

BY: *Thomas J. Williams*
DATE: 4/3/15

EXHIBIT A

Page 1 of 2

LPA RX 851 WD

Rev. 06/09

Ver. Date 12/1/14

PID 95262

**PARCEL 1-WD
ATH- NELSONVILLE ACCESS ROAD (HARPER STREET)
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
"CITY OF NELSONVILLE" IN ATHENS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

DESCRIPTION OF A 0.129 ACRE PARCEL

Situated in the City of Nelsonville, Section 17 T. 12 N., R.15 W., York Township, Athens County, State of Ohio:

Being a 0.129 acre parcel of land located in part of the Patton and Furness Addition to the City of Nelsonville, as recorded in Book 4, Page 86 of the Records of Plats, Section 17, T-12-N, R-15-W, York Township, Athens County, State of Ohio, being a part of a 0.386 acre parcel and a 616 square feet parcel as conveyed to Appalachian Center for Economic Networks, Inc. as recorded in Official Record Book 495 at Page 1267 of said county deed records as referenced as Auditor's Designated Parcel Numbers P03-03100001-00 and P03-03100002-00 and being more fully described as follows:

Beginning at an iron pin set at Centerline Station 0+38.38, Right 47.26 feet of ATH-Nelsonville Access Road being a point in the southwesterly line of Canal Street, formerly US Route 33, a 68 foot width Right of Way per ODOT Project ATH-33-1.87 and a point in the Abandoned Hocking Canal Property from which the Point of Intersection between the southwesterly line of said Canal Street and the easterly line of Harper Street, a 40 foot width Right of Way as per said Patton and Furness Addition plat bears N 40°32'37" W a distance of 68.54 feet;

Thence, S 40°32'37" E, being the basis of bearing for this description and the northeasterly line of said 0.129 Acre parcel, the southwesterly line of said Canal Street and the northeasterly line of

EXHIBIT A

Page 2 of 2

LPA RX 851 WD

Rev. 06/09

said Abandoned Hocking Canal Property, 98.50 feet to an iron pin set at Station 0+28.6, Left 50.76 feet;

Thence, N 73°01'19" W, leaving said Canal Street Right of Way, 30.67 feet to an iron pin set at Station 0+47.55, Left 26.65 feet;

Thence, S 63°13'49" W, 35.61 feet to an iron pin set, at Station 0+82.81, Left 21.61 feet;

Thence, S 44°41'47" W, 31.17 feet to an iron pin set, at Station 1+13.46, Left 27.29 feet;

Thence, S 20°58'50" W, 19.06 feet to an iron pin set, being a point in the northeasterly line of Jackson Street, a 40 foot width Right of Way per Plat of said Patton and Furness Addition, at Station 1+29.23, Left 37.99 feet;

Thence, N 40°11'08" W, with the northeasterly line of said Jackson Street, 45.58 feet to a ½" pipe found, being a point at the intersection between said Jackson Street and Harper Street, at Station 1+33.46, Right 7.39 feet;

Thence, N 04°23'42" E, with the northeasterly line of said Harper Street, 21.13 feet to an iron pin set, at Station 1+19.98, Right 23.89 feet;

Thence, N 56°03'55" E, leaving said Harper Street, 14.85 feet to an iron pin set, at Station 1+05.13, Right 23.51 feet;

Thence, N 47°16'33" E, 31.93 feet to an iron pin set, at Station 0+73.50, Right 28.02 feet;

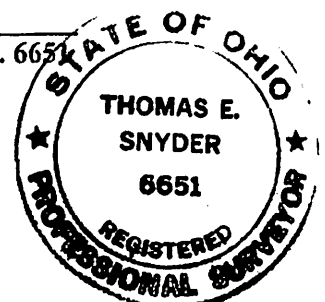
Thence, N 26°26'42" E, 40.07 feet to the Point of Beginning, being subject to all legal rights of way and easements of record.

