

EXHIBIT "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Williams*
DATE: 4/21/14

Description of a 26.37 Acre Tract

Situated in Section 34 and 35 of T. 5, R.12, Carthage Township, Athens County, Ohio and being all that part of the Opal Castle Parcels #1 and #2 (495-226 O.R.) that is West of County Road 57 and being more particularly described as follows:

Beginning at a stone at the South-west corner of Section 35.

Thence, along the west-line of said Section 35 ,

N 3° 13' 56" E, 1053.16 feet to a point in Grantor's North-west corner;

Thence, along South-line of Grimm (308-543)

S 86° 59' 53" E , 933.88 feet to a point in County Road 57;

Thence along County Road 57 the following bearings and distances:

S 12° 47' 00" E, 163.90 feet;

S 4° 45' 00" W, 268.00 feet;

S 7° 52' 00" W, 359.90 feet;

S 18° 57' 29" W, 122.12 feet;

S 19° 06' 45" W, 203.94 feet;

S 16° 29' 23" W, 101.38 feet;

S 12° 19' 20" W, 325.91 feet;

S 17° 09' 05" W, 147.30 feet;

S 22° 19' 46" W, 42.31 feet;

S 27° 54' 55" W, 32.38 feet;

S 38° 47' 59" W, 24.50 feet;

S 43° 39' 56" W, 91.60 feet;

S 56° 01' 58" W, 124.38 feet to a point at the intersection of C.R. 57 with Twp Rd. 102;

Thence, along Twp Rd. #102:

N 68° 07' 34" W, 170.11 feet;

N 53° 04' 37" W, 29.27 feet;

Thence, leaving said road and along an existing fence line and the lines of Janice Castle (307-557 D.R.)

N 1° 14' 49" E, 407.84 feet to an iron pin found at a fence corner;

N 55° 36' 59" W, 402.08 feet to a point in the West-line of Section 34, passing an iron pin found at 400.52 feet;

Thence, along the West-line of Section 34

N 3° 14' 33" E, 152.48 feet to the point of beginning and containing 32.90 acres.

Excepting from the above 6.53 acres (309-975 D.R.) leaving after said exception 26.37 acres of which 9.97 acres are in Section 34 and 16.40 acres are in Section 35.

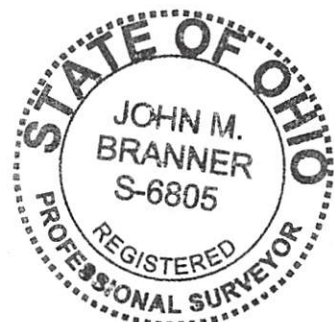
Subject to all easements and rights of way of record

Bearings based on Grid North N.A.D. 83

The above description is based on a field survey completed April 2014 by
John M. Branner P.S. 6805

John M. Branner

Description Approved
Jill A. Thompson
Athens County Auditor



Grimm (308-543 D.R.) S 86° 59' 53" E 933.88'

1773.54' S 86° 59' 53" E Grimm (308-543 D.R.)

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ENGINEER'S OFFICE
BY: *Beamb williams*
DATE: 4/21/14

SCHIRTZINGER
309-975 D.R.
6.53a
Exc.

RODEHAVER
451-931
1.99ac
Exc.

67.43 Acres Survey including exceptions
- 1.99 ac. exception (451-931 O.R.)
- 1.79 ac. exception (180-864 O.R.)
- 1.03 ac. exception (118-622 O.R.)
62.62 Ac. after exceptions

CASTLE OPAL
495-226 O.R.
Parcel #2

Line	Bearing	Distance
1	S 12° 47' 00" E	163.90'
2	S 7° 52' 00" W	41.54'
3	S 18° 57' 29" W	122.12'
4	S 16° 29' 23" W	101.38'
5	S 17° 09' 05" W	147.30'
6	S 22° 19' 46" W	42.31'
7	S 27° 54' 55" W	32.38'
8	S 38° 47' 59" W	24.50'
9	S 43° 39' 56" W	91.60'
10	S 56° 01' 58" W	124.38'
11	N 68° 07' 34" W	170.11'
12	N 53° 04' 37" W	29.27'
13	N 3° 14' 33" E	152.48'
14	N 46° 03' 41" W	79.57'
15	N 51° 47' 50" W	85.11'
16	N 68° 00' 42" W	117.13'
17	N 78° 56' 20" W	115.35'
18	N 89° 03' 26" W	102.93'
19	S 80° 27' 08" W	38.40'
20	S 85° 19' 41" W	137.61'
21	N 80° 14' 16" W	90.50'

32.90 Acre Survey Including Exceptions
-6.53 acre exception
26.37 acres after exception

P.O.B.
S.W. Cor
of Sec. 35

Section 35 (16.40 ac.)
Section 34 (9.97 ac.)

Section 35 (38.72 ac.)
Section 34 (23.9 ac.)

TURNER KENNETH R
154-485 O.R.
166.50

BROWN JOYCE &
RONALD NICKOSON
313-185 D.R.
24.50ac

Survey to Divide the Opal Castle Farm
into 2 parcels divided by C.R. 57,
in Section 34 and 35, T.5, R.12,
Carthage Twp., Athens Co., Oh
Surveyed April 2014

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



0' 300' 600' 900'



Scale 1 inch = 300 feet

○ = iron pin found

□ = stone found

Bearings: Grid North -N.A.D. 83

Ref. Docs.: Tax Plat -Surveys

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Jill A. Thompson
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