



buckleygroup

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EXHIBIT "A"

DESCRIPTION OF A 23.655 ACRE PARCEL

Situated in Athens Township, Athens County, State of Ohio

Being a **23.655 acre** parcel of land located in part of Lease Lot 126 and Lease Lot 127, Section 27 and Section 33, Township 9, Range 14 West, Ohio Company Purchase, Athens Township, Athens County, State of Ohio and being part of a 45.55 acre residual parcel as conveyed to Robert J. Smith by a deed recorded in Deed Book 354 at Page 535 of said county Deed Records and being more fully bounded and described as follows:

Beginning at an iron pin set on the westerly line of Lease Lot 127, from which an iron pin (found 5/8"), being the northwesterly corner of said Lease Lot 127, bears N 05° 08' 47" E, being the basis of bearings for this description, 768.28 feet for reference;

Course No. 1: Thence, S 86° 07' 30" E, with a new division line through said 45.55 acre parcel, 522.30 feet to an iron pin (set);

Course No. 2: Thence, S 68° 54' 00" E, with a new division line through said 45.55 acre parcel, 377.60 feet to an iron pin (set);

Course No. 3: Thence, S 11° 48' 43" W, with a new division line through said 45.55 acre parcel, 779.12 feet to an iron pin (set);

Course No. 4: Thence, S 61° 16' 34" E, with a new division line through said 45.55 acre parcel, 236.13 feet to an iron pin (set);

Course No. 5: Thence, S 39° 01' 51" E, with a new division line through said 45.55 acre parcel, 587.92 feet to a point in the centerline of Township Road No. 241, Lavelle Road, 60 foot width, passing through an iron pin (set) at 557.92 feet, for reference;

Course No. 6: Thence, S 50° 10' 47" W, with said Township Road No. 241 centerline, 113.85 feet to a point;

Course No. 7: Thence, N 34° 03' 22" W, with the westerly line of said 45.55 acre parcel and being the easterly line of a 5.00 acre parcel as conveyed to Robert C. Canter and Kathy M. Canter by a deed recorded in Official Record Book 283 at Page 471, 586.23 feet to an iron pin (found 5/8"), being the northeasterly corner of said 5.00 acre parcel, passing through an iron pin (found 5/8") at 30 feet, for reference;

Course No. 8: Thence, S 80° 13' 49" W, with the southerly line of said 45.55 acre parcel, 1007.87 feet to an iron pin (found 5/8"), being the northwesterly corner of a 5.8230 acre parcel as conveyed to Barbara E. Gaskell by a deed recorded in Official Record Book 263 at Page 722, passing through an iron pin (found 5/8") at 239.09 feet being the northwesterly corner of said 5.00 acre parcel, and an iron pin (found 5/8") at 477.55 feet being the northwesterly corner of a 5.0963 acre parcel as conveyed to Michael J. Stepaniak by a deed recorded in Official Record Book 397 at Page 233; and an iron pin (found 5/8") at 777.55 feet being the northwesterly corner of a 5.1764 acre parcel as conveyed to Paul F. Carey & Audrea Carey by a deed recorded in Official Record Book 313 at Page 2553;

Course No. 9: Thence, N 05° 50' 16" E, with the westerly line of said 45.55 acre parcel and being the easterly line of a 5.455 acre parcel as conveyed to Sam Bennett, Jr. and Monika L. Bennett by a deed recorded in Official Record Book 292 at Page 2672, 338.49 feet to an iron pin (found 5/8"), being the northeasterly corner of said 5.4554 acre parcel;

Course No. 10: Thence, N 05° 08' 47" E, with the westerly line of said 45.55 acre parcel and being the easterly line of a 48.790 acre parcel as conveyed to Melvin L. McDaniel and Reba B. McDaniel by a deed recorded in Official Record Book 290 at Page 1088, 929.29 feet to the **Point of Beginning**, containing **23.655 acres**, more or less, being 16.236 acres in Lease Lot 127 and 7.419 acres in Lease Lot 126, and being subject to all legal rights of way and easements of record.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

Description prepared by Clinton D. Kuenzli from a field survey in May, 2015, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

