



buckleygroup
engineering + surveying

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brian Williams
DATE: 2/4/16

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rbuckley@buckleygroupllc.com

EXHIBIT A

DESCRIPTION OF A 86.686 ACRE PARCEL

Situated in Bern Township, Athens County, State of Ohio

Being a **86.686 acre** parcel of land located in part of Section 25, Township 7, Range 12 West, Ohio Company Purchase, Bern Township, Athens County, State of Ohio and being all of a 86.970 acre parcel as conveyed to Dick L. Berry and Diane L. Berry by a deed recorded in Official Records Book 514 at Page 693 of said county Deed Records and being more fully bounded and described as follows:

Beginning at a stone (found) on the easterly line of said Section 25, being the northeasterly corner of said 86.970 acre parcel, from which a stone (found), being the northeasterly corner of said Section 25, bears N 03° 18' 00" E, being the basis of bearings for this description, 780.12 feet for reference;

Course No. 1: Thence, S 03° 18' 00" W, with said easterly Section line, 1279.39 feet to an iron pin (found), being the southeasterly corner of said 86.970 acre parcel and a northeasterly corner of a 10.110 acre parcel as conveyed to Corey Tabler by a deed recorded in Official Records Book 440 at Page 1284 of said county Deed Records;

Course No. 2: Thence, N 86° 41' 21" W, with the southerly line of said 86.970 acre parcel, the northerly line of said 10.110 acre parcel, the northerly line of a 26.480 acre parcel as conveyed to Paul W. and Gloria J. Keirns by a deed recorded in Official Records Book 482 at Page 740 of said county Deed Records and a 39.690 acre parcel as conveyed to Charles A. and Janet L. Hammer by a deed recorded in Official Records Book 65 at Page 731 of said county Deed Records, passing an iron pin (set) at 839.79 feet, a point at 865.16 feet referenced as Point "B", being a point in the centerline of County Road 38, Sand Rock Road, a fifty foot right of way, an iron pin (set) at 890.52 feet, all for reference, 2985.39 feet to an iron pin (set), being the southwesterly corner of said 86.970 acre parcel and a corner of said 39.690 acre parcel;

Course No. 3: Thence, N 03° 06' 23" E, with the westerly line of said 86.970 acre parcel, an easterly line of said 39.690 acre parcel and an easterly line of a 20.00 acre parcel as conveyed to Patricia Dewes by a deed recorded in Official Records Book 307 at Page 712 of said county Deed Records, 1248.50 feet to an stone (found), being the northwesterly corner of said 86.970 acre parcel, a point on the easterly line of said 20.00 acre parcel and the southeasterly corner of a 51.92 acre parcel as conveyed to Otto Eugene and Nancy Lee Dahse by a deed recorded in Official Records Book 65 at Page 38 of said county Deed Records;

Course No. 4: Thence, S 87° 16' 52" E, with said northerly line of said 86.970 acre parcel and the southerly line of said 51.92 acre parcel, passing an iron pin (set) at 2081.88 feet, a point being referenced as Point "A", being a point in the centerline of said County Road 38, an iron pin (set) at 2140.94 feet, all for reference, 2989.76 feet to the **Point of Beginning**, containing **86.686 acres**, more or less, with 1.703 acres being right of way of County Road 38 being 1.703 acre, leaving 85.983 acre and being subject to all legal rights of way and easements of record, with County Road 38 being further described as follows:

Beginning at a point in the centerline of said County Road 38, a fifty foot right of way, being 25 feet each side of the following described centerline, starting at the northerly line of the above described parcel and ending at the southerly line of said parcel, referenced as Point "A" in the above description;

Thence, with said centerline, the following courses and distances:

S 29° 26' 05" E, 484.80 feet to a point, being a point of curvature;

With an arc of a curve to the right, concaved westerly, having a central angle of 82° 55' 06", a radius of 180.00 feet, a chord bearing and distance of S 12° 01' 28" W, 238.35 feet, 260.50 feet to a point of tangent;

S 53° 29' 02" W, 226.40 feet to a point of curvature;

With an arc of a curve to the left, concaved easterly, having a central angle of 59° 52' 49", a radius of 240.00 feet, a chord bearing and distance of S 23° 32' 37" W, 239.57 feet, 250.83 feet to a point of tangent;

S 06° 23' 47" E, 260.90 feet to a point in the southerly line of the above described parcel referenced as Point "B" containing 1.703 acre.

