

S.A. ENGLAND SURVEYING

Professional Land Surveying
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EXHIBIT "A"

Legal Description 38.985 Acres

Part of Orion Ventures, LLC Parcel: O.R. Book 487, Page 986

Situated in the Township of Lodi, County of Athens, State of Ohio, and being a part of the Southeast Quarter of Section 12, also being part of the Northeast Quarter of Section 11, Township 4N, Range 13W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of 2 parcels conveyed to Orion Ventures, LLC, as recorded in O.R. Book 487, Page 986, in the Athens County Deed Records, being all of Auditor's P.P.N. J01-00100650-00, and being part of P.P.N. J01-00100647-00, and further described as follows;

Commencing at