

EXHIBIT "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branh Wilting*
DATE: 4/21/14

Description of a 62.62 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 East of County Road 57 and being more particularly described as follows:

Commencing 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 the South-line of Grimm (308-543 D.R.)

S 86° 59' 53" E, 933.88 feet to a point in County Road 57 and being the point of beginning for the tract of land herein described:

Thence, leaving said road and along the South -line of Grimm (308-543 D.R.)

S 86° 59' 53" E, 1773.54 feet to a point in Grantor's North-east corner;

Thence, along the west-line of Turner (154-485 O.R.)

S 4° 21' 34" W, 1051.87 feet to an iron pin found; in the right of way of C.R. 57;

Thence, along the line of Brown (313-185)

N 87° 01' 54" W, 832.26 feet to a point (an iron pin found bears S 00° 13' W, 68.82 feet);

S 7° 32' 25" E, 1038.50 feet to an iron pin found in the right of way of C.R. 57;

Thence, N 46° 03' 41" W, 79.57 feet to a point in County Road 57;

Thence, along County Road 57 the following bearings and distances:

N 51° 47' 50" W, 85.11 feet;

N 68° 00' 42" W, 117.13 feet;

N 78° 56' 20" W, 115.35 feet;

N 89° 03' 26" W, 102.93 feet;

S 80° 27' 07" W, 445.53 feet;

S 85° 19' 41" W, 137.61 feet;

N 80° 14' 16" W, 90.50 feet;

N 68° 07' 34" W, 407.39 feet to a point at the intersection of County Road 57 with Township Road 102;

Thence, continuing with County Road 57 the following bearings and distances:

N 56° 01' 58" E, 124.38 feet;

N 43° 39' 56" E, 91.60 feet;

N 38° 47' 59" E, 24.50 feet;

N 27° 54' 55" E, 32.38 feet;

N 22° 19' 46" E, 42.31 feet;

N 17° 09' 05" E, 147.30 feet;

N 12° 19' 20" E, 325.91 feet;

N 16° 29' 23" E, 101.38 feet;

N 19° 06' 45" E, 203.94 feet;

N 18° 57' 29" E, 122.12 feet;

N 7° 52' 00" E, 359.90 feet;

N 4° 45' 00" E, 268.00 feet;

N 12° 47' 00" W, 163.90 feet to the point of beginning and containing 67.43 acres.

Excepting from above the following

1.99 acres (451-931 O.R.); 1.79 acres (180-864 O.R.); 1.03 acres (118-622 O.R.)

leaving after said exceptions **62.62 acres** of which 23.9 acres are in Section 34 and 38.72 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 2014 by John M. Branner P.S. 6805



Description Approved
Jill A. Thompson
Athens County Auditor

John M. Branner

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

1773.54' S 86° 59' 53" E

Grimm (308-543 D.R.)

P.O.B.

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

SCHIRTZINGER
309-975 D.R.
6.53a

RODEHAVER
451-931
1.99ac

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

John M. Branner

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
Athens County Auditor

Lodi Twp.
Carthage Twp.
Sec. 5
Sec. 35

N 3° 13' 56" E
1053.16'

+400.52'
N 55° 36' 59" W
402.08'

CASTLE JANICE
307-557
3.67a

N 1° 14' 49" E
407.84'

L12 L11 L10 L9 L8 L6 L5

Twp. Rd. #102
Twp. Rd. 103

C.R. 57
L1
S 4° 45' 00" W
268.00'

S 7° 52' 00" W
359.90'

L3
S 19° 06' 45" W
203.94'

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S 12° 19' 20" W
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