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

Description prepared by Justin D. Cotterill from a field survey in February, 2016, performed under the direct supervision of Ryan D. Buckley, Professional Surveyor No. PS 8676.

2/14/16

Date

R. D. Buckley

Ryan D. Buckley, Professional Surveyor No. 8676



PLAT OF SURVEY

ATHENS COUNTY, OHIO
 BERN TOWNSHIP
 SECTION 25
 TOWNSHIP 07 NORTH, RANGE 12 WEST
 OHIO COMPANY PURCHASE
 STATE OF OHIO

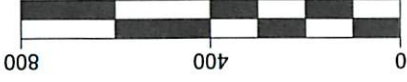
ATTENTION:

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 473-37, LOCAL U.S. GEOLOGICAL QUADRANGLE MAP
 PREVIOUS SURVEY PLATS
 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 473-37, LOCAL U.S. GEOLOGICAL QUADRANGLE MAP
 GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

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. 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 RECYCLED 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.

NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

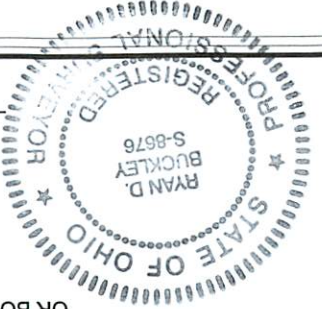


1 INCH = 400 FEET
 NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

26 | 25 | 19
 STONE | STONE | STONE
 BASIS OF BEARINGS
 N 03°18'00" E
 780.12'
 MILORAD PRTEINIAK, et al.
 OR BOOK 271, PAGE 1176
 40.000 Acre