The above described tract contains 0.129 acres, more or less, of which the present road occupies 0.000 acres and is contained in Auditor's Parcel No. 0303100001 which contains 0.39 acres, and Parcel No. 030310000200 which contains 0.00 acres.

Description prepared by Ryan D. Buckley from a field survey in July, 2014, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

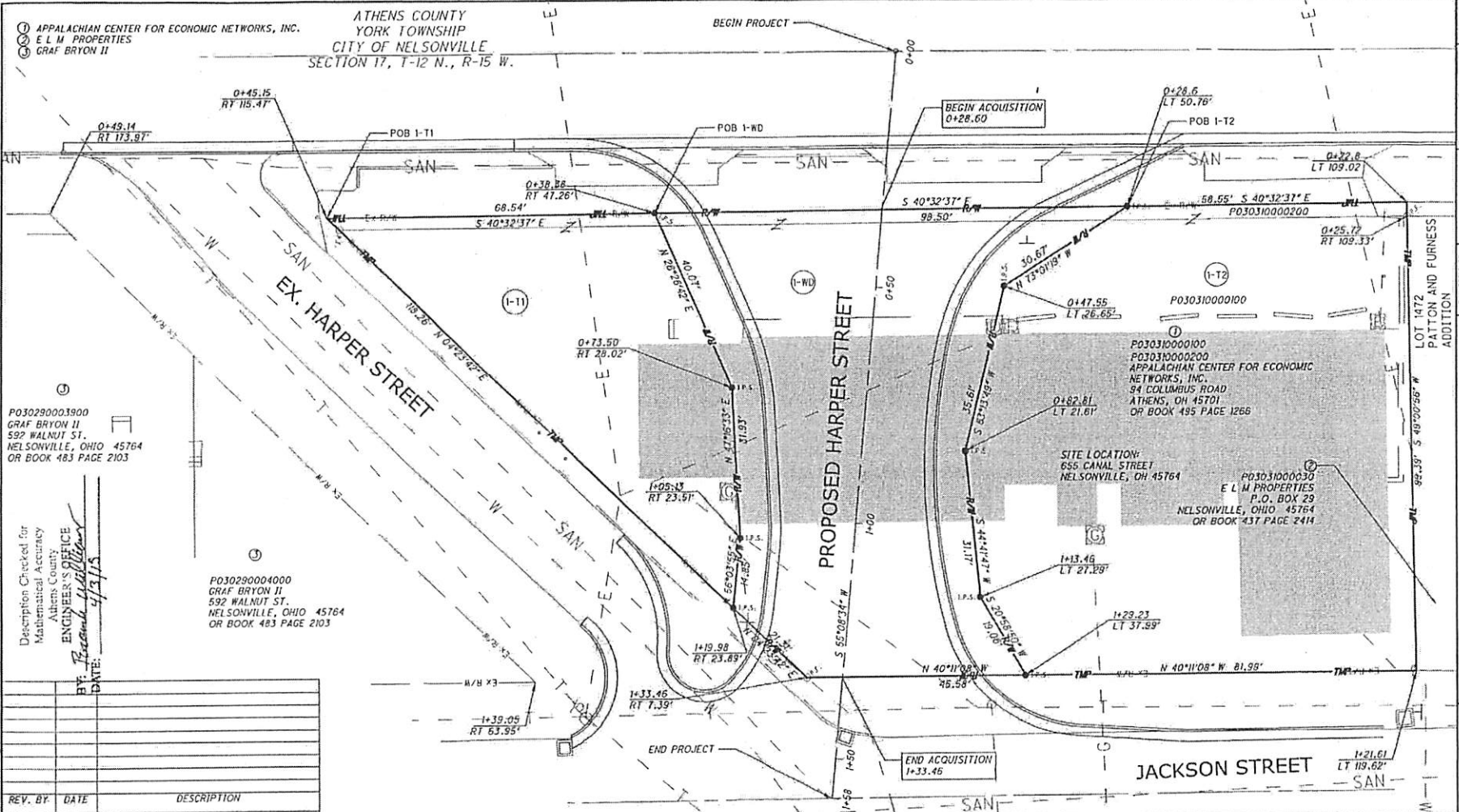
12-10-14
Date


Thomas E. Snyder, Professional Surveyor No. 6651



- 1 APPALACHIAN CENTER FOR ECONOMIC NETWORKS, INC.
- 2 E L M PROPERTIES
- 3 GRAF BRYON II

ATHENS COUNTY
YORK TOWNSHIP
CITY OF NELSONVILLE
SECTION 17, T-12 N., R-15 W.



