

Exhibit A

David E. Stewart
3/10/16

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAR 11 2016

Jill Thompson
Athens County Auditor

Description of a 13.170 Acre Tract

Situated in the Northwest Quarter of Section 25, T.7, R.12, Bern Township, Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin set next to a stone at the Southeast corner of the Northeast quarter of Section 31 of Bern Township;

Thence S 86° 32' 04" E, 1585.32 feet to a point, (distance based on E.H. Moore's Survey Dated July 30th, 1846);

Thence N 3° 01' 29" E, 910.16 feet (calculated) to a point in Parmiter Road (Twp. Rd. 227) and being the **Point of Beginning** for the survey herein described:

Thence along said road the following 12 courses:

- 1) N 18° 00' 45" W, 52.11 feet to a point;
- 2) N 57° 29' 38" W, 140.08 feet to a point;
- 3) N 65° 00' 38" W, 96.66 feet to a point;
- 4) N 70° 05' 39" W, 128.75 feet to a point;
- 5) N 62° 17' 06" W, 118.84 feet to a point;
- 6) N 40° 44' 32" W, 259.75 feet to a point;
- 7) N 27° 47' 18" W, 155.99 feet to a point;
- 8) N 20° 14' 43" W, 247.82 feet to a point;
- 9) N 2° 22' 56" W, 93.95 feet to a point;
- 10) N 16° 50' 34" E, 127.19 feet to a point;
- 11) N 27° 04' 16" E, 178.60 feet to a point;
- 12) N 25° 38' 40" E, 47.38 feet to a point;

Thence leaving said road and along new lines created by this survey;

S 52° 15' 42" E, 859.40 feet to an iron pin set, passing an iron pin set at 30.64 feet;

Thence along the lines of Hammer (65-731 OR);

S 3° 01' 29" W, 724.44 feet to the point of beginning, passing an iron pin set at 651.10 feet and containing 13.170 Acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar w/ plastic I.D. cap stamped Branner P.S. 6805

Bearings: Grid North, N.A.D. 83, Ohio South Zone

The above description is based on a field survey completed March 2016 by

John M. Branner P.S. 6805



John M. Branner



**SABEL
BRUCE E
& PNINA I TRUSTE**
358-2070 OR
92.66 ac

**MOON
JOHN**
339-1082 OR
5.17 ac

Parmiter Road (TR 227)
13.170 Acres

**RIPPLE
TOM & ERIN R**
290-60 OR
5.00 ac

**HAMMER
CHARLES A
& JANET L**
65-731 OR
39.69 ac

Survey of a 13.710 Acre Tract
Situated in the Northwest Quarter
of Section 25, T-7, R-12,
Bern Twp., Athens Co., Ohio
Surveyed March 2016

By: 
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



Calculated Location of
I.P. set next to stone
(Based on survey of 6
Tracts by Southeastern
Land Surveys dated
October 4th, 1990)

Discription Corrected for
Magnetic Declination
BY: *Div E. 800*
DATE: *3/10/16*



Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pin found

Bearings: N.A.D. 83 Grid North

Ref. Docs.: Tax Plat, Deeds, Surveys

Distance Based on E.H.
Moore's Survey dated
July 30, 1846

Short Line Table

Line	Bearing	Distance
1	N 18° 00' 45" W	52.11'
2	N 57° 29' 38" W	140.08'
3	N 65° 00' 38" W	96.66'
4	N 70° 05' 39" W	128.75'
5	N 62° 17' 06" W	118.84'
6	N 2° 22' 56" W	93.95'
7	N 16° 50' 34" E	127.19'
8	N 25° 38' 40" E	47.38'

