

BY: Brenda J. Feltner
DATE: 11/1/18

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

NOV 01 2018

EXHIBIT "A"

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 175.996 ACRE TRACT Combining Existing Tracts of Record

Situated in Sections 17 & 18, T.11, R.15, Waterloo Township, Athens County, Ohio and being all the lands as described in Volume 237, Page 387 O.R. (PIDs N010010061701 & N010010061800), Volume 138, Page 718 O.R. (N010010066000 & N010010065800), Volume ^{JDS} 249, Page ^{JDS} 780 O.R. (N010010065900), Volume 141, Page 703 (N010010066100) and Volume 78 Page 746 O.R. (N010010064401) of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at the Northeast Corner of Section 17:

Thence along the East line of Section 17 and the lines of Walker (278-1404 O.R.) and Bailey (174-739 O.R.),

S 04° 47' 20" W, 686.87 feet to an iron pin found;

Thence along the North lines of Maggi (399-1905 O.R.):

S 68° 42' 32" W, 241.64 feet to an iron pin found;

S 22° 56' 28" W, 119.10 feet to an iron pin found;

Thence along the North line of Maggi (348-290 O.R.):

N 86° 51' 38" W, 90.84 feet to an iron pin found;

S 82° 52' 26" W, 110.51 feet to an iron pin found;

N 68° 47' 34" W, 89.34 feet to an iron pin found;

S 64° 47' 36" W, 122.86 feet to an iron pin found;

S 34° 43' 59" W, 250.98 feet to an iron pin found;

Thence along the lines of Slabaugh (324-2291 O.R.):

N 03° 54' 06" W, 1192.13 feet to an iron pin set;

N 86° 00' 17" W, 396.54 feet to a stone found;

Thence along the North line Kuhre Family, LLC 489-300 O.R.,

N 86° 16' 07" W, 2357.54 feet to an iron pin found;

Thence along the East lines of Norway (350-1625 O.R.) and Shurr (454-1833 O.R.),

N 04° 35' 12" E, 996.83 feet to an iron pin found, passing iron pins found at 512.60 feet and 619.54 feet;

Thence along the North line of Shurr,

N 86° 09' 16" W, 1360.62 feet to a point in County Road 3 (Dowler Ridge Road), passing an iron pin found at 208.53 feet and 1331.92 feet;

Thence along said road,

N 07° 04' 12" W, 93.77 feet to a point;

Thence leaving said road and along the lines of Slabaugh (207-605 O.R.):

S 86° 42' 17" E, 339.38 feet to an iron pin found, passing an iron pin set at 30.00 feet;

N 07° 04' 57" W, 211.14 feet to an iron pin found;

Thence along the South line of Zimmerman (64-47 O.R.):

S 86° 48' 02" E, 1083.68 feet to an iron pin found;

Thence along the Lines of Zimmerman and McKee (62-635 O.R.),

N 03° 34' 21" E, 1240.04 feet to an iron pin found, passing iron pins found at 263.48 feet, 516.50 feet, 643.65 feet, 788.00 feet and 975.85 feet;

Thence along the South lines of Simms (342-1830 O.R.), and Hunter (523-1243 O.R.),

S 85° 40' 55" E, 1845.52 feet to an iron pin found;

Thence along the West line of Hunter (542-1328 O.R.),

S 03° 29' 21" W, 950.58 feet to an iron pin found, passing iron pins found at 94.07 feet and 235.47 feet;

Thence along the lines of Hunter and Hunter (360-311 D.R.),

S 85° 01' 12" E, 763.12 feet to a stone found;

Thence along the lines of Young (219-182 D.R.),
S 03° 07' 26" W, 394.02 feet to an iron pin set;
S 66° 23' 17" E, 115.50 feet to a point in a creek;
S 79° 23' 22" E, 104.28 feet to an iron pin set, passing an iron pin set at 18.00 feet;
S 81° 53' 22" E, 145.20 feet to an iron pin set;
S 51° 38' 22" E, 168.30 feet to an iron pin set;
S 30° 38' 22" E, 85.24 feet to an iron pin set;
Thence along the lines of Young (197-482 D.R.),
S 02° 55' 50" W, 950.47 feet to an iron pin set, passing an iron pin set at 55.71 feet;
S 85° 44' 18" E, 514.64 feet to the point of beginning **and containing 175.996 acres**, more or
less, of which 18.281 acres are contained in Section 17, and 157.715 acres are contained in
Section 18.

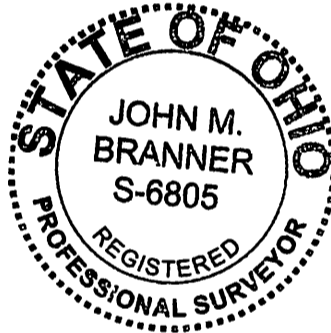
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed October, 2018 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Short Line Table		
LINE	BEARING	DISTANCE
L1	S 68° 42' 32" W	241.64'
L2	S 22° 56' 28" W	119.10'
L3	N 86° 51' 38" W	90.84'
L4	S 82° 52' 26" W	110.51'
L5	N 68° 47' 34" W	89.34'
L6	S 64° 47' 36" W	122.86'
L7	S 34° 43' 59" W	250.98'
L8	N 86° 00' 17" W	396.54'
L9	N 07° 04' 12" W	93.77'
L10	S 86° 42' 17" E	339.38'
L11	N 07° 04' 57" W	211.14'
L12	S 03° 07' 26" W	394.02'
L13	S 66° 23' 17" E	115.50'
L14	S 79° 23' 22" E	104.28'
L15	S 81° 53' 22" E	145.20'
L16	S 51° 38' 22" E	168.30'
L17	S 30° 38' 22" E	85.24'
L18	S 85° 44' 18" E	514.64'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/1/18

0' 600' 1200' 1800'



Scale 1"=600'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone found
- ⊙ = Iron pin called for

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Survey of a 175.996 Acre tract
Situating in Sections 17 & 18, T.11, R.15,
Waterloo Twp., Athens Co., OH
Surveyed October, 2018
by Jeb Branner, S.I., E.I.,
under the supervision of:

By: *[Signature]*
Jeb M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780



*Note: acreage breakdown from Auditor's Tax Plats and do not reflect true acreage

