

**EXHIBIT B**  
**52.953 Acre Split**

Situate in the State of Ohio, Athens County, Trimble Township, Sections 35 and 36, T11N, R14W, and being part of a 962.407 acre parcel recorded in O.R. 488, Page 176 of the Athens County Recorder's office and being more particularly described as follows:

**Point of Beginning** being the northeast corner of Lot 851 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence from the **Point of Beginning** South 61 degrees 40 minutes 11 seconds West for a distance of 101.03 feet along the north line of Lot 851 of Smoke Rise 1 recorded in Envelope 75 A & B to the northwest corner of Lot 851;

Thence South 89 degrees 15 minutes 42 seconds West for a distance of 307.72 feet across the grantor to a point on the existing east right of way line of Smoke Rise Drive;

Thence along the existing east right of way line of Smoke Rise Drive the following four courses;

1. Along a curve to the right 100.32 feet having a radius of 640.01 feet, a delta of 08 degrees 58 minutes 52 seconds and a chord bearing of North 08 degrees 59 minutes 58 seconds West 100.22 feet to a point;
2. North 04 degrees 30 minutes 32 seconds West for a distance of 206.48 feet to a point;
3. Along a curve to the left 59.29 feet having a radius of 668.13 feet, a delta of 05 degrees 05 minutes 05 seconds and a chord bearing of North 07 degrees 03 minutes 04 seconds West 59.27 feet to a point;
4. Along a curve to the right 39.24 feet having a radius of 25.00 feet, a delta of 89 degrees 55 minutes 50 seconds and a chord bearing of North 35 degrees 22 minutes 18 seconds East 35.33 feet to a point on the existing south right of way line of Chesnut Cove;

Thence North 80 degrees 20 minutes 13 seconds East for a distance of 106.47 feet along the existing south right of way line of Chesnut Cove to a point;

Thence along the existing south right of way line of Chesnut Cove with a curve to the left 90.17 feet having a radius of 50.00 feet, a delta of 103 degrees 19 minutes 57 seconds and a chord bearing of North 88 degrees 40 minutes 14 seconds East 78.44 feet to an iron pin found at the northwest corner of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 53 degrees 00 minutes 00 seconds East for a distance of 115.98 feet along the south line of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B to the southwest corner of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 61 degrees 35 minutes 20 seconds East for a distance of 48.01 feet along the south line of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B to the southeast corner of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 08 degrees 32 minutes 48 seconds East for a distance of 119.85 feet along the east line of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B to the northeast corner of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 77 degrees 50 minutes 50 seconds West for a distance of 147.00 feet along the north line of Lot 875 of Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found on the existing east right of way line of Chestnut Cove;

Thence along the existing east right of way line of Chestnut Cove with a curve to the left 31.96 feet having a radius of 50.00 feet, a delta of 36 degrees 37 minutes 30 seconds and a chord bearing of North 30 degrees 27 minutes 36 seconds West 31.42 feet to the southeast corner of Lot 877 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 41 degrees 13 minutes 10 seconds East for a distance of 110.32 feet along the east line of Lot 877 of Smoke Rise 1 recorded in Envelope 75 A & B to the northeast corner of Lot 877 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 47 degrees 41 minutes 59 seconds West for a distance of 72.00 feet along the east line of Lot 877 of Smoke Rise 1 recorded in Envelope 75 A & B to a northern corner of Lot 877 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 69 degrees 26 minutes 26 seconds West for a distance of 277.75 feet along the north line of Lots 877, 878 & 879 of Smoke Rise 1 recorded in Envelope 75 A & B to the northwest corner of Lot 879 and the east right of way line of Smoke Rise Drive;

Thence North 21 degrees 47 minutes 59 seconds West for a distance of 237.98 feet along the existing east right of way line of Smoke Rise Drive to a point;

Thence along existing east right of way line of Smoke Rise Drive with a curve to the right 41.20 feet having a radius of 25.00 feet, a delta of 94 degrees 25 minutes 58 seconds and a chord bearing

of North 25 degrees 25 minutes 00 seconds East 36.70 feet to a point on the existing right of way line of Honey Locust Cove;

Thence North 72 degrees 37 minutes 59 seconds East for a distance of 65.91 feet along the existing right of way line of Honey Locust Cove to a point;

