

**EXHIBIT A**  
**5.162 Acre Split**

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

**Point of Beginning** being an iron pin found at the southwest corner of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B and the existing west right of way line of Black Tupelo Cove;

Thence from the **Point of Beginning** South 35 degrees 13 minutes 33 seconds West for a distance of 106.14 feet along said existing west right of way line of Black Tupelo Cove to a point;

Thence along the existing west right of way line of Black Tupelo Cove with a curve to the left 105.00 feet having a radius of 50.00 feet, a delta of 120 degrees 19 minutes 02 seconds and a chord bearing of South 35 degrees 04 minutes 02 seconds West 86.74 feet to a point;

Thence South 65 degrees 09 minutes 31 seconds West for a distance of 135.30 feet along the west line of Lot 173 in Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found at the southwest corner of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 51 degrees 19 minutes 13 seconds East for a distance of 184.08 feet along the south line of Lot 173 and 174 in Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found in the south line of Lot 174 in Smoke Rise 1 recorded in Envelope 75 A & B.

Thence across the grantor the following four courses;

1. South 32 degrees 56 minutes 24 seconds West for a distance of 196.22 feet to an iron pin set;
2. North 65 degrees 55 minutes 15 seconds West for a distance of 457.37 feet to an iron pin set;
3. North 37 degrees 15 minutes 06 seconds East for a distance of 657.68 feet to an iron pin set;
4. South 74 degrees 24 minutes 46 seconds East for a distance of 319.79 feet to an iron pin set in the existing west right of way line of Black Tupelo Cove;

Thence South 35 degrees 13 minutes 33 seconds West for a distance of 106.03 feet along the existing west right of way line of Black Tupelo Cove to the northeast corner of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 74 degrees 24 minutes 46 seconds West for a distance of 130.01 feet along the north line of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found at the northwest corner of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 35 degrees 09 minutes 50 seconds West for a distance of 52.99 feet along the west line of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found at the southwest corner of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B;

Thence South 74 degrees 24 minutes 46 seconds East for a distance of 129.95 feet along the south line of Lot 170 in Smoke Rise 1 recorded in Envelope 75 A & B to the **Point of Beginning**.

Containing **5.162** acres more or less and is contained in Auditor's Permanent Parcel Number M020350364600 which presently contains 475.179 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 and 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. 176, of the Athens County Recorder's Office.

Bearings are NAD 83(CORS), Ohio State Plane, South Zone Grid. Based on GPS observations. Reference the west line of Black Tupelo Cove as being South 35 degrees 13 minutes 33 seconds west.

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

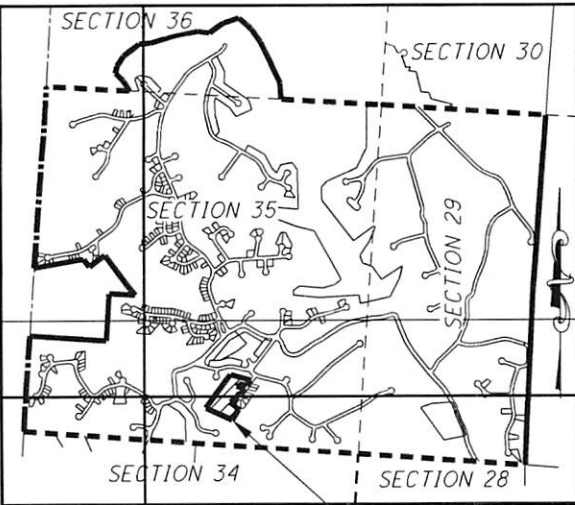
9-6-13  
Date

□

Description Approved  
Jill A. Thompson  
Athens County Auditor  
9/24/13

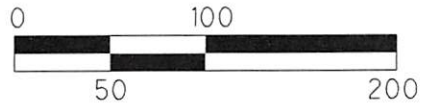
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,  
 TRIMBLE TOWNSHIP, SECTION 35, T11N, R14W AND  
 BEING PART OF 962.407 ACRE PARCEL  
 RECORDED IN O.R. 488, PG. 176

BEARINGS ARE NAD 83(CORS)  
 OHIO STATE PLANE, SOUTH ZONE, GRID  
 BASED ON GPS OBSERVATIONS.  
 REFERENCE THE WEST LINE OF BLACK  
 TUPELO COVE AS BEING S35°13'33"W.



LOCATION MAP  
 NOT TO SCALE

SITE



1"=100'  
 HORIZONTAL SCALE IN FEET

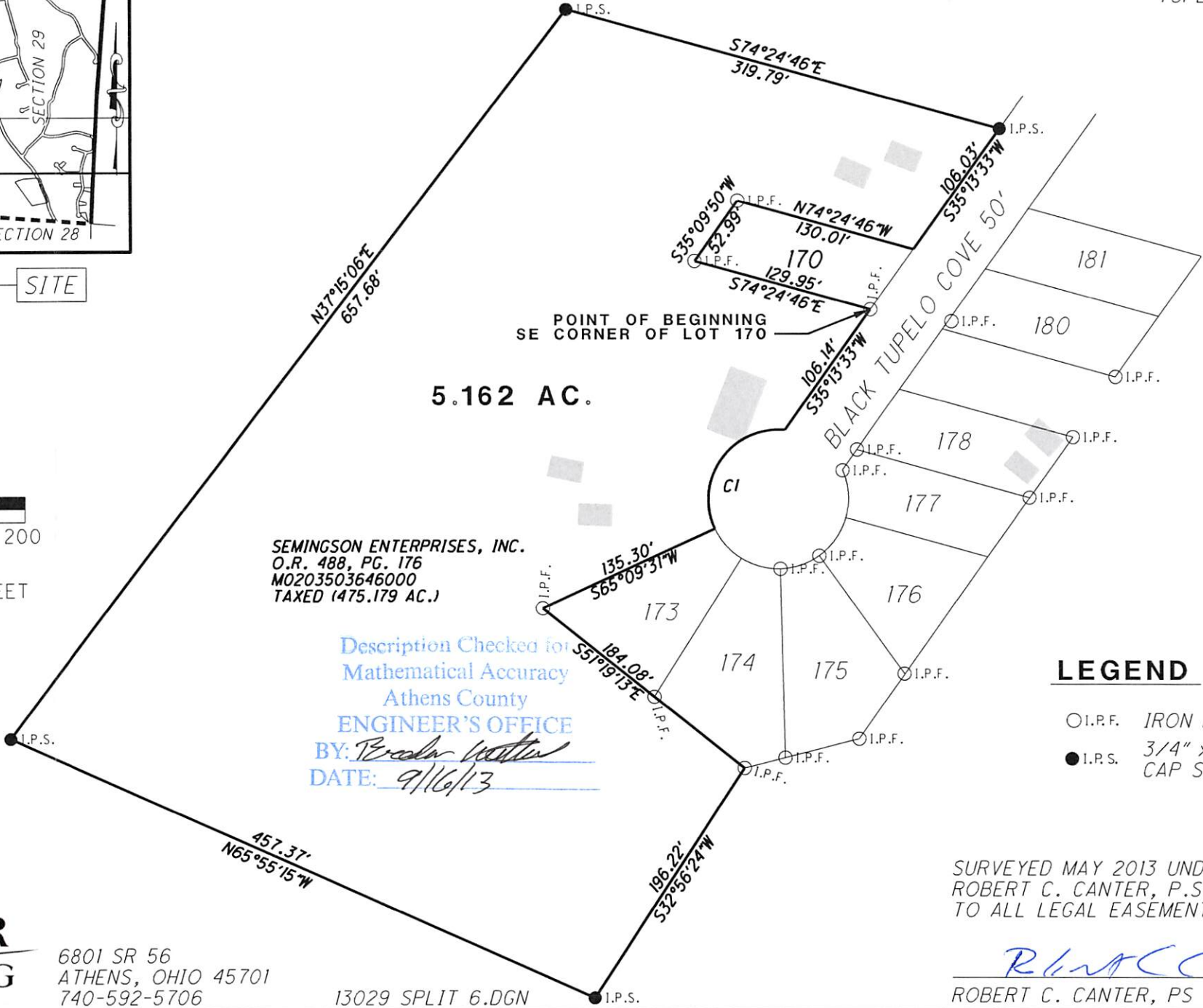
5.162 AC.

SEMINGSON ENTERPRISES, INC.  
 O.R. 488, PG. 176  
 M0203503646000  
 TAXED (475.179 AC.)

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Robert C. Canter*  
 DATE: 9/16/13

POINT OF BEGINNING  
 SE CORNER OF LOT 170

BLACK TUPELO COVE 50'



**CURVE 1**  
 D = 120° 19' 02" (L.T.)  
 L = 105.00'  
 R = 50.00'  
 CH.L. = 86.74'  
 CH.B. = S 35° 04' 02" W

**LEGEND**

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

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*  
 ROBERT C. CANTER, PS 7226  
 9-6-13  
 DATE



6801 SR 56  
 ATHENS, OHIO 45701  
 740-592-5706

13029 SPLIT 6.DGN