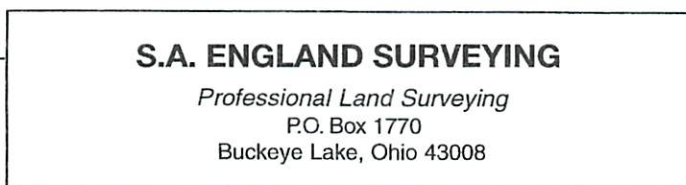
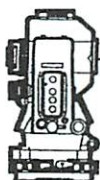


APR 10 2020

Jill Thompson
Athens County Auditor



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

EXHIBIT A

Legal Description

152.662 Acres

All of JBH Investments, LLC: O.R. Volume 558, Page 1113

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of Section 16, Township 6N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows:

Being a Survey of a parcel conveyed to JBH Investments, LLC, as recorded in O.R. Volume 558, Page 1113, in the Athens County Deed Records, also being all of Auditor's P.P.N. C01-00100307-00, and further described as follows:

Commencing at a stone found marking the Northeast corner of the South Half of the Northwest Quarter of Section 16, also being the Northwest corner of the South Half of the Northeast Quarter of Section 16, being the Southwest corner of a parcel conveyed to Adam C. Musial, as recorded in O.R. Volume 501, Page 1191, also being the Southeast corner of a parcel conveyed to Timothy S. Antle & Krista Kilzer-Antle, as recorded in O.R. Volume 102, Page 114, and being the **PRINCIPLE PLACE OF BEGINNING** of the 152.662 Acre parcel herein to be described;

Thence, **S 86°03'26" E 756.44 feet** with the South line of said parcel conveyed to Musial (OR501,Pg1191), to a 5/8" o.d. iron pin found marking the Northwest corner of a 5.000 Acre parcel conveyed to Jennifer Hendricks, as recorded in O.R. Volume 247, Page 853;

Thence with the South line of said parcel conveyed to Hendricks (OR247,Pg853), with the following three (3) courses and distances:

- 1) **S 18°59'21" E 491.02 feet** to a 5/8" o.d. iron pin found;
- 2) **N 58°37'44" E 260.04 feet** to a 5/8" o.d. iron pin found;
- 3) **N 74°31'12" E 531.97 feet** to the centerline of Henry Road (Twp. Road 340), and passing over a 5/8" o.d. iron pin found at 506.97 feet;

Thence with the centerline of Henry Road, with the following two (2) courses and distances::

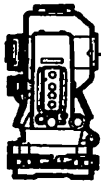
- 4) **S 20°02'28" E 18.87 feet** to an angle point;
- 5) **S 27°56'26" E 256.07 feet** to a corner of a 27.128 Acre parcel conveyed to Billie Brenda Jackson, as recorded in O.R. Volume 364, Page 602;

Thence with the boundary of said parcel conveyed to Jackson (O.R.364,Pg.602), with the following three (3) courses and distances::

- 6) **S 01°35'15" W 1380.65 feet** to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 66.08 feet;
- 7) **S 84°47'14" E 555.29 feet** to a 5/8" o.d. iron pin found;
- 8) **N 12°41'00" E 1032.83 feet** to the centerline of said Henry Road, and passing over a 5/8" o.d. iron pin found at 1002.83 feet;

Thence, **S 69°43'13" E 134.40 feet** with the centerline of Henry Road, to the East line of Section 16, the same being the West line of Fraction 4 of Section 10 and a parcel conveyed to Gilbert K. Rondy, as recorded in O.R. Volume 80, Page 311;

Thence, **S 03°10'43" W 2531.16 feet** leaving Henry Road with the East line of Section 16, the same being the West line of Fraction 4 and Fraction 12 of Section 10 and the West line of said parcel conveyed to Rondy (OR80,Pg311), and extending along the West line of a parcel conveyed to James A. Varner, as recorded in O.R. Volume 532, Page 522, to the centerline of Fleming Road (Co. Road 35), and passing over an iron pin set at 18.10 feet, and passing over a 5/8" o.d. iron pin found at 2516.86 feet;



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Thence with the centerline of said Fleming Road, with the following twelve (12) courses and distances:

- 9) N 74°56'58" W 396.21 feet to an angle point;
- 10) N 69°09'38" W 457.19 feet to an angle point;
- 11) N 74°39'52" W 250.30 feet to an angle point;
- 12) N 61°29'56" W 32.28 feet to an angle point;
- 13) N 56°33'21" W 109.68 feet to an angle point;
- 14) N 46°05'20" W 240.75 feet to an angle point;
- 15) N 37°44'09" W 113.56 feet to an angle point;
- 16) N 22°15'42" W 93.19 feet to a point of curvature;
- 17) With a curve to the left (Radius 358.10 feet, Delta Angle 34°54'12", Arc Length 218.15 feet) with a chord bearing N 39°42'47" W 214.79 feet to the end of said curve;
- 18) N 57°09'57" W 2.31 feet to a point of curvature;
- 19) With a curve to the left (Radius 286.48 feet, Delta Angle 34°08'19", Arc Length 170.69 feet) with a chord bearing N 74°14'07" W 168.18 feet to the end of said curve;
- 20) S 88°31'52" W 36.15 feet to the Southeast corner of a 5.000 Acre parcel conveyed to Barbara A. Skinner, as recorded in O.R. Volume 357, Page 408;