Thence along the existing east right of way line of Honey Locust Cove with a curve to the left 261.80 feet having a radius of 50.00 feet, a delta of 300 degrees 00 minutes 00 seconds and a chord bearing of North 17 degrees 22 minutes 01 seconds West 50.00 feet to a point;

Thence South 72 degrees 37 minutes 59 seconds West for a distance of 73.66 feet along the existing north right of way line of Honey Locust Cove to a point;

Thence along the existing north right of way line of Honey Locust Cove along a curve to the right 37.34 feet having a radius of 25.00 feet, a delta of 85 degrees 34 minutes 02 seconds and a chord bearing of North 64 degrees 35 minutes 00 seconds West 33.96 feet to a point on the existing east right of way line of Smoke Rise Drive;

Thence North 21 degrees 47 minutes 59 seconds West for a distance of 146.12 feet along the existing east right of way line of Smoke Rise Drive to a point;

Thence North 22 degrees 09 minutes 54 seconds West for a distance of 80.75 feet along the existing east right of way line of Smoke Rise Drive to a point;

Thence along the existing east right of way line of Smoke Rise Drive with a curve to the right 39.27 feet having a radius of 25.00 feet, a delta of 89 degrees 59 minutes 46 seconds and a chord bearing of North 22 degrees 49 minutes 59 seconds East 35.35 feet to a point on the existing south right of way line of Box Elder Cove;

Thence North 67 degrees 49 minutes 52 seconds East for a distance of 141.65 feet along the existing south right of way line of Box Elder Cove to a point;

Thence along existing east right of way line of Box Elder Cove with a curve to the left 261.80 feet having a radius of 50.00 feet, a delta of 300 degrees 00 minutes 00 seconds and a chord bearing of North 22 degrees 10 minutes 08 seconds West 50.00 feet to a point on the existing north right of way of Box Elder Cove;

Thence South 67 degrees 49 minutes 52 seconds West for a distance of 141.63 feet along the existing north right of way line of Box Elder Cove to a point;

Thence along existing north right of way line of Box Elder Cove with a curve to the right 39.47 feet having a radius of 25.00 feet, a delta of 90 degrees 27 minutes 39 seconds and a chord bearing of North 66 degrees 56 minutes 18 seconds West 35.50 feet to a point on the existing east right of way line of Smoke Rise Drive;

Thence along the existing east right of way line of Smoke Rise Drive the following ten courses;

1. Along a curve to the right 181.98 feet having a radius of 408.83 feet, a delta of 25 degrees 30 minutes 13 seconds and a chord bearing of North 08 degrees 57 minutes 22 seconds West 180.48 feet to a point;
2. North 03 degrees 47 minutes 44 seconds East for a distance of 254.48 feet to a point;
3. Along a curve to the right 204.28 feet having a radius of 1012.76 feet, a delta of 11 degrees 33 minutes 26 seconds and a chord bearing of North 09 degrees 34 minutes 27 seconds East 203.94 feet to a point;
4. Along a curve to the right 201.64 feet having a radius of 901.39 feet, a delta of 12 degrees 49 minutes 00 seconds and a chord bearing of North 21 degrees 45 minutes 40 seconds East 201.22 feet to a point;
5. North 28 degrees 10 minutes 10 seconds East for a distance of 38.68 feet to a point;
6. Along a curve to the right 196.59 feet having a radius of 1557.84 feet, a delta of 07 degrees 13 minutes 49 seconds and a chord bearing of North 31 degrees 47 minutes 05 seconds East 196.46 feet to a point;
7. North 35 degrees 23 minutes 59 seconds East for a distance of 291.59 feet to a point;
8. Along a curve to the right 186.90 feet having a radius of 454.67 feet, a delta of 23 degrees 33 minutes 09 seconds and a chord bearing of North 47 degrees 10 minutes 34 seconds East 185.59 feet to a point;
9. North 58 degrees 57 minutes 08 seconds East for a distance of 227.67 feet to a point;
10. Along a curve to the right 41.57 feet having a radius of 25.00 feet, a delta of 95 degrees 16 minutes 33 seconds and a chord bearing of South 73 degrees 24 minutes 35 seconds East 36.95 feet to a point on the existing west right of way line of Red Alder Road;

Thence along the existing west right of way line of Red Alder Road the following twelve courses;