June 23, 2015

Date



Thomas E. Snyder, Professional Surveyor No. 6651

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

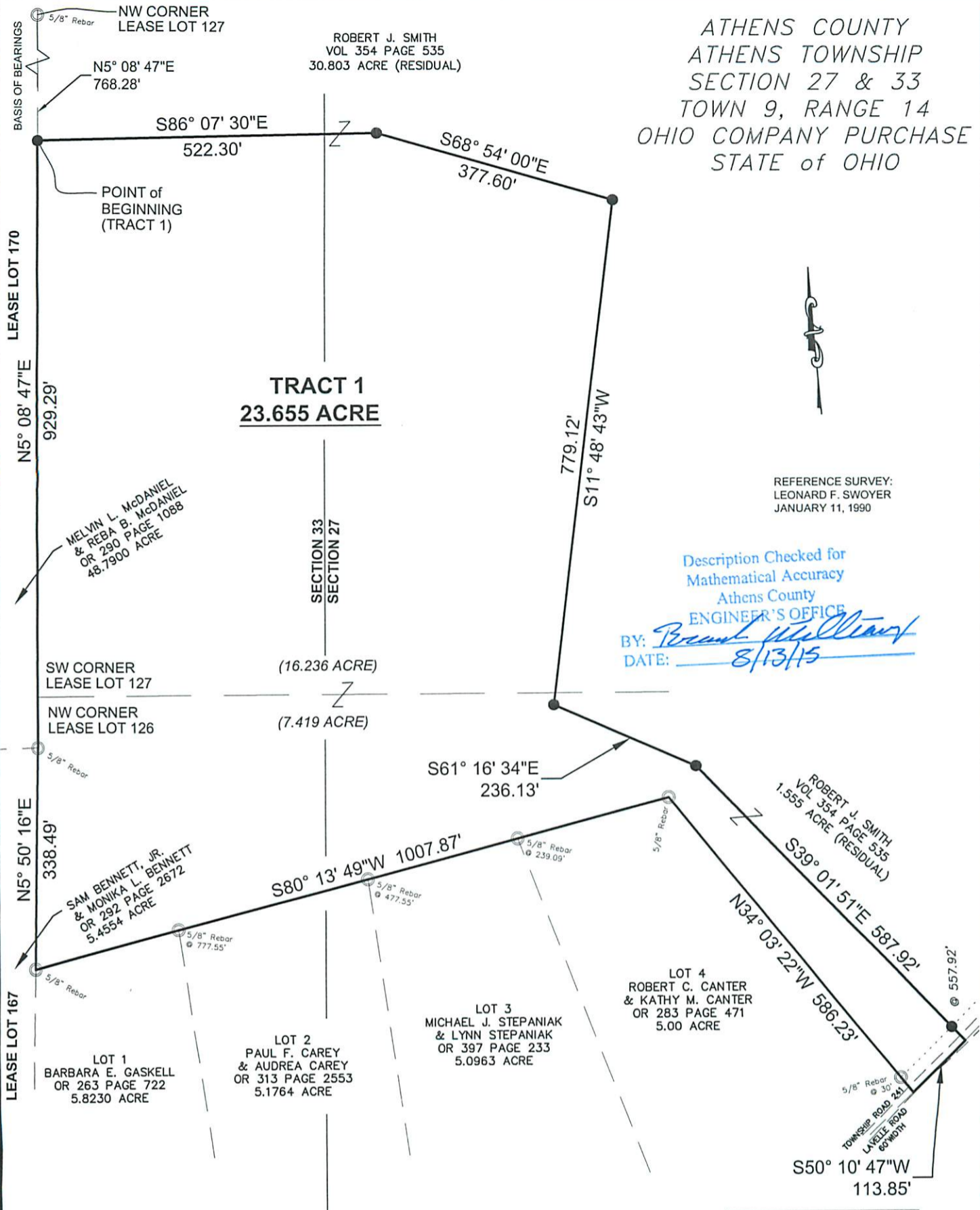
BY:

DATE:

Brand Williams
6/23/15

ATHENS COUNTY
ATHENS TOWNSHIP
SECTION 27 & 33
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO

ROBERT J. SMITH
VOL 354 PAGE 535
30.803 ACRE (RESIDUAL)



REFERENCE SURVEY:
LEONARD F. SWOYER
JANUARY 11, 1990

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert J. Smith*
DATE: 8/13/15

SURVEYOR'S NOTES

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT WAS PERFORMED
5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE. THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY AND SHOULD NOT BE RELIED UPON FOR EXCAVATION WITHOUT FIELD VERIFICATION. OTHER UTILITY LOCATIONS MAY EXIST, OTHER THAN THOSE SHOWN
6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET
5/8" x 30" REBAR/CAP 04153
- △ - POINT

ATTENTION:
THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM
OHIO SOUTH ZONE, NAD 83

SCALE 0 100 200
1" = 200 FEET

DATE	06/15/2015
DRWN.	CDK
CHCK.	TES
JOB NO.	565

PLAT OF SURVEY

SURVEYED FOR:
ROBERT J. SMITH
P.O. BOX 22958
BEACHWOOD, OH 44122

STATE OF OHIO

THOMAS E. SNYDER
6651

REGISTERED SURVEYOR

499 RICHLAND AVENUE
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ENGINEERING SURVEYING PLANNING

Thomas E. Snyder

THOMAS E. SNYDER
PROFESSIONAL SURVEYOR No. 6651
STATE OF OHIO
DATE: JUNE 23, 2015