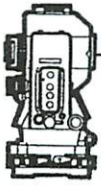
Thence leaving said Fleming Road with the boundary of said parcel conveyed to Skinner, with the following two (2) courses and distances:

- 21) N 03°29'58" E 203.21 feet to a 5/8" o.d. iron pin found, and passing over a 5/8" o.d. iron pin found at 30.09 feet;
- 22) N 75°16'54" W 885.14 feet to a 5/8" o.d. iron pin found on the "North-South" Half Section Line of Section 16, and being on the East line of a 195 Acre parcel conveyed to Stephen L. Dishong, ETAL, as recorded in O.R. Volume 163, Page 659;

Thence, N 03°29'25" E 1481.10 feet with said "North-South" Half Section Line of Section 16, the same being the East line of said parcel conveyed to Dishong, ETAL (OR163,Pg659), to the centerline of a Run (per Deed), and passing over an iron pin set at 1364.71 feet;

Thence up the centerline of said Run, the same being the North line of said parcel conveyed to Dishong, ETAL (OR163,Pg659), with the following sixteen (16) courses and distances:

- 23) S 60°55'25" W 120.34 feet to an angle point;
- 24) S 39°34'27" W 28.92 feet to an angle point;
- 25) N 84°31'39" W 165.97 feet to an angle point;
- 26) S 75°03'06" W 43.21 feet to an angle point;
- 27) S 86°27'22" W 169.26 feet to an angle point;
- 28) S 37°48'26" W 53.89 feet to an angle point;
- 29) N 29°55'06" W 79.03 feet to an angle point;
- 30) S 66°49'47" W 78.81 feet to an angle point;
- 31) N 89°27'46" W 89.51 feet to an angle point;
- 32) S 75°28'23" W 81.26 feet to an angle point;
- 33) N 82°42'15" W 48.19 feet to an angle point;
- 34) N 61°25'26" W 57.08 feet to an angle point;
- 35) S 81°18'18" W 68.02 feet to an angle point;
- 36) N 70°29'12" W 63.95 feet to an angle point;
- 37) S 77°20'13" W 142.65 feet to an angle point;
- 38) S 65°53'28" W 28.28 feet to the Southeast corner of a 25.3 Acre parcel conveyed to Stephen L. Dishong, ETAL, as recorded in O.R. Volume 163, Page 659;



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Thence, **N 03°17'00" E 808.43 feet** with the East line of said 25.3 Acre parcel conveyed to Dishong, ETAL (OR163,Pg659), to a 24" diameter oak tree on the North line of the South Half of the Northwest Quarter of Section 16, the same being the South line of said parcel conveyed to Antle (OR102,Pg114);

Thence, **S 85 53°23" E 1197.10 feet** with the North line of the South Half of the Northwest Quarter of Section 16, the same being the South line of said parcel conveyed to Antle (OR102,Pg114), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **152.662 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

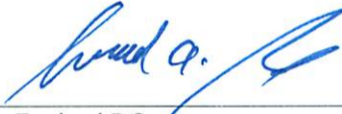
The bearings of the above description are based on the East line of Section 16, as being S 03°10'43" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in April of 2020.

Dated 4/10/20

Job No. 3402-20AT



 Scott A. England P.S.
 Ohio Registered Surveyor #7452



Plat of Survey

Township of Ames, County of Athens, State of Ohio, being part of Section 16, Township 6N, Range 13W, of the Ohio Company Purchase.

PROPERTY LOCATION

Situated in the Township of Ames, County of Athens, and being a part of Section 16, Township 6N, Range 13W, of the Ohio Company Purchase.

Being a Survey of a parcel conveyed to JSH Investments, L.L.C. as recorded in O.R. Volume 558, Page 1113, in the Athens County Deed Records, and being all of Auditor's P.P.N. CD1-00100307-00.

PREPARED FOR:

