

Description of 39.467 Acres

EXHIBIT A

The following described parcel is a new split out of an original 79.0863 acres tract as conveyed to Poston Brothers, LTD. by Official Records Volume 420, Page 849 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of York, being part of 100 Acre Lots 608 and 609 in Section 9, Range 15 West, Township 12 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southwest corner of 100 Acre Lot No. 608 and being the southwest corner of Section 9 (Note: Reference bearing on the south line of Section 9 used as North 86°12'07" West.);

thence, with the south line of Section 9 and being the south line of Lot No 608, South 86°12'07" East a distance of 1,919.72 feet to a point in or near the center of pavement of State Route No. 691, being **THE TRUE POINT OF BEGINNING** for this description, passing through a 5/8" iron pin found capped "Seymour & Assoc." at a distance of plus 1,899.73 feet,

thence, from said Point of Beginning and in or near the center of pavement of State Route No. 691, the following 4 courses:

1. North 16°24'42" West a distance of 158.19 feet to a point;
2. thence North 18°26'18" West a distance of 85.93 feet to a point;
3. thence North 21°47'33" West a distance of 65.37 feet to a point;
4. thence North 24°41'56" West a distance of 163.97 feet to a point;

thence, leaving the road and with the south line of the Town of Enterprise, the following 4 courses:

1. South 86°04'15" East a distance of 125.47 feet to a 5/8" iron pin found capped "Seymour & Assoc.", passing through a 5/8" iron pin found capped "Seymour & Assoc." at a distance of plus 30.00 feet;
2. thence North 21°01'06" West a distance of 138.31 feet to a 5/8" iron pin found capped "Seymour & Assoc.";
3. thence North 77°55'46" East a distance of 100.00 feet to a 5/8" iron pin found capped "Seymour & Assoc.";
4. thence North 20°34'15" West a distance of 50.00 feet to a 5/8" iron pin found capped "Seymour & Assoc." in the south line of the Lonny McCulloch, et.al. property as conveyed by Official Records Volume 445, Page 1294 of the Athens County Recorder's Office;

thence, with said McCulloch, et.al. property, the following 2 courses:

1. North 86°24'27" East a distance of 435.67 feet to a 5/8" iron pin found capped "Seymour & Assoc.";
2. thence North 25°06'30" West a distance of 206.00 feet a 5/8" iron pin found capped "Seymour & Assoc." in the north line of 100 Acre Lot No. 609;

thence, with the north line of 100 Acre Lot No. 609, South 86°18'12" East a distance of 1,718.63 feet to a point at the northwest corner of a 21.40 acres tract as conveyed to The Athens Conservancy by Official Records Volume 519, Page 2445 of the Athens County Recorder's Office, a 5/8' iron pin found capped "Branner 6805" bears North 03°47'25" East a distance of 868.61 feet;

thence, with the west line of said Athens Conservancy property, South 03°47'25" West a distance of 868.61 feet to a point in the south line of 100 Acre Lot No. 608, in the south line of Section 9 and being in the north line of the County Commissioners of Athens County by Volume 290, Page 315 of the Athens County Recorder's Office, an iron pin found capped "Branner 6805" bears South 03°47'25" West a distance of 0.36 feet;

thence, with the south line of Section 9, North 86°12'07" West a distance of 2,000.56 feet to the POINT OF BEGINNING, passing through a 5/8" iron pin set at a distance of plus 1,820.55 feet and passing through a 5/8" iron pin found capped "Seymour & Assoc." at a distance of plus 1,980.55 feet, respectively;

containing 39.467 acres, more or less, being part of Parcel No. P10010050100.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 691.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the south line of Section 9 used as an assumed bearing of North 86°12'07" West.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 22, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 420, Page 849.

Oct. 22, 2018 Gregory A. Biedenbach

Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



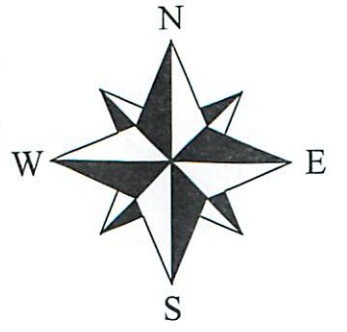
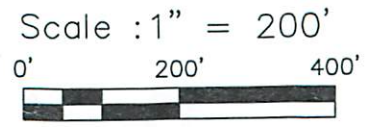
Cc: Survey File: GB-3112F

Survey Plat for TUSCO FORESTRY

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF SECTION 9 USED AS SOUTH 00°39'58" EAST.