IRON PIN
 S 03°18'00" W
 1279.39'
 COREY TABLER
 OR BOOK 441, PAGE 768
 65.000 Acre

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 2/4/16



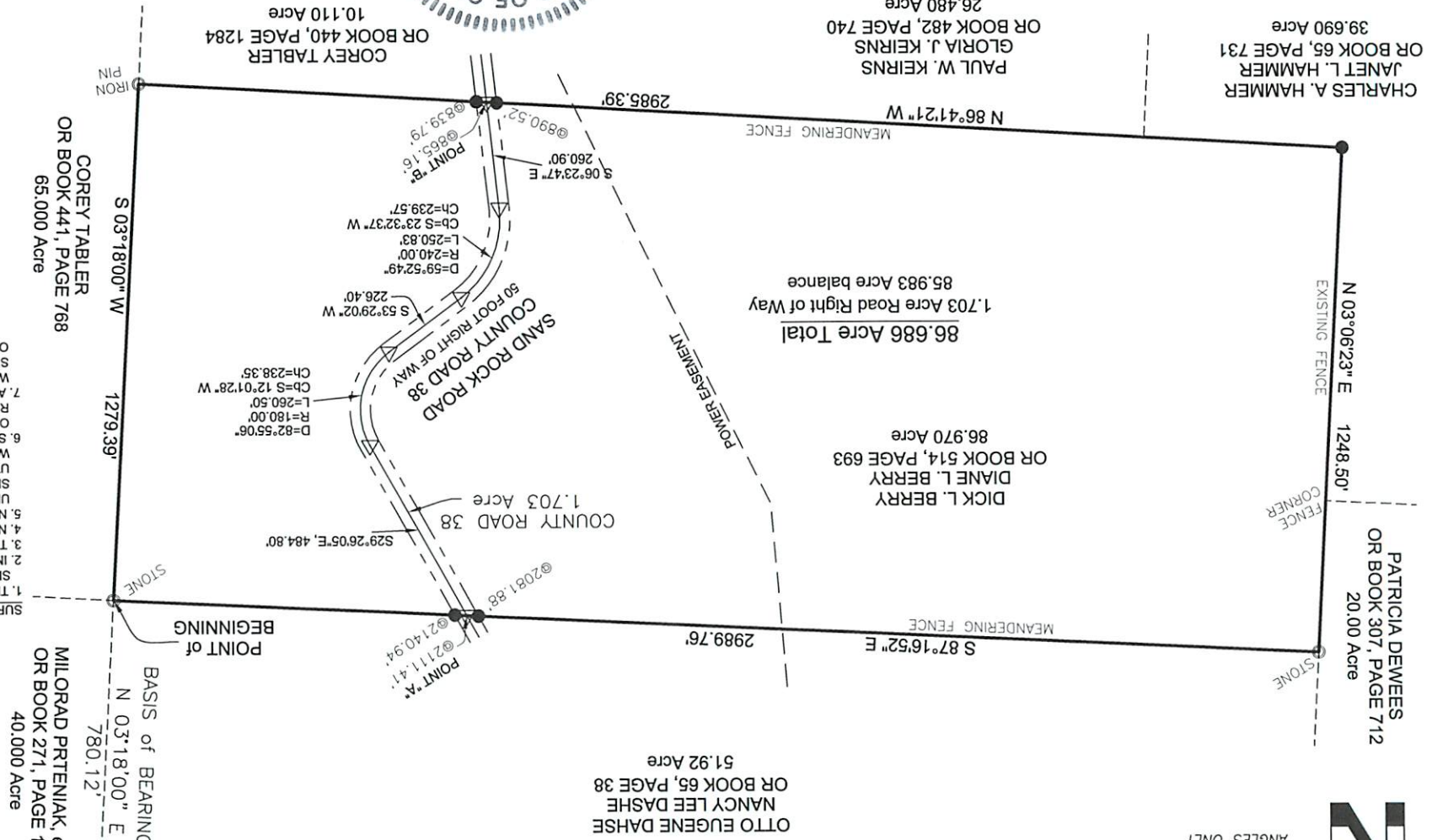
RYAN D. BUCKLEY
 OHIO PROFESSIONAL SURVEYOR PS8676

CLIENT: DICK BERRY
 955 Watergate Court
 Mobile, Alabama 36693

JOB# 15 757
 DRWN: TS
 CHKD: TS
 CREW: JC, CK

DATE: 02/03/2016
 SCALE: 1" = 400'
 SHEET 1 of 1

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 engineering + surveying



BASIS OF BEARINGS
 (AS NOTED ON DRAWING)
 ie. BEARINGS SHOWN HEREON
 ARE TO AN ASSUMED MERIDIAN
 AND ARE USED TO DENOTE
 ANGLES ONLY



- LEGEND
- MONUMENT FOUND
 - MONUMENT SET
 - 5/8"x30" REBAR/CAP 04153
 - MAG NAIL SET
 - ▽ POINT

CHARLES A. HAMMER
 JANET L. HAMMER
 OR BOOK 65, PAGE 731
 39.690 Acre

PAUL W. KEIRNS
 GLORIA J. KEIRNS
 OR BOOK 482, PAGE 740
 26.480 Acre

DICK L. BERRY
 DIANE L. BERRY
 OR BOOK 514, PAGE 693
 86.970 Acre

PATRICIA DEWEES
 OR BOOK 307, PAGE 712
 20.00 Acre

OTTO EUGENE DAHSE
 NANCY LEE DASHE
 OR BOOK 65, PAGE 38
 51.92 Acre

COREY TABLER
 OR BOOK 440, PAGE 1284
 10.110 Acre