

EXHIBIT "A"

60.154 Acre TRACT "B"

1) Being part of real estate owned by Beth J. VanDerveer as recorded in Official Record 473 at page 784 and Official Record 473 at page 787 in the Athens County Recorder's Office, Athens County, OH, and, being situate in the Lease or Farm Lot No. 39 (Section 8), and, Lease or Farm Lots No. 15 & 16 (Sections 2 & 3), Town-9-North, Range-14-West, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) **COMMENCING** at an iron pin w/cap stamped "Leonard F. Swoyer - RLS 6765" found in the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Southeast property corner and the Southwest corner of Lease or Farm Lot No. 15 (Sections 2 & 3), said iron pin w/cap found also being the real **POINT OF BEGINNING** of the **60.154 Acre TRACT "B"** herein described:

3) Thence **N 80°36'03" W** along the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) South property line, and the North property lines of property owned by: Donald Allan & Marta Ann Roth (OR.164/Pg.398), Gregory J. & Patricia B. Mickunas, Trustees (OR.422/Pg.195), Robert G. & Elsie D. Helsel, Trustees (OR.331/Pg.2649), and, Marilza T. & Thomas J. Thornton (OR.422/Pg.2140), also, passing out of Lease or Farm Lot No. 16 (Section 2) and into Lease or Farm Lot No. 39 (Section 8), **1,606.26 feet** (survey)(no direct deed distance given) to an iron pin w/cap set in the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Southwest property corner and the East property line of property owned by John A. Molinaro (OR.474/Pg.1197), said iron pin with cap set being witnessed by an iron pin found that bears: S 10°21'38" E, 57.76 feet FROM said iron pin w/cap set, passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 248.29', 386.06', 609.86', 883.46', 1061.8', 1196.9' and 1429.5' :

4) Thence **N 10°21'38" W** along the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) West property line, and the East property lines of property owned by: said John A. Molinaro (OR.474/Pg.1197), Eung Ha Ryu & Jeong-Won Lee (OR.377/Pg.257), Dewey Laughlin (OR.202/Pg.500), and, Bonnie Kay & Roger L. Springer (OR.219/Pg.879), **1,090.30 feet** (survey & calculated from deeds) to a stone found in the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northwest property corner and a tract corner of said Bonnie Kay & Roger L. Springer property (OR.219/Pg.879), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 128.0', 254.1', 357.4', 485.6', 585.3', 692.9', 813.9', 946.4' and 1053.9' :

5) Thence **N 75°07'03" E** along the first of four of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) North property lines, and the South property lines of property owned by: said Bonnie Kay & Roger L. Springer (OR.219/Pg.879), and, Kam Ping Lam, et al (OR.225/Pg.71), **790.82 feet** (survey)(deed = 12.0 ch. = 792.0') to a 1/2" I.D. iron pipe found in one of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northerly property corners, a tract corner of said Kam Ping Lam, et al (OR.225/Pg.71), the East line of said Lease or Farm Lot No. 39 (Section 8), and the West line of said Lease or Farm Lot No. 16 (Section 2), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 173.0', 287.0', 432.6' & 643.8'

6) Thence **S 84°32'18" E** along the second of four of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) North property lines, and the South property line of said Kam Ping Lam, et al property (OR.225/Pg.71), **1,271.10 feet** (survey)(deed = 19.18 ch. = 1,265.88')(adjoining K. P. Lam, et al deed - OR.225/Pg.71 = 1,271.1') to an iron pin w/cap set in another of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Northerly property corners, said iron pin w/cap set also being in the East line of Lease or Farm Lot No. 16 (Section 2) and the West line of Lease or Farm Lot No. 15 (Sections 2 & 3), and also being in the Southeast property corner of said Kam Ping Lam, et al property (OR.225/Pg.71), passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 56.4', 230.2', 441.3', 527.5', 635.1', 726.9', 880.9', 1024.4' and 1156.8' :

7) Thence the following six (6) new courses through the lands of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) herein;

1) **S 10°13'59" W, 133.72 feet** to an iron pin w/cap set, passing through an iron pin w/cap set at 73.71 feet:

2) **S 78°40'16" E, 57.23 feet** to an iron pin w/cap set:

3) **S 60°52'56" E, 68.46 feet** to an iron pin w/cap set:

4) **S 52°12'20" E, 199.65 feet** to an iron pin w/cap set:

5) **N 82°16'30" E, 185.70 feet** to an iron pin w/cap set, and:

6) **N 82°54'59" E, 36.91 feet** to a point in one of the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) East property lines, the survey centerline of N. Longview Heights Road (Athens Co.Rd.No. 83), and, one of the West property lines of property owned by Margaret Murrey (OR.37/Pg.608), passing through an iron pin w/cap set for reference at 21.91 feet:

60.154 Acre TRACT "B" Cont'd. (Pg. 2 of 2)

8) Thence the following five (5) courses along the Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property lines, the said survey centerline of N. Longview Heights Road (Athens Co.Rd.No. 83), and, the West property lines of: said Margaret Murrey property (OR.37/Pg.608), and, property owned by Patricia B. Betz (DB.315/Pg.379);

- 1) **S 04°20'31" E, 77.93 feet** to a point:
- 2) **S 10°37'18" W, 100.00 feet** to a point:
- 3) **S 25°07'00" W, 60.58 feet** to a point:
- 4) **S 30°44'01" W, 83.36 feet** to a point, and:
- 5) **S 34°32'28" W, 92.35 feet** to a point in another of the Grantor's (Beth J.

VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property corners, the Southwest property corner of said Patricia B. Betz property (DB.315/Pg.379), the Northeast property corner of said Madappa Prakash & Ellen K. Popenoe property (OR.443/Pg.1965), and, the Northwest property corner of property owned by Bonnie H. DeLange (OR.279/Pg.1101):

9) Thence **N 80°11'51" W** along another of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property lines and the North property line of said property owned by Madappa Prakash & Ellen K. Popenoe (OR.443/Pg.1965), **447.04 feet** to an iron pin w/cap set in another of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property corners, and the Northwest property corner of property owned by Madappa Prakash & Ellen K. Popenoe (OR.443/Pg.1965), said iron pin w/cap set also being in the said East line of Lease or Farm Lot No. 16 (Section 2) and the said West line of Lease or Farm Lot No. 15 (Sections 2 & 3):

10) Thence **S 09°46'35" W** along another of the said Grantor's (Beth J. VanDerveer - OR.473/Pg.784 & OR.473/Pg.787) Easterly property lines, the said East line of Lease or Farm Lot No. 16 (Section 2) and the said West line of Lease or Farm Lot No. 15 (Sections 2 & 3), and, the West property lines of property owned by: said Madappa Prakash & Ellen K. Popenoe (OR.443/Pg.1965), and said Donald Allan & Marta Ann Roth (OR.164/Pg.398),

858.00 feet to the **point of beginning**, passing through 3/4" I.D. x 5' Long - Sched.40 - White PVC posts set at: 204.7', 362.7', 501.6' and 649.0', and also passing through an iron pin w/cap stamped "Leonard F. Swoyer - RLS 6765" found at 595.30 feet, and, **containing** a total of **60.154 Acres**, of which, 15.070 Acres lies in LL/FL.39 (Section 8), 40.591 Acres lies in LL/FL.16 (Section 2), and, 4.493 Acre lies in LL/FL.15 (Sections 2 & 3).

11) The above described **60.154 Acre TRACT "B"** consists of:

- 15.070 Acres**, encompassing all of existing **Auditor's Parcel No. A010010011500**,
- 40.591 Acres** out of existing **Auditor's Parcel No. A010010011400**, and,
- 4.493 Acres** out of existing **Auditor's Parcel No. A010010011300**.

12) The bearings used in the above description are based on the middle East line of Lease or Farm Lot No. 16 (Section 2) as bearing: S 80°36'03" E, and, are only for the determination of relative angles.

13) Subject to all legal highways and easements.

14) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter pink plastic I.D. caps stamped "G.W. BAYHA - P.S.6139 - 740-593-5686".

15) The above described **60.154 Acre TRACT "B"** was surveyed by Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139 (*Job No. 1209-01B*), with the field work being completed on 10 June 2010 & 21 November 2011, the "Plat of Survey" (Exhibit "B") being last revised on **10 October 2014**, and, the "Legal Description" (Exhibit "A") being completed on **11 October 2014**.



11 Oct. 2014
Date Signed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branch William
DATE: 10/14/14