P030290003900
GRAF BRYON II
592 WALNUT ST.
NELSONVILLE, OHIO 45764
OR BOOK 483 PAGE 2103

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 4/3/15

P030290004000
GRAF BRYON II
592 WALNUT ST.
NELSONVILLE, OHIO 45764
OR BOOK 483 PAGE 2103

P030310000100
P030310000200
APPALACHIAN CENTER FOR ECONOMIC
NETWORKS, INC.
34 COLUMBUS ROAD
ATHENS, OH 45701
OR BOOK 495 PAGE 1266

SITE LOCATION:
635 CANAL STREET
NELSONVILLE, OH 45764

P030310000300
E L M PROPERTIES
P.O. BOX 29
NELSONVILLE, OHIO 45764
OR BOOK 437 PAGE 2414

REV. BY	DATE	DESCRIPTION

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED			
											LEFT	RIGHT			BOOK	PAGE		
1-WD	APPALACHIAN CENTER FOR ECONOMIC NETWORKS, INC.		OR 495 PAGE 1266	P030310000100	0.39	0.000	0.123	0.000	0.123	YES	0.071	0.193						
				P030310000200	0.00		0.006	0.006	0.004	0.004		0.004	0.004					
				TOTAL			0.129	0.129	0.075	0.197								
1-T1				P030310000100	0.39	0.000	0.071	0.000	0.071									
				P030310000200	0.00		0.004	0.004	0.004	0.004								
				TOTAL			0.075	0.075										
1-T2				P030310000100	0.39	0.000	0.193	0.000	0.193									
				P030310000200	0.00		0.004	0.004	0.004	0.004								
				TOTAL			0.197	0.197										

HORIZONTAL SCALE IN FEET
 1" = 100'
 1" = 200'
 1" = 400'
 1" = 800'
 1" = 1600'

PID NO. 95262
 P/W DESIGNER DES
 R/W REVIEWER TES
 RIGHT OF WAY PLAN
 ATH - NELSONVILLE ACCESS ROAD
 3 / 3
 12 / 12

21 Land Projects 20141317 Account Access Road\A\14811 PLANSET DPT 4\New\06064.dwg 10-Dec-14 10:53 AM

RIGHT OF WAY LEGEND SHEET

ATH - NELSONVILLE ACCESS ROAD

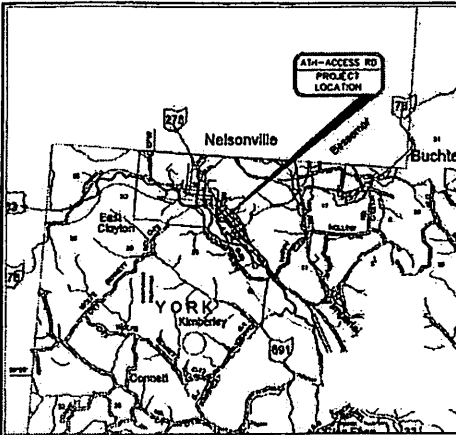
ATHENS COUNTY
YORK TOWNSHIP
SEC. 17, T-12-N, R-15-W

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW HARPER STREET ALIGNMENT BETWEEN JACKSON STREET AND CANAL STREET. THIS PROJECT CONSISTS OF: APPROXIMATELY 140 FEET OF NEW ROAD ALIGNMENT, THE DEMOLITION OF 6930 SF BUILDING, REMOVAL OF ANY WASTE OR DEBRIS ON THE SITE, AND THE SEEDING OF DISTURBED AREAS LOCATED WITHIN THE CONSTRUCTION LIMITS.

