Pg. 1725
16.0624 Ac.
P.N. K01-00100499-00

- Legend:
- 1" Railroad Spike (Found)
 - △ 5/8" Iron Rebar (Found)
 - ⊙ Point In 36" Locust Tree (Found)
 - ⊠ Stone (Found)
 - 1/4" x 2" Long Iron Spike (Set)
 - ▲ 5/8" x 30" Long Iron Rebar W/Cap (Set)
 - X- Fence generally on or near the property line.

THE ABOVE TRACT IS SUBJECT TO A POWER LINE EASEMENT
OF UNSPECIFIED WIDTH (O.R. Vol. 423 Pg. 218)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

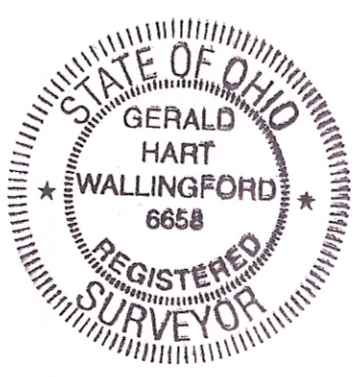
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY
LINES INDICATED BY SOLID LINES.

THE ABOVE LISTED DEED REFERENCES WERE USED AS A
BASIS FOR CARRYING OUT THE WORK.

This plat is based on an actual field survey performed by or under the
direct supervision of Gerald Hart Wallingford, Registered Land Surveyor
6658 on November 11, 2017.

G.H. Wallingford Co.
47 North Main Street
Peebles, Ohio 45660
(937)587-3428

Gerald Hart Wallingford
GERALD HART WALLINGFORD
R.L.S. No. 6658



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara K. Hillman*
DATE: 12/18/17

R. Allen Koker
Rome Township - Athens County - Ohio
Part of Section 25, Township 6N., Range 12W.
Part of Section 31, Township 6N., Range 12W.
O.R. Vol. 461 Pg. 1250
Parcel One - First Tract - Orig. 34.14 Ac.
P.N. K01-00100427-00
Parcel One - Second Tract - Orig. 102.92 Ac.
P.N. K01-00100660-00
Parcel 2 - Orig. 5.02 Ac.
P.N. K01-00100427-01
P.N. K01-00100660-01
Scale: 1" = 200'
November 11, 2017