

Exhibit "A"
1.785 Acre Survey of
Hope Dairy House
1.785 acres

Situate in the State of Ohio, Athens County, Athens Township, Section 22, Farm Lot 100, Township 9 North, Range 14 West, Ohio Company Purchase and being the same as Tract One, Tract Two and Tract Three conveyed to Ronald A. Hope and Gerald E. Hope recorded in Official Record 434, Page 2471 of the Athens County Recorder's office and being more particularly described as follows:

Commencing at an iron rail found at the northwest corner of Farm Lot 100, thence along a random line South 23 Degrees 38 Minutes 27 Seconds East a distance of 1903.85 feet to a 1 inch pipe found at the southerly corner of a 0.617 acre parcel conveyed to Little Fish Brewing Company recorded in Official Record 504, Page 354, a point on the north line of Pennsylvania Lines LLC recorded in Official Record 292, Page 1988 and the southeastern corner of the grantors 0.73 acre parcel, said 1 inch iron pipe found being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the north line of said Pennsylvania Lines LLC being the grantors south line along a curve to the left 100.45 feet, having a radius of 1010.00 feet, a central angle of 05 Degrees 41 Minutes 55 Seconds, a chord of South 21 Degrees 10 Minutes 15 Seconds West a distance of 100.41 feet to an iron pin set,

Thence continuing along the north line of said Pennsylvania Lines LLC and the grantors south line South 47 Degrees 42 Minutes 16 Seconds West a distance of 146.92 feet to a point in the centerline of State Route 682 passing an iron pin set on the existing right of way at 116.53 feet;

Thence North 46 Degrees 22 Minutes 32 Seconds West a distance of 52.56 feet along the centerline of State Route 682 to a point being the northwest corner of the grantors 0.11 acre parcel;

Thence North 62 Degrees 59 Minutes 49 Seconds East a distance of 31.80 feet along the north line of the grantors 0.11 acre parcel to a point on the existing east right of way of State Route 682 passing a 1 inch by 1 inch pin at 31.38 feet;

Thence North 46 Degrees 22 Minutes 32 Seconds West a distance of 198.68 feet along the existing east right of way of State Route 682 being the west line of the grantors 0.94 acre parcel to a point;

Thence continuing along the existing east right of way of State Route 682 and the grantors west line North 45 Degrees 01 Minutes 48 Seconds West a distance of 10.49 feet to a point;

Thence South 43 Degrees 37 Minutes 28 Seconds West a distance of 30.25 feet to a point in the centerline of State Route 682 passing a 1 inch by 1 inch pin at 0.49 feet;

Thence North 46 Degrees 22 Minutes 32 Seconds West a distance of 111.01 feet along the centerline of State Route 682 to a point;

Thence continuing along the centerline of State Route 682 along a curve to the right 10.12 feet, having a radius of 763.12 feet, a central angle of 00 Degrees 45 Minutes 36 Seconds, a chord of North 45 Degrees 59 Minutes 44 Seconds West a distance of 10.12 feet to the intersection of State Route 682 and Township Road 404 (Armitage Road),

Thence along the center of Township Road 404 (Armitage Road) the following three courses;

1. North 66 Degrees 46 Minutes 25 Seconds East a distance of 178.55 feet to a railroad spike found at the northeast corner of the grantors 0.94 acre parcel being the northwest corner of the grantors 0.73 acre parcel;
2. North 63 Degrees 22 Minutes 30 Seconds East a distance of 73.20 feet to a point;
3. North 60 Degrees 17 Minutes 19 Seconds East a distance of 64.77 feet to a railroad spike found at the northeast corner of the grantors 0.73 acre parcel being the northwest corner of a 0.617 acre parcel conveyed to Little Fish Brewing Company recorded in Official Record 504, Page 354;

Thence South 32 Degrees 46 Minutes 50 Seconds East a distance of 237.57 feet along the east line of the grantors 0.73 acre parcel and the west line of said Little Fish Brewing Company to the **Point of Beginning** passing a 1 inch pipe at 19.41 feet;

The above described contains 1.785 acres more or less. 0.731 acres in Auditor's Parcel Number A010010044503 which presently contains 0.73 acres, 0.942 acres in Auditor's Parcel Number A010010045000 which presently contains 0.94 acres and 0.112 acres in Auditor's Parcel Number A010010045601 which presently contains 0.11 acres.

Subject to all legal easements and rights of way.