PLANS PREPARED BY:

FIRM NAME: THE BUCKLEY GROUP LLC.
R/W DESIGNER: RYAN D. BUCKLEY, P.E., S.I.
R/W REVIEWER: THOMAS E. SNYDER, P.S.
FIELD REVIEWER: THOMAS E. SNYDER, P.S.
PRELIMINARY FIELD REVIEW DATE: 10/20/2014
TRACINGS FIELD REVIEW DATE: 12/10/2014
OWNERSHIP UPDATED BY: THOMAS E. SNYDER, P.S.
DATE COMPLETED: 12/10/2014
PLAN COMPLETION DATE: _____



LOCATION MAP
LATITUDE: N039° 27' 15" LONGITUDE: W82° 13' 30"
1" = 1 MILE SCALE



UTILITY OWNERS	
TYPE	NAME and ADDRESS
ELECTRIC	AMERICAN ELECTRIC POWER 9135 STATE ROUTE 682 ATHENS, OHIO 45701 (740) 249-4505
CABLE	TIME WARNER 28 STATION STREET ATHENS, OHIO 45701 (740) 594 2549
TELEPHONE	FRONTIER COMMUNICATIONS 754 W. UNION STREET ATHENS, OHIO 45701 (740) 592-0545
GAS	COLUMBIA GAS COMPANY 843 PLIAT AVENUE CHILLICOTHE, OHIO 45601 (740) 774-8229
WATER/SEWER	CITY OF NELSONVILLE 211 LAKE HOPE DRIVE NELSONVILLE, OHIO 45764 (740) 753-1311

INDEX OF SHEETS:	
DESCRIPTION	SHEET NO.
RIGHT OF WAY LEGEND	1
CENTERLINE PLAT	2
RIGHT OF WAY, PROPERTY MAP, SUMMARY OF ADDITIONAL ROW	3

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY
CALL 1-800-829-0988 (TOLL FREE)
OIL & GAS PRODUCERS UNDERGROUND
PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Thomas E. Snyder
DATE: 12/10/14

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

TYPES OF TITLE LEGEND:

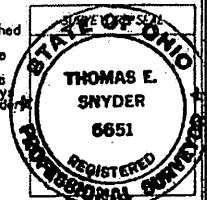
- WL = FEE SIMPLE WITH LIMITATION OF ACCESS
- WD = WARRANTY DEED
- PRW = PROPERTY RIGHT FEE SIMPLE
- SH = STANDARD HIGHWAY EASEMENT
- LA = LIMITED ACCESS EASEMENT
- T = TEMPORARY EASEMENT
- CH = CHANNEL EASEMENT
- A = AERIAL EASEMENT
- SL = SLOPE EASEMENT
- PRE = PROPERTY RIGHT EASEMENT

CONVENTIONAL SYMBOLS	
County Line	Ditch / Creek (Ex)
Township Line	Ditch / Creek (Pr)
Section Line	Tree Line (Ex)
Corporation Line	Ownership Hook Symbol \curvearrowright , Example \curvearrowright
Fence Line (Ex)	Property Line Symbol \curvearrowleft , Example \curvearrowleft
Center Line	Break Line Symbol \curvearrowright , Example \curvearrowright
Right of Way (Ex)	Tree (Pr) \odot , Tree (Ex) \odot , Shrub (Ex) \odot
Right of Way (Pr)	Tree (Removal) \otimes , Shrub (Removal) \otimes
Standard Highway Easement (Ex)	Evergreen (Ex) \otimes , Stump \otimes
Temporary Right of Way	Evergreen (Removal) \otimes , Stump (Removal) \otimes
Channel Easement (Pr)	Grass (Pr) \otimes , Aerial Target \otimes
Utility Easement (Ex)	Post (Ex) \odot , Mailbox (Ex) \otimes , Mailbox (Pr) \otimes
Railroad	Light (Ex) \odot , Telephone Marker (Ex) \otimes
Guardrail (Ex)	Fire Hydrant (Ex) \otimes , Water Meter (Ex) \otimes
Construction Limits	Water Valve (Ex) \otimes , Utility Valve Unknown (Ex) \otimes
Edge of Pavement (Ex)	Telephone Pole (Ex) \otimes , Power Pole (Ex) \otimes
Edge of Pavement (Pr)	Light Pole (Ex) \otimes
Edge of Shoulder (Ex)	
Edge of Shoulder (Pr)	