1. South 25 degrees 46 minutes 19 seconds East for a distance of 85.38 feet to a point;
2. Along a curve to the right 166.10 feet having a radius of 193.49 feet, a delta of 49 degrees 11 minutes 07 seconds and a chord bearing of South 01 degrees 10 minutes 45 seconds East 161.05 feet to a point;
3. South 23 degrees 24 minutes 48 seconds West for a distance of 138.60 feet to a point;
4. Along a curve to the left 205.18 feet having a radius of 824.91 feet, a delta of 14 degrees 15 minutes 05 seconds and a chord bearing of South 16 degrees 17 minutes 16 seconds West 204.65 feet to a point;

5. South 09 degrees 09 minutes 43 seconds West for a distance of 72.39 feet to a point;
6. Along a curve to the left 207.54 feet having a radius of 495.77 feet, a delta of 23 degrees 59 minutes 05 seconds and a chord bearing of South 02 degrees 49 minutes 49 seconds East 206.02 feet to a point;
7. South 14 degrees 49 minutes 22 seconds East for a distance of 234.43 feet to a point;
8. Along a curve to the left 208.57 feet having a radius of 222.34 feet, a delta of 53 degrees 44 minutes 50 seconds and a chord bearing of South 41 degrees 41 minutes 47 seconds East 201.01 feet to a point;
9. South 68 degrees 34 minutes 12 seconds East for a distance of 77.31 feet to a point;
10. Along a curve to the right 195.85 feet having a radius of 1297.28 feet, a delta of 08 degrees 38 minutes 59 seconds and a chord bearing of South 64 degrees 14 minutes 42 seconds East 195.66 feet to a point;
11. South 59 degrees 55 minutes 13 seconds East for a distance of 80.86 feet to a point;
12. Along a curve to the right 42.16 feet having a radius of 25.00 feet, a delta of 96 degrees 37 minutes 23 seconds and a chord bearing of South 11 degrees 36 minutes 31 seconds East 37.34 feet to a point on the existing north right of way line of Hackberry Cove;

Thence South 36 degrees 42 minutes 10 seconds West for a distance of 413.30 feet along the existing north right of way line of Hackberry Cove to a point;

Thence along the existing north right of way line of Hackberry Cove with a curve to the left 261.80 feet having a radius of 50.00 feet, a delta of 300 degrees 00 minutes 00 seconds and a chord bearing of South 53 degrees 17 minutes 50 seconds East 50.00 feet to a point;

Thence North 36 degrees 42 minutes 10 seconds East for a distance of 424.91 feet along the existing south right of way line of Hackberry Cove to a point;

Thence along the existing north right of way line of Hackberry Cove with a curve to the right 36.38 feet having a radius of 25.00 feet, a delta of 83 degrees 22 minutes 37 seconds and a chord bearing of North 78 degrees 23 minutes 29 seconds East 33.25 feet to a point on the existing east right of way line of Red Alder Road;

Thence along the existing west right of way line of Red Alder Road the following five courses;

1. South 59 degrees 55 minutes 13 seconds East for a distance of 174.03 feet to a point;

2. Along a curve to the right 180.35 feet having a radius of 316.96 feet, a delta of 32 degrees 36 minutes 03 seconds and a chord bearing of South 43 degrees 37 minutes 11 seconds East 177.92 feet to a point;

3. South 27 degrees 19 minutes 10 seconds East for a distance of 133.78 feet to a point;

4. Along a curve to the left 56.46 feet having a radius of 244.24 feet, a delta of 13 degrees 14 minutes 38 seconds and a chord bearing of South 33 degrees 56 minutes 29 seconds East 56.33 feet to a point;

5. Along a curve to the right 36.91 feet having a radius of 25.00 feet, a delta of 84 degrees 36 minutes 05 seconds and a chord bearing of South 01 degrees 44 minutes 14 seconds West 33.65 feet to a point on the existing north right of way line of Pecan Cove;

Thence South 44 degrees 02 minutes 17 seconds West for a distance of 90.55 feet along the existing north right of way line of Pecan Cove to a point;

Thence along the existing west right of way line of Pecan Cove with a curve to the left 261.80 feet having a radius of 50.00 feet, a delta of 300 degrees 00 minutes 00 seconds and a chord bearing of South 45 degrees 57 minutes 43 seconds East 50.00 feet to a point;

Thence North 44 degrees 02 minutes 17 seconds East for a distance of 99.91 feet along the existing south right of way line of Pecan Cove to a point;

