

EXHIBIT "A"

Situate in the State of Ohio, Athens County, Bern Township, Sections 32 & 33, T7N, R12W, The Ohio Company Purchase, and being part of a 28.232 acre parcel conveyed to Kasler Family Farm, LLC. recorded in Official Record 545, Page 548 of the Athens County Recorder's office and being more particularly described as follows:

Point of Commencement being a 6 inch by 6 inch stone found with an etched "X" at the southeast corner of Section 33, the southwest corner of Section 27, the northwest corner of Section 26 and the northeast corner of Section 32; (having a State Plane Coordinate of N:508708.5610, E:2130745.0150);

Thence from the **Point of Commencement** North 87° 29' 00" West 3619.38 feet along the south line of Section 33 and the north line of Section 32 to a point in the center of Township Road 235 (Lewis Rd), said point in the center of Township Road 235 (Lewis Rd) being the **Point of Beginning** for the parcel herein described.

Thence from the **Point of Beginning** along the center of Township Road 235 (Lewis Road) the following three courses;

1. South 62 Degrees 13 Minutes 46 Seconds West a distance of 126.65 feet to a point;
2. South 67 Degrees 13 Minutes 08 Seconds West a distance of 88.55 feet to a point;
3. South 71 Degrees 48 Minutes 22 Seconds West a distance of 25.00 feet to a point;

Thence leaving the center of Township Road 235 (Lewis Road) across the grantor along a new division line the following four courses;

1. North 18 Degrees 11 Minutes 38 Seconds West a distance of 258.02 feet to an iron pin set passing an iron pin set at 30.00 feet;
2. North 24 Degrees 52 Minutes 09 Seconds East a distance of 452.73 feet to an iron pin set;
3. North 78 Degrees 17 Minutes 59 Seconds East a distance of 116.43 feet to an iron pin set;
4. South 63 Degrees 45 Minutes 06 Seconds East a distance of 306.31 feet to a point the center of Township Road 235 (Lewis Road) passing an iron pin set at 276.31 feet;

Thence along the center of Township Road 235 (Lewis Road) the following six courses;

1. South 33 Degrees 20 Minutes 42 Seconds West a distance of 106.00 feet to a point;
2. South 33 Degrees 46 Minutes 22 Seconds West a distance of 50.87 feet to a point;
3. South 29 Degrees 12 Minutes 43 Seconds West a distance of 70.16 feet to a point;
4. South 25 Degrees 52 Minutes 23 Seconds West a distance of 159.13 feet to a point;

5. South 32 Degrees 09 Minutes 38 Seconds West a distance of 83.61 feet to a point;

6. South 51 Degrees 31 Minutes 12 Seconds West a distance of 59.25 feet to the **Point of Beginning**.

The above described parcel contains 5.113 acres more or less and is contained in Auditor's Permanent Parcel Number D010010033801 which presently shows 28.232 acres (4.771 acres in Section 33 and 0.342 acres in Section 32.

Subject to all legal easements and rights of way.

All iron pins set are 3/4"D x 30"L rebar with a cap stamped Buckley Group 04153.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed November 2020.

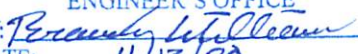
Plat of Survey is attached herewith and made a part thereof.

Prior Instrument Reference: Official Record 545, Page 548 of the Athens County Recorder's Office.

Bearings and Coordinates are NAD 83(CORS), Ohio State Plane, South Zone Grid. Based on GPS observations. Reference the south line of Section 33 as being North 87° 29' 00" West.


Robert C. Canter, P.S. 7226

11-6-2020
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/13/20



**SITUATE IN THE STATE OF OHIO,
COUNTY OF ATHENS, TOWNSHIP OF BERN,
SECTIONS 32 & 33, T7N, R12W,
OHIO COMPANY PURCHASE**

BEING PART OF A 28.232 AC. PARCEL CONVEYED TO
KASLER FAMILY FARM, LLC RECORDED IN O.R. 545, PG. 548



LEGEND

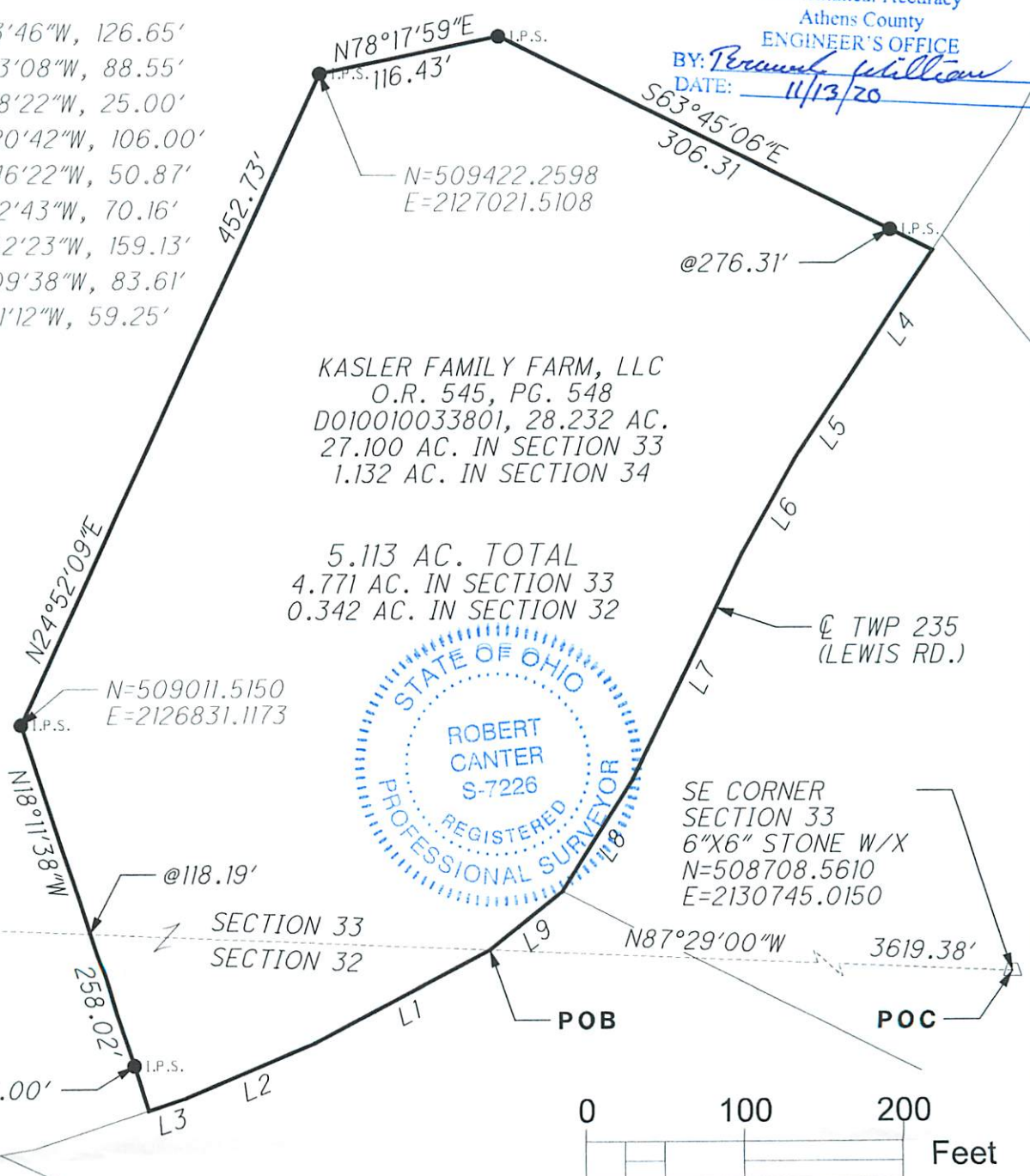
- ▢ STONE FOUND
- I.P.S. 3/4"X30" IRON PIN SET
W/A PLASTIC CAP STAMPED
"BUCKLEY GROUP 04153"

ALL BEARINGS, COORDINATES AND DISTANCES
ARE EXPRESSED AS OHIO STATE PLANE SOUTH
ZONE GRID, US SURVEY FEET NAD83 (2011).
REFERENCE THE SOUTH LINE OF SECTION 33
AS BEING: N 87° 29' 00" W

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perannah Williams*
DATE: 11/13/20

- L1 S62°13'46"W, 126.65'
- L2 S67°13'08"W, 88.55'
- L3 S71°48'22"W, 25.00'
- L4 S33°20'42"W, 106.00'
- L5 S33°46'22"W, 50.87'
- L6 S29°12'43"W, 70.16'
- L7 S25°52'23"W, 159.13'
- L8 S32°09'38"W, 83.61'
- L9 S51°31'12"W, 59.25'



KASLER FAMILY FARM, LLC
O.R. 545, PG. 548
D010010033801, 28.232 AC.
27.100 AC. IN SECTION 33
1.132 AC. IN SECTION 34

5.113 AC. TOTAL
4.771 AC. IN SECTION 33
0.342 AC. IN SECTION 32



SE CORNER
SECTION 33
6"X6" STONE W/X
N=508708.5610
E=2130745.0150

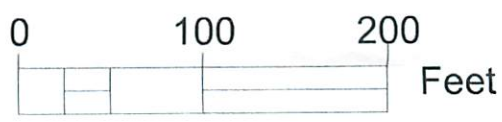
N=509011.5150
E=2126831.1173

SECTION 33
SECTION 32

N18°11'38"W
@118.19'

258.02'
@30.00'

N87°29'00"W 3619.38'



buckleygroup
engineering + surveying

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Email: rcanter@buckley.group

SURVEYED NOVEMBER 2020 UNDER THE DIRECTION
OF ROBERT C. CANTER P.S. 7226. SUBJECT TO ALL
LEGAL EASEMENTS AND RIGHTS OF WAY

Robert C. Canter 11-6-2020

ROBERT C. CANTER, P.S. 7226 DATE

PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
201633	1"=100'	H. MOORE	R.C. CANTER