



**buckleygroup**  
engineering – surveying

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EXHIBIT A

## DESCRIPTION OF A 2.348 ACRE PARCEL

### Situated in Troy Township, Athens County, State of Ohio

Being a **2.348 acre** parcel of land located in part of Section 7, Township 5 North, Range 11 West, Ohio Company Purchase, Troy Township, Athens County, State of Ohio and being part of a 7.799 acre parcel as conveyed to Roger & Ronda Ketchum by a deed recorded in Official Record Book 137 at Page 32 of said county deed records and being more fully described as follows:

**Beginning** at an iron pin (found Swoyer 6765) being a southerly corner of Tract 4 of The Hocking Terrace Subdivision as recorded in Envelope 46B of said county plat records;

**Course No. 1:** Thence, S 65° 47' 42" E, with the southerly line of said Tract 4 and northerly line of said 7.799 acre parcel, 15.45 feet to an iron pin set;

**Course No. 2:** Thence, S 33° 45' 15" W, with a new division line through said 7.799 acre parcel, passing an iron pin (set) at 391.71 feet for reference, a total distance of 421.79 feet to a point in the centerline of Huckleberry Road – Township Road 163, a 60 foot width right of way;

**Course No. 3:** Thence, N 60° 41' 43" W, with said centerline, 20.29 feet to a point;

**Course No. 4:** Thence, N 64° 02' 30" W, with said centerline, 169.22 feet to a point;

With the westerly line of said 7.799 acre parcel and easterly line of a private easement of said Hocking Terrace Subdivision the following 5 courses:

**Course No. 5:** Thence, N 14° 06' 19" E, passing an iron pin (found 5/8" rebar) at 30.89 feet for reference, a total distance of 297.02 feet to an iron pin (found Swoyer 6765);

**Course No. 6:** Thence, N 24° 16' 24" E, 105.01 feet to an iron pin (found Swoyer 6765);

**Course No. 7:** Thence, with a curve to the right concave southeasterly, having a central angle of 99° 59' 31", a radius of 25.00 feet, a chord bearing and distance of N 74° 16' 28" E, 38.30 feet, an arc distance of 43.63 feet to an iron pin (found Swoyer 6765);

**Course No. 8:** Thence, S 55° 43' 36" E, 172.11 feet to an iron pin (found Swoyer 6765);

**Course No. 9:** Thence, with a non-tangent curve to the left concave northwesterly, having a central angle of 160° 03' 39", a radius of 50.00 feet, a chord bearing and distance of S 75° 45' 44" E, 98.49 feet, an arc distance of 139.68 feet to **The Point of Beginning**, containing **2.348 acres**, more or less, and being subject to all legal rights of way and easements of record.

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 96) datum.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by The Buckley Group, LLC completed in December 2015

December 21, 2015

Date



Ryan D. Buckley, Professional Surveyor No. 8676

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER  
BY: David E. Sauer  
DATE: 12/23/15



PERTINENT DOCUMENTS AND SOURCES OF DATA USED:  
 DEED REFERENCES (AS NOTED)  
 SPECIFIED COUNTY ROADWAY MAP  
 SPECIFIED COUNTY TAX PARCEL MAP  
 U.S. GEOLOGICAL QUADRANGLE MAP  
 PREVIOUS SURVEY PLATS

ATHENS COUNTY  
 TROY TOWNSHIP  
 SECTION 7  
 TOWN 5N , RANGE 11W  
 OHIO COMPANY PURCHASE  
 STATE of OHIO



REFERENCE SURVEY:  
 SOUTHEASTERN LAND SURVEYS  
 APRIL 1987

**THE HOCKING TERRACE SUBDIVISION**

TRACT 4  
 JODY HARRIS  
 DEED BOOK 70 PAGE 835  
 3.022

TRACT 3  
 BETTY HARRIS  
 OR 70 PAGE 833  
 3.194

TRACT 2  
 GERRY LOCKHART  
 OR 236 PAGE 6  
 2.497

TRACT 1  
 GILL WINIFRED  
 DEED BOOK 134 PAGE 149  
 4.398

HOCKINGPORT TOWNSHIP  
 TRUSTEE  
 DEED BOOK 30 PAGE 426  
 0.190

HOCKINGPORT CEMETERY  
 DEED BOOK 30 PAGE 426  
 1.040

*2/10/2016  
 ok. to transfer per  
 Athens City- Co. Health  
 Dept.  
 Chad C. ...*

HUCKLEBERRY ROAD - T 163

60' WIDTH RIGHT OF WAY

(PRIVATE EASEMENT FOR INGRESS AND EGRESS)

**2.348 ACRE**  
 0.134 ACRE ROADWAY  
 2.213 ACRE PARCEL

REFERENCE SURVEY:  
 SOUTHEASTERN LAND SURVEYS  
 APRIL 1992

ROGER & RONDA KETCHUM  
 DEED BOOK 137 PAGE 32  
 7.799

Approved By  
 Athens County Regional Planning Commission

Date: *2/10/2016*  
*Miranda Crick, Planning  
 Director, Regional Planning Comm*

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *[Signature]*  
 DATE: *12/23/15*

NOTE: DRAWING SCALE MAY BE  
 ADJUSTED DUE TO REPRODUCTION

ATTENTION:  
 THIS PLAT OF SURVEY REPRESENTS  
 THE MINIMUM STANDARDS FOR BOUNDARY  
 SURVEYS IN THE STATE OF OHIO AS  
 ADOPTED 5-1-80 OF THE ADMINISTRATIVE  
 CODE CHAPTER 4733-37. LOCAL  
 GOVERNING REQUIREMENTS IF MORE  
 STRINGENT, SHALL BE ADHERED TO.

LEGEND	
⊙	MONUMENT FOUND
●	MONUMENT SET 5/8"x30" REBAR/CAP 04153
△	POINT

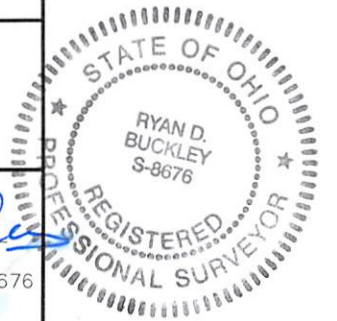
BASIS OF BEARINGS:  
 STATE PLANE COORDINATE SYSTEM  
 OHIO SOUTH ZONE, NAD 83 (CORS96)

SCALE 0 35 70  
 1" = 70 FEET

DATE	12/21/15
DRWN.	JDC
CHKD.	RDB
JOB NO.	15779

PLAT OF SURVEY

SURVEYED FOR:  
 KURT MONTLE  
 6648 HUDNELL ROAD  
 ATHENS, OHIO 45701



499 RICHLAND AVENUE  
 ATHENS, OH 45701  
 (740)589-5001  
 www.buckleygroupllc.com  
 ENGINEERING SURVEYING PLANNING

*[Signature]*  
 RYAN D. BUCKLEY  
 PROFESSIONAL SURVEYOR No. 8676  
 STATE OF OHIO  
 DATE: *12/21/15*