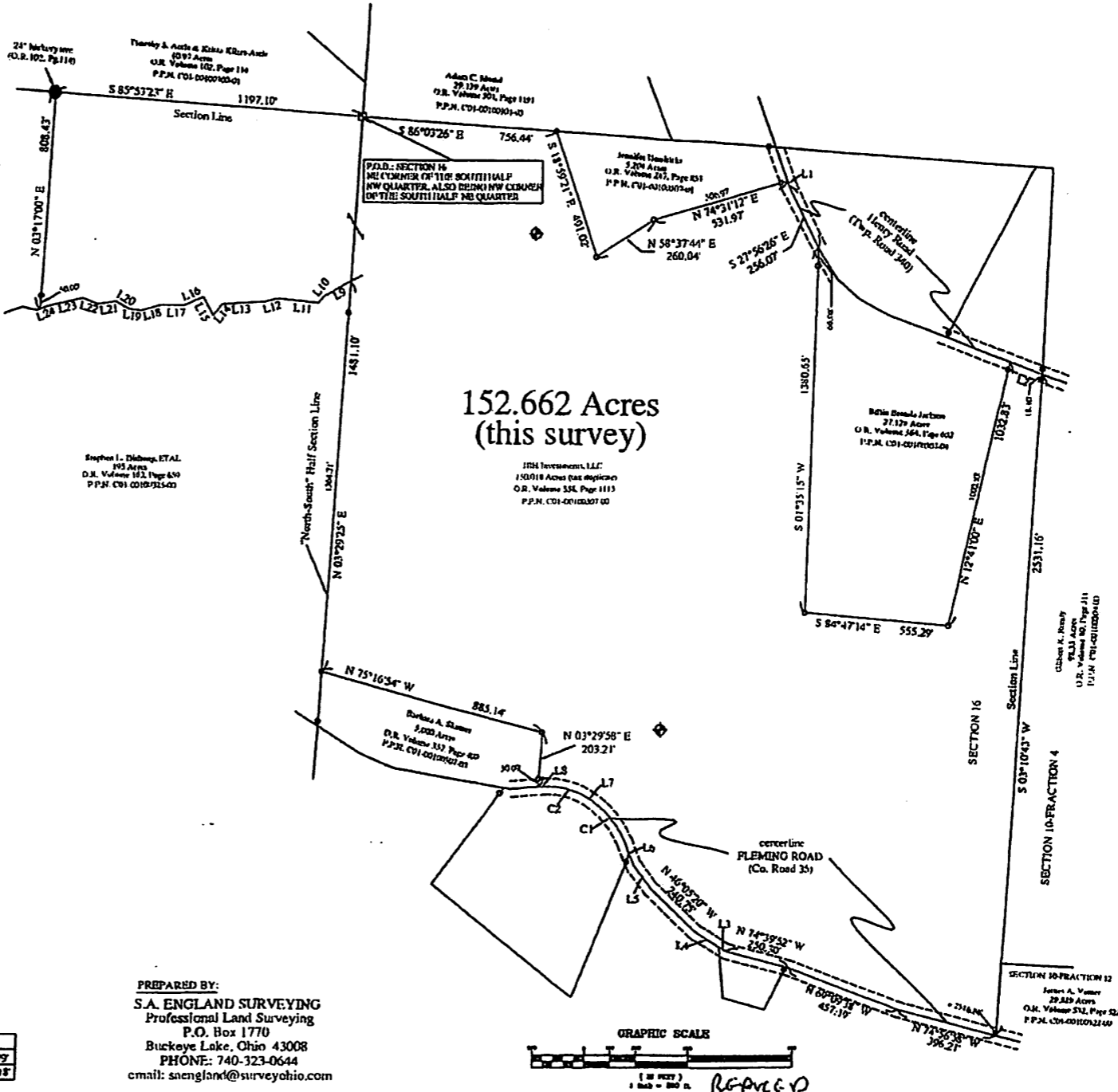
George Moser

BASE OF BEARING

The bearings of this plat are based on the East line of Section 16, as being S 03°10'43" W, and is an assumed Meridian used to denote angles only.

NOTE: Easements & utilities not shown on this survey.

Stephen L. England ETAL
25.3 Acres
O.R. Volume 183, Page 659
P.P.N. CD1-0010036-00



LINE TABLE

No.	Bearing	Distance
L1	S 20°02'28" E	18.87
L2	S 69°43'13" E	134.40
L3	N 61°29'36" W	32.28
L4	N 56°33'21" W	109.68
L5	N 37°44'09" W	113.56
L6	N 27°15'42" W	93.19
L7	N 57°09'57" W	2.31
L8	S 88°31'52" W	36.15
L9	S 60°55'25" W	120.34
L10	S 39°34'27" W	28.92
L11	N 84°31'39" W	163.97
L12	S 75°03'06" W	43.21
L13	S 86°27'22" W	169.26
L14	S 37°48'26" W	53.89
L15	N 29°55'06" W	79.03
L16	S 66°49'47" W	78.81
L17	N 89°27'46" W	89.51
L18	S 75°23'23" W	81.26
L19	N 82°42'15" W	48.19
L20	N 61°25'26" W	37.05
L21	S 81°18'18" W	69.02
L22	N 70°29'12" W	63.95
L23	S 77°20'13" W	142.65
L24	S 65°53'25" W	78.28

LEGEND

- - 5/8" o.d. x 30" long pin set with cap inscribed "S.A. ENGLAND 85-7452"
- - 5/8" o.d. iron pin found
- - Stone Found
- - 3/4" o.d. Iron Pin found
- ◆ - Chalked Well Head



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.
 Dated 4/16/20
 Scott A. England, P.E.
 Ohio Registered Surveyor 82-7452

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	218.15	358.10	34°34'12"	N 39°42'47" W 214.79
C2	170.69	286.48	34°08'19"	N 74°14'07" W 158.18

PREPARED BY:
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 Professional Land Surveying
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 email: senland@surveyohio.com