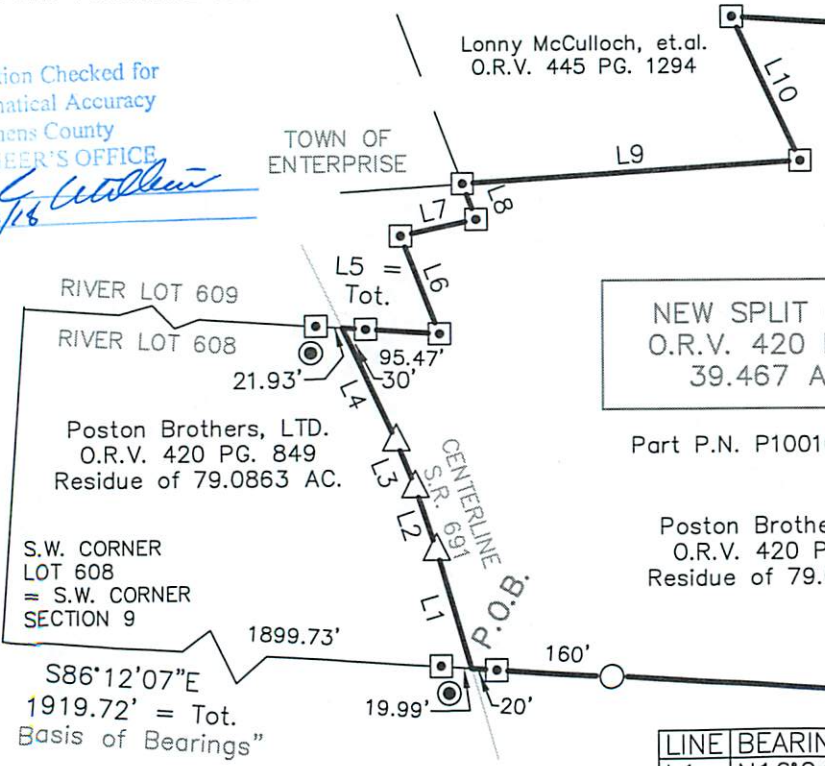
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, BEING PART OF 100 ACRE LOTS 608 AND 609 IN SECTION 9, RANGE 15 WEST, TOWNSHIP 12 NORTH OF "THE OHIO COMPANY PURCHASE".



United States of America
Vol. 371 PG. 857
71.22 AC.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Permyly Attkisson*
DATE: 10/26/16



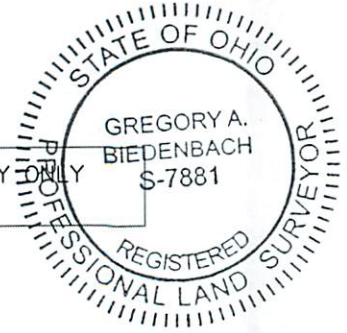
SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach Oct. 22, 2018
DATE:

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.



S03°47'25"W 868.61'
The Athens Conservancy
Vol. 519 PG. 2445
21.40 AC.

LINE	BEARING	DISTANCE
L1	N16°24'42"W	158.19'
L2	N18°26'18"W	85.93'
L3	N21°47'33"W	65.37'
L4	N24°41'56"W	163.97'
L5	S86°04'15"E	125.47'
L6	N21°01'06"W	138.31'
L7	N77°55'46"E	100.00'
L8	N20°34'15"W	50.00'
L9	N86°24'27"E	435.67'
L10	N25°06'30"W	206.00'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = 5/8" I.P.F. "BRANNER PS 6805"
- ◻ = 5/8" I.P.F. "SEYMOUR & ASSOC."

N86°12'07"W 1820.55'
2000.56' = Tot.

County
Commissioners of
Athens County
Vol. 290 PG. 315
143 AC.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP NELSONVILLE.
- (4) SURVEY PLAT BY SEYMOUR & ASSOC.
- (5) SURVEY PLAT BY JOHN BRANNER.

Survey File No.: GB-3112F