Thence along existing south right of way line of Pecan Cove with a curve to the right 32.24 feet having a radius of 25.00 feet, a delta of 73 degrees 53 minutes 56 seconds and a chord bearing of North 80 degrees 59 minutes 15 seconds East 30.06 feet to a point on the existing west right of way line of Red Alder Road;

Thence along the existing west right of way line of Red Alder Road the following five courses;

1. Along a curve to the left 60.93 feet having a radius of 244.24 feet, a delta of 14 degrees 17 minutes 36 seconds and a chord bearing of South 69 degrees 12 minutes 35 seconds East 60.77 feet to a point;

2. South 76 degrees 21 minutes 23 seconds East for a distance of 18.52 feet to a point;

3. Along a curve to the right 157.17 feet having a radius of 394.23 feet, a delta of 22 degrees 50 minutes 34 seconds and a chord bearing of South 64 degrees 56 minutes 06 seconds East 156.13 feet to a point;

4. Along a curve to the right 22.36 feet having a radius of 25.00 feet, a delta of 51 degrees 15 minutes 19 seconds and a chord bearing of South 27 degrees 53 minutes 09 seconds East 21.63 feet to a point;

5. Along a curve to the left 52.68 feet having a radius of 50.00 feet, a delta of 60 degrees 22 minutes 10 seconds and a chord bearing of South 32 degrees 26 minutes 34 seconds East 50.28 feet to the northwest corner of Lot 563 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 27 degrees 22 minutes 13 seconds West for a distance of 93.21 feet along the west line of Lot 563 of Smoke Rise 1 recorded in Envelope 75 A & B to the southwest corner of Lot 563 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 69 degrees 57 minutes 33 seconds West for a distance of 1144.71 feet across the grantor to the northeast corner of Lot 849 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 51 degrees 03 minutes 58 seconds West for a distance of 81.11 feet along the north line of Lot 849 of Smoke Rise 1 recorded in Envelope 75 A & B to a point at the northwest corner of Lot 849;

Thence South 39 degrees 12 minutes 22 seconds East for a distance of 110.00 feet along the west line of Lot 849 of Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found at the southwest corner of Lot 849 and the existing north right of way line of Black Locust Cove;

Thence South 50 degrees 47 minutes 38 seconds West for a distance of 19.00 feet along the south line of Lot 850 of Smoke Rise 1 recorded in Envelope 75 A & B and the existing north right of way line of Black Locust Cove to a point;

Thence along the existing north right of way line of Black Locust Cove along a curve to the left 34.02 feet having a radius of 134.18 feet, a delta of 14 degrees 31 minutes 41 seconds and a chord bearing of South 43 degrees 31 minutes 48 seconds West 33.93 feet to a point;

Thence along the north right of way of Black Locust Cove and along a curve to the right 29.56 feet having a radius of 25.00 feet, a delta of 67 degrees 44 minutes 38 seconds and a chord bearing of South 70 degrees 08 minutes 16 seconds West 27.87 feet to a point the southeast corner of Lot 851 of Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 34 degrees 16 minutes 17 seconds West for a distance of 118.71 feet along the east line of Lot 851 of Smoke Rise 1 recorded in Envelope 75 A & B to the **Point of Beginning**.

Containing **52.953** acres more or less. 48.936 acres from Auditor's Permanent Parcel Number M020350364600 which presently contains 475.179 acres and 4.071 acres from Auditor's Permanent Parcel Number M020350364700 which presently contains 13.300 acres.

Subject to all legal easements and rights of way including public and private roads as shown on Smoke Rise 1 and 2 as recorded in Athens County Recorder's office in Envelope 75 A & B.

Plat of survey is attached hereto made a part thereof.

All iron pins set are 3/4"D x 30"L rebar with a cap stamped Canter S 7226.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed May 2013.

Prior Instrument Reference: O.R. 488, Pg. 167 of the Athens County Recorder's Office.

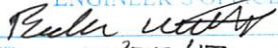
Reference the north line of Lot 851 as being S 61° 40' 11" W.