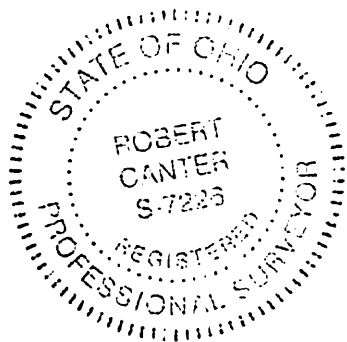
All iron pins set are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter-7226)

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed August 2021.

All bearings, coordinates and distances are expressed as Ohio State Plane Grid, South Zone, NAD 83(2011).

Robert C Canter
Robert C. Canter, P.S. 7226
Buckley Group, LLC.

8/12/21
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Chris E. Stone
DATE: 8/12/21

**SITUATE IN THE STATE OF OHIO,
ATHENS COUNTY, SECTION 22,
F.L. 100, T9N, R14W
OHIO COMPANY PURCHASE**

N=485762.7454
E=2073112.0331

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert C. Canter
DATE: 8/12/21

NOTES:
ALL BEARINGS, COORDINATES
AND DISTANCES ARE
EXPRESSED AS OHIO STATE
PLANE SOUTH ZONE GRID, US
SURVEY FEET NAD83 (2011).
REFERENCE THE \odot OF S.R. 682
AS BEING: N 46°22'32" E

☉ T.R. 404
ARMITAGE RD.
CITY OF ATHENS
CORP. LINE

LITTLE FISH
BREWING COMPANY
O.R 504, PG. 354
A027400000402
0.617 AC.
CITY OF ATHENS
CORP. LINE

PENNSYLVANIA LINES LLC
O.R. 292, PG. 1988

RONALD A. HOPE
AND GERALD E. HOPE
O.R. 434, PG. 2471
A010010044503
0.73 AC. TAXED
0.731 AC.
SURVEYED

A010010045000
0.94 AC. TAXED
0.942 AC. SURVEYED

POB BEARS
S23°38'27"E 1903.85'
FROM AN IRON RAIL FOUND AT
THE NW CORNER OF F.L. 100
N=485563.0660
E=2073240.7360

DELTA=05°41'55" LT.
R=1010.00'
ARC=100.45'
CH= S21°10'15"W 100.41'

N=485469.4299
E=2073204.4720

A010010045601, 0.11 AC. TAXED
0.112 AC. SURVEYED

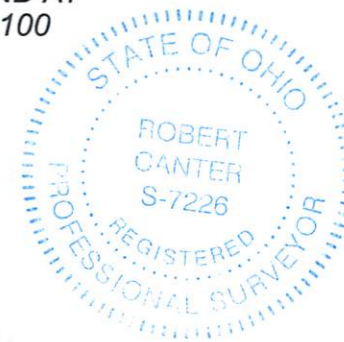
SURVEYED AUGUST 1, 2021 UNDER THE DIRECTION AND
SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT
TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

Robert C. Canter
ROBERT C. CANTER P.S. #7226

8/12/21
DATE

LEGEND

- I.P.S. 3/4" X 30" REBAR SET WITH A PLASTIC CAP STAMPED "CANTER-7226"
- I.P.F. IRON PIN FOUND
- ⊙ P.F. PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- Ex SH - STANDARD HIGHWAY EASEMENT



PLAT OF SURVEY

SURVEY FOR:
HOPE DAIRY HOUSE

JOB #211805

DATE: 08/02/2021

DRWN: HTM

CHK: RCC



6801 SR 56
ATHENS, OH 45701
(740)592-5706
www.buckleygroup.com

EX SH
SH
EX SH
EX SH

C1
DELTA=00°45'36" RT.
R=763.12'
ARC=10.12'
CH= N45°59'44"W 10.12'

0 30' 60'
1"=60'

REFERENCES:
CURRENT TAX MAPS
HISTORIC TAX MAPS
DEEDS AS NOTED
A 0.6174 AC SURVEY BY:
GREGORY K. WRIGHT
A 0.9445 AC & A 0.7304 AC SURVEY BY:
GERALD W. BAYHA DATED 6-30-1978
THE TOLEDO AND OHIO CENTRAL RAILWAY
RIGHT OF WAY AND TRACK MAP V-307 / 15
STATE OF OHIO RIGHT OF WAY PLAN
ATH-682-2.08-2.39 & ATH-682-2.28-3.00

1E
20' EASEMENT AND
RIGHT OF WAY
O.R. 508, PG. 402