I, Thomas E. Snyder, P.S., have conducted a survey of the existing conditions for the City of Nelsonville on MAY 16, 2014. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 datum. The Project Coordinates (US Survey Feet) are State Plane Grid Coordinates. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way of property taxes contained herein. As a part of this project I have established well as prepared the legal descriptions necessary to describe the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 promulgated as Minimum Standards for Boundary Surveys in the State of Ohio unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Thomas E. Snyder, Professional Land Surveyor #6651

Date: 12-10-14



2014-12-10 11:42 AM 1:42 PM
 PLANSET DPT_ATHENS_CTY_R/W_LEGENDSHEET.dwg
 02-10-15
 1:42 PM
 2014-12-10 11:42 AM 1:42 PM
 PLANSET DPT_ATHENS_CTY_R/W_LEGENDSHEET.dwg
 02-10-15
 1:42 PM

FEDERAL PROJECT NO. E130(541)
 PID NO. 95262
 CALCULATED JOB BALD TFS
 RIGHT OF WAY LEGEND SHEET
 ATH - NELSONVILLE ACCESS ROAD
 1/3
 10
 12

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- ▬ RAILROAD SPIKE FOUND
- ▬ RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- BOLT FOUND

ATHENS COUNTY
YORK TOWNSHIP
CITY OF NELSONVILLE
SECTION 17, T-12 N., R-15 W.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

BASIS OF EXISTING C OF R/W AND R/W WIDTH:
THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED FROM THE U.S. ROUTE 33, 66 FOOT R/W PER OHIO DEPARTMENT OF TRANSPORTATION PLAN DISTRICT 10, PROJECT ATH-33-1.87, THE 40' PLATTED HARPER STREET AND 50' PLATTED JACKSON STREET AS DELINEATED IN THE PATTON ADDITION TO THE CITY OF NELSONVILLE, OHIO.

BASIS FOR BEARINGS:

Bearings shown hereon are based upon Ohio State Plane Coordinates, South Zone, Horizontal Datum NAD 1983, as observed by the Buckley Group, LLC, using Trimble GPS Units.

MONUMENT TABLE					
C of PROPOSED ROADWAY	OFFSET	PROJECT COORDINATES SEE SURVEY CERTIFICATION			
		NORTH (Y)	EAST (X)		
0+00.00		529578.1548	2046207.9080		SET P.K. NAIL
1+58.34		529581.6101	2048077.9813		SET P.K. NAIL

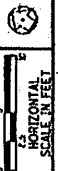
I, Thomas E. Snyder, P. S. have conducted a survey of the existing conditions for the City of Nelsonville on MAY 18TH, 2014. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System South Zone on NAD 83 datum. The Project Coordinates (US Survey Feet) are State Plane Grid Coordinates. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property lines contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residues, as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words "I and my" as used herein are to mean myself, singly or jointly if someone working under my direct supervision.

Thomas E. Snyder, Professional Land Surveyor #6651

Date: 12-10-14

Z:\Land Projects\2014\1311 Asmet Acres Road\Draw\143111 PLANSET.DWG 4:30pm 02/20/2015 10:40 AM

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____
COUNTY RECORDER



PID NO. 95262

7/16 ASSESSOR RDB 2/7/14/14/14 TES

PROPERTY PIN & CENTERLINE PLAT

ATH - NELSONVILLE ACCESS ROAD

2 / 3

