

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:
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



THE HOCKING TERRACE SUBDIVISION

REFERENCE SURVEY:
 SOUTHEASTERN LAND SURVEYS
 APRIL 1987

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

REFERENCE SURVEY:
 SOUTHEASTERN LAND SURVEYS
 APRIL 1992

ROGER & RONDA KETCHUM
 DEED BOOK 137 PAGE 32
 7.799

2.348 ACRE
0.134 ACRE ROADWAY
2.213 ACRE PARCEL

(PRIVATE EASEMENT FOR INGRESS AND EGRESS)

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

HUCKLEBERRY ROAD - T 163

60' WIDTH RIGHT OF WAY

Approved By
Athens County Regional Planning Commission
 Date Approved 2/10/2016
Michael Grish, Planning Director, Regional Planning Comm.

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE

BY: *R.D.B.*
 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

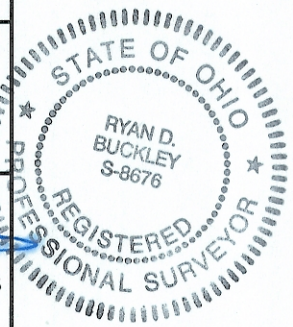
BASIS OF BEARINGS:
 STATE PLANE COORDINATE SYSTEM
 OHIO SOUTH ZONE, NAD 83 (CORS96)



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

PLAT OF SURVEY

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



R.D.B. Buckley
 RYAN D. BUCKLEY
 PROFESSIONAL SURVEYOR No. 8676
 STATE OF OHIO
 DATE: 12/21/15



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