  
\_\_\_\_\_  
Robert C. Canter, P.S. 7226



\_\_\_\_\_  
Date 10-4-13

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/22/13

Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

OCT 24 2013

Jill Thompson  
Athens County Auditor



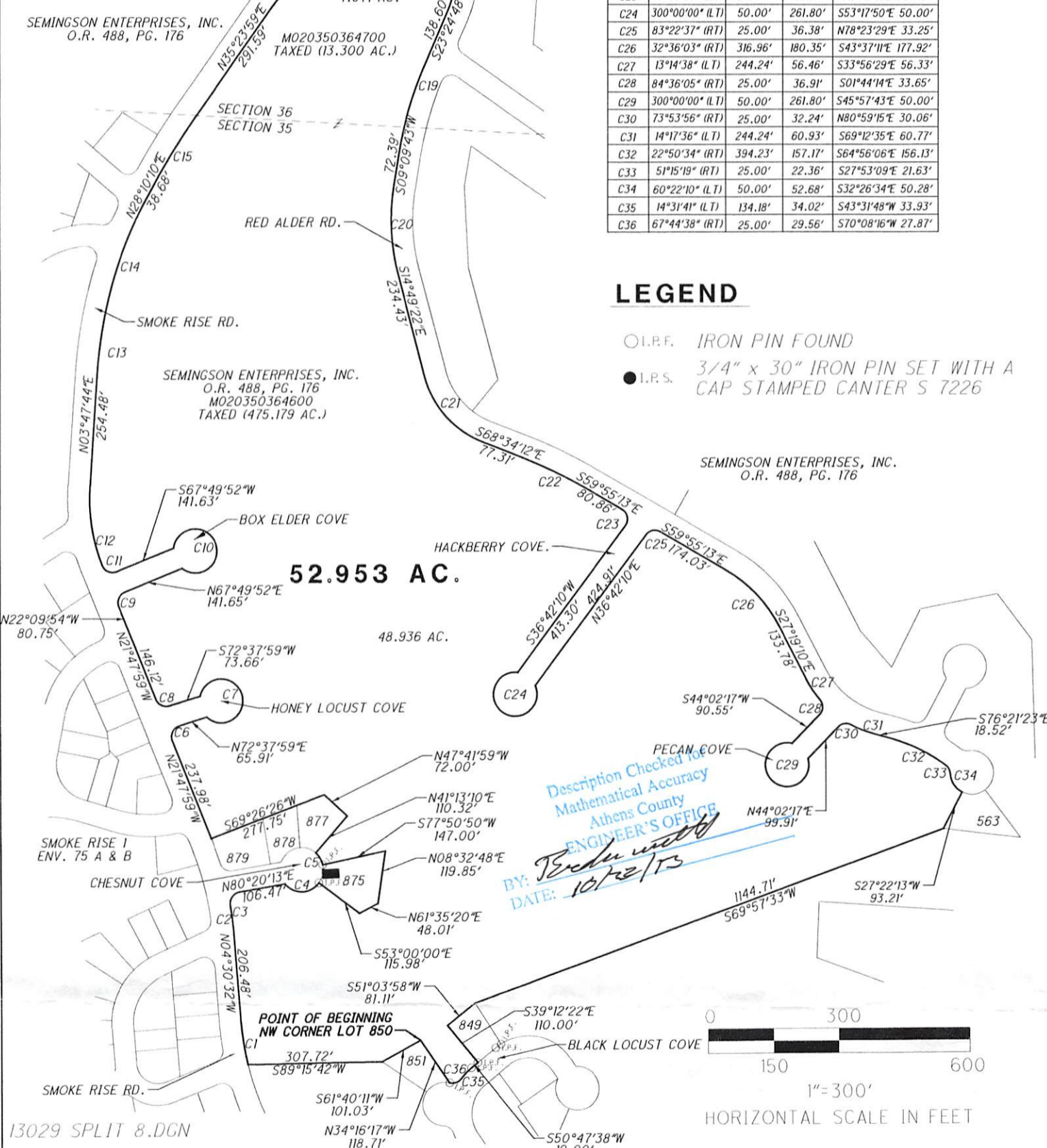
**SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,  
TRIMBLE TOWNSHIP, SECTION 35 & 36, T11N, R14W AND  
BEING PART OF 962.407 ACRE PARCEL  
RECORDED IN O.R. 488, PG. 176**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	08°58'52" (RT)	640.01'	100.32'	N08°59'58"W 100.22'
C2	05°05'05" (LT)	668.13'	59.29'	N07°03'04"W 59.27'
C3	89°55'50" (RT)	25.00'	39.24'	N35°22'18"E 35.33'
C4	103°19'57" (LT)	50.00'	90.17'	N88°40'14"E 78.44'
C5	36°37'30" (LT)	50.00'	31.96'	N30°27'36"W 31.42'
C6	94°25'58" (RT)	25.00'	41.20'	N25°25'00"E 36.70'
C7	300°00'00" (LT)	50.00'	261.80'	N17°22'01"W 50.00'
C8	85°34'02" (RT)	25.00'	37.34'	N64°35'00"E 33.96'
C9	89°59'46" (RT)	25.00'	39.27'	N22°49'59"E 35.35'
C10	300°00'00" (LT)	50.00'	261.80'	N22°10'08"W 50.00'
C11	90°27'39" (RT)	25.00'	39.47'	N66°56'18"W 35.50'
C12	25°30'13" (RT)	408.83'	181.98'	N08°57'22"W 180.48'
C13	11°33'26" (RT)	1012.76'	204.28'	N09°34'27"E 203.94'
C14	12°49'00" (RT)	901.39'	201.64'	N21°45'40"E 201.22'
C15	07°13'49" (RT)	1557.84'	196.59'	N31°47'05"E 196.46'



BEARINGS ARE NAD 83(CORS)  
OHIO STATE PLANE, SOUTH ZONE, GRID  
BASED ON GPS OBSERVATIONS.  
REFERENCE THE NORTH LINE OF LOT 851  
AS BEING S61°40'11"W.

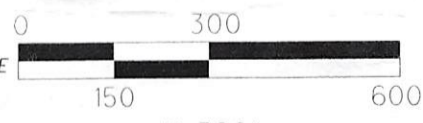
CURVE	DELTA	RADIUS	LENGTH	CHORD
C16	23°33'09" (RT)	454.67'	186.90'	N47°10'34"E 185.59'
C17	95°16'33" (RT)	25.00'	41.57'	S73°24'35"E 36.95'
C18	49°11'07" (RT)	193.49'	166.10'	S01°10'45"E 161.05'
C19	14°15'05" (LT)	824.91'	205.18'	S16°17'16"W 204.65'
C20	23°59'05" (LT)	495.77'	207.54'	S02°49'49"E 206.02'
C21	53°44'50" (LT)	222.34'	208.57'	S41°41'47"E 201.01'
C22	08°38'59" (RT)	1297.28'	195.85'	S64°14'42"E 195.66'
C23	96°37'23" (RT)	25.00'	42.16'	S11°36'31"E 37.34'
C24	300°00'00" (LT)	50.00'	261.80'	S53°17'50"E 50.00'
C25	83°22'37" (RT)	25.00'	36.38'	N78°23'29"E 33.25'
C26	32°36'03" (RT)	316.96'	180.35'	S43°37'11"E 177.92'
C27	13°14'38" (LT)	244.24'	56.46'	S33°56'29"E 56.33'
C28	84°36'05" (RT)	25.00'	36.91'	S01°44'14"E 33.65'
C29	300°00'00" (LT)	50.00'	261.80'	S45°57'43"E 50.00'
C30	73°53'56" (RT)	25.00'	32.24'	N80°59'15"E 30.06'
C31	14°17'36" (LT)	244.24'	60.93'	S69°12'35"E 60.77'
C32	22°50'34" (RT)	394.23'	157.17'	S64°56'06"E 156.13'
C33	51°15'19" (RT)	25.00'	22.36'	S27°53'09"E 21.63'
C34	60°22'10" (LT)	50.00'	52.68'	S32°26'34"E 50.28'
C35	14°31'41" (LT)	134.18'	34.02'	S43°31'48"W 33.93'
C36	67°44'38" (RT)	25.00'	29.56'	S70°08'16"W 27.87'



**LEGEND**

- I.P.F. IRON PIN FOUND
- I.P.S. 3/4" x 30" IRON PIN SET WITH A CAP STAMPED CANTER S 7226

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *Robert Canter*  
DATE: 10/22/13



1" = 300'  
HORIZONTAL SCALE IN FEET

13029 SPLIT 8.DGN  
6801 SR 56  
ATHENS, OHIO 45701  
740-592-5706



SURVEYED MAY 2013 UNDER THE DIRECTION OF  
ROBERT C. CANTER, P.S. 7226. SUBJECT  
TO ALL LEGAL EASEMENTS, LEASES AND RIGHTS OF WAY.

*Robert C. Canter* 10-4-13  
ROBERT C. CANTER, PS 7226 DATE