

Exhibit A

Situate in River Lot 337, Township 10, Range 14, Ohio Company Purchase; Section 13, Dover Township, Athens County, Ohio. Being a 5.383 acre part of Thomas L. and Mary L. Wheatley's Official Record 340 Page 1522 Parcel One, also reserving and providing a 30' wide ingress egress easement more particularly described as follows:

Commencing at a 5/8" iron pin found at the southeast corner of River Lot 337 also being the southeast corner of Section 13, thence N85°31'47"W, 195.29' to a 5/8" iron pin found (PS6044), thence N86°00'00"W, 682.01' to an iron pin set, being the **Point of Beginning** for the parcel herein described;

Thence N86°00'00"W, 626.20' continuing along the south line of River Lot 337 and along the north line of Thomas L. and Mary L. Wheatley's O.R. 298 Pg. 1101 to a 5/8" iron pin found.

Thence N06°13'53"E, 357.16' leaving the south line of River Lot 337 along the east line of Thomas L. and Mary L. Wheatley's O.R. 340 Pg. 1522 Parcel Two to a point in the center of County Road 111 (Alderman Rd.) passing an iron pin set at 344.25'.

Thence N82°26'48"E, 186.49' along the center of CR 111 to a point the next two courses.

- 1) Thence N78°36'59"E, 263.44' to a point.
- 2) Thence N76°38'02"E, 55.02' to a point

Thence S10°21'49"E, 496.06' leaving CR 111 along a new line through Thomas L. and Mary L. Wheatley's O.R. 340 Pg. 1522 Parcel One to the **Point of Beginning**, passing an iron pin set at 13.69'.

Containing 5.383 acres as surveyed by me Robert A. Price PS 8362 in July 2009.

Also Reserving for the use of O.R. 340 Pg. 1522 Parcel Two (3.423 Acres), a 30' wide ingress egress easement, being 15' left and right of following described centerline:

Commencing at a 5/8" iron pin found at the southeast corner of River Lot 337 also being the southeast corner of Section 13, thence N85°31'47"W, 195.29' to a 5/8" iron pin found (PS6044), thence N86°00'00"W, 682.01' to an iron pin set, thence N86°00'00"W, 626.20' to a 5/8" iron pin found, thence N06°13'53"E, 284.12' to point in the center of an existing gravel drive, being the **Point of Beginning** for this 30' wide ingress egress **Easement**.

Thence S70°15'55"E, 32.85' to point in the center of an existing gravel drive.

Thence N82°50'12"E, 129.26' to point in the center of an existing gravel drive.

Thence N72°18'43"E, 120.64' to point in the center of an existing gravel drive.

Thence N66°04'13"E, 96.10' to point in the center of an existing gravel drive.

Thence N16°16'02"W, 49.71 along the center of an existing gravel drive to a point in the center of County Road 111 (Alderman Rd.).

Also granting for the use of the above described new 5.383 acre part of Thomas L. and Mary L. Wheatley's Official Record 340 Page 1522 Parcel One, a 30' wide ingress egress easement, being 15' left and right of following described centerline:

Commencing at a 5/8" iron pin found at the southeast corner of River Lot 337 also being the southeast corner of Section 13, thence N85°31'47"W, 195.29' to a 5/8" iron pin found (PS6044), thence N86°00'00"W, 682.01' to an iron pin set, thence N86°00'00"W, 626.20' to a 5/8" iron pin found, thence N06°13'53"E, 284.12' to point in the center of an existing gravel drive, being the **Point of Beginning** for this 30' wide ingress egress **Easement**.

Thence N70°15'55"W, 50.74' to a point in the center of an existing gravel drive.

Thence N87°34'37"W, 177.44' along center of existing gravel drive to a point in the center of State Route 13.

Iron Pins Set are 5/8"X30" rebar with plastic caps stamped 'Price PS 8362'.

Legal Description
Approved
Denied

AUG 13 2009

Jill A. Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blaise
DATE: 8-12-09

Basis of Bearings being the south line of River Lot 337 and Section 13 being N86°00'00"W and are to be used to determine angular relationships only.

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

Subject to all legal easements and rights of way.



A handwritten signature in black ink, appearing to read "Rose Price", written below the professional seal.

PLAT of Survey

Situate in River Lot 337, Township 10, Range 14, Ohio Company Purchase; Section 13, Dover Township, Athens County, Ohio.

Being a 5.383 acre part of Thomas L. and Mary L. Wheatley's Official Record 340 Page 1522 Parcel One. Also reserving and granting a 30' wide ingress egress easement.



I hereby certify that this Plat and Notes are correct as surveyed by me in July 2009.

Robert A. Price PS 8362



1 inch = 200 ft.

30' Easement LINE TABLE		
LINE	LENGTH	BEARING
L1	49.71	N16°16'02"W
L2	96.10	N66°04'13"E
L3	120.64	N72°18'43"E
L4	129.26	N82°50'12"E
L5	32.85	S70°15'55"E
L6	50.74	N70°15'55"W
L7	177.44	N87°34'37"W

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blause
DATE: 8-12-09

Athens County Board
of Commissioners
O.R. 373 Pg. 1593
1 Ac.

Thomas L. and Mary L. Wheatley
O.R. 340 Pg. 1522
Parcel Two
3.423 Ac

Old stone bridge

1 stry brk
"Club 33"

2 stry
wood frame
dwelling

5.383 Ac.

Thomas L. and
Mary L. Wheatley
O.R. 298 Pg. 1101
36.18 Ac.

Marvin Lee and
Samantha Jo Winchell
O.R. 404 Pg. 1146
First Tract

Marvin Lee and
Samantha Jo Winchell 1 Ac.
O.R. 404 Pg. 1146
Second Tract
0.650 Ac.

Marvin Lee and
Samantha Jo Winchell
O.R. 409 Pg. 2296
0.489 Ac.

CR 111
Alderman Rd.

Thomas L. and
Mary L. Wheatley
O.R. 340 Pg. 1522
Parcel One
21.57 Ac

River Lot 337 Dover Twp
Farm Lot 70 Athens Twp

2.498 Ac.

5.010 Ac.

6.765 Ac.

Notes:
Basis of bearings being the south line of River Lot 337 and Section 13 being N86°00'00"W and are to be used to determine angular relationships only.

Iron pins set are 5/8"X30" rebar with plastic caps stamped 'Price PS 8362'.

Subject to all legal easements and rights of way.

Legend

- Iron Pin Fd
- ⊙ Iron Pipe Fd
- Iron pin Set
- x Fence
- △ P.o.b. Easement

References:

Tax maps
Deeds Listed
Prior Surveys; G. Hann (5062) June 1974; G. Seymour (6044) Aug 1994 & Sept 1998; K. Highland (7581) Nov 1999.

Price Co. Land Surveys, LLC
Athens, Ohio 740.592.9966