

EXHIBIT A
5.087 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 the Athens County Recorder's office and being more particularly described as follows:

Commencing at an iron rail found at the southwest corner of Section 35 being the grantor's southwest corner, the northwest corner of a 16.02 acre parcel conveyed to James A. Bragg recorded in O.R. 445, Page 935 and a point on the west line of Athens County;

Thence South 85 degrees 57 minutes 35 seconds East for a distance of 1981.62 feet along the south line of Section 35, the grantor's south line, the north line of a 16.02 acre parcel conveyed to James A. Bragg recorded in O.R. 445, Page 935, the north line of a 7.02 acre parcel conveyed to Bryan J. West and Terri Lee West recorded in O.R. 416, Page 971, the north line of a 5.01 acre parcel conveyed to Valerie A. Leach and Timothy W. Leach recorded in O.R. 417, Page 2634 and the north line of a 5.06 acre parcel conveyed to James D. Riffle and Amy J. Riffle recorded in O.R. 480, Page 1915 to an iron pin set in the existing east right of way line of Hunterdon Road (Co. Rd. 92), said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the existing east right of way line of Hunterdon Road (Co. Rd. 92) the following six courses;

1. North 18 degrees 03 minutes 19 seconds East for a distance of 100.20 feet to a point;
2. Along a curve to the right 91.35 feet having a radius of 340.48 feet, a delta of 15 degrees 22 minutes 21 seconds and a chord bearing of North 25 degrees 44 minutes 29 seconds East 91.08 feet to a point;
3. North 33 degrees 25 minutes 40 seconds East for a distance of 35.41 feet to a point;
4. Along a curve to the left 169.86 feet having a radius of 424.68 feet, a delta of 22 degrees 55 minutes 01 seconds and a chord bearing of North 21 degrees 58 minutes 09 seconds East 168.73 feet to a point;

5. North 10 degrees 30 minutes 39 seconds East for a distance of 77.11 feet to an iron pin set;
6. Along a curve to the right 11.68 feet having a radius of 215.57 feet, a delta of 03 degrees 06 minutes 18 seconds and a chord bearing of North 12 degrees 03 minutes 48 seconds East 11.68 feet to an iron pin set;

Thence across the grantor the following four courses;

1. South 87 degrees 59 minutes 22 seconds East for a distance of 234.39 feet to an iron pin set;
2. South 45 degrees 23 minutes 20 seconds East for a distance of 204.27 feet to an iron pin set;
3. South 12 degrees 13 minutes 15 seconds East for a distance of 131.84 feet to an iron pin set;
4. South 23 degrees 58 minutes 26 seconds East for a distance of 238.22 feet to an iron pin set on the south line of Section 35, the grantor's south line and the north line of a 5.06 acre parcel conveyed to James D. Riffle and Amy J. Riffle recorded in O.R. 480, Page 1915;

Thence North 85 degrees 57 minutes 35 seconds West for a distance of 675.79 feet along the South line of Section 35 and the north line of a 5.06 acre parcel conveyed to James D. Riffle and Amy J. Riffle recorded in O.R. 480, Page 1915 to the **Point of Beginning**.

Containing **5.087** acres more or less. 4.767 acres in Auditor's Permanent Parcel Number M020350116400 which presently contains 4.71 acres and 0.320 acres 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.

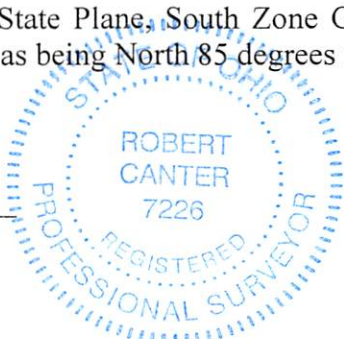
This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed May 2013.

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 south line of Section 35 as being North 85 degrees 57 minutes 35 seconds West.


 Description Checked for
 Robert C. Canter, P.S. 7226
 Mathematical Accuracy

Athens County
ENGINEER'S OFFICE
 BY: 
 DATE: 9/16/13

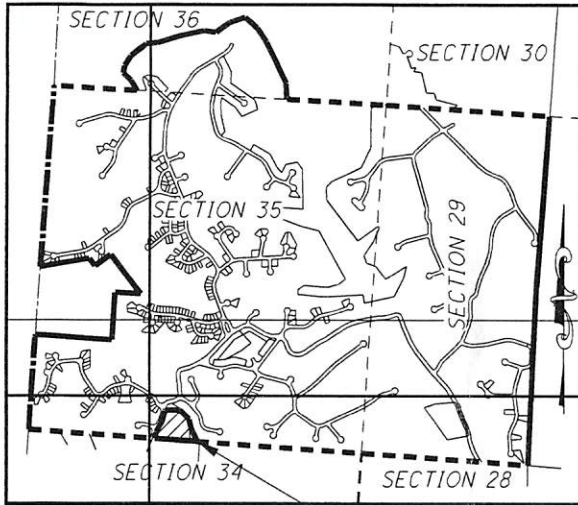


9/6/13
 Date

Description Approved
 Jill A. Thompson
 Athens County Auditor
9/2/13

**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 SOUTH LINE OF SECTION
35 AS BEING S85°57'35"E.

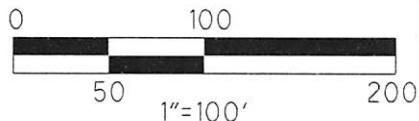


LOCATION MAP
NOT TO SCALE

SITE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	15°22'21" (RT)	340.48'	91.35'	N25°44'29"E 91.08'
C2	22°55'01" (LT)	424.68'	169.86'	N21°58'09"E 168.73'
C3	03°06'18" (RT)	215.57'	11.68'	N12°03'48"E 11.68'

POINT OF COMMENCEMENT
SW CORNER OF SEC. 35



HORIZONTAL SCALE IN FEET

VALERIE A. LEACH
AND
TIMOTHY W. LEACH
O.R. 417, PAGE 2634
M030020001200
TAXED AS 5.01 AC.

JAMES D. RIFFLE
AND
AMY J. RIFFLE
O.R. 480, PAGE 1915
M030020001201
TAXED AS 5.06 AC.



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

13029 SPLIT 9.DGN

SMOKE RISE 1
ENVELOPE 75 A & B

MOUNTAIN ASH RD. N33°25'40"E
35.41'

SEMINGSON ENTERPRISES, INC.
O.R. 488, PG 176
M020350364600
TAXED (475.179 AC.)

C.R. 92
HUNTERDON RD. 60'

5.087 AC.

4.767 AC.
M020350116400

0.320 AC.
M020350364600

POINT OF
BEGINNING

SECTION 35
SECTION 34

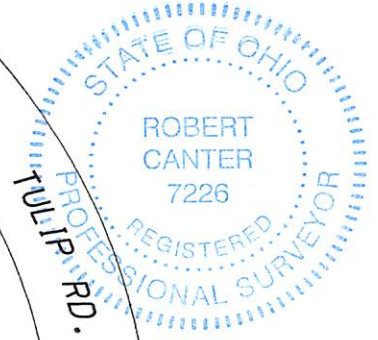
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 9/16/13

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, PS 7226

DATE



LEGEND

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

[Signature] 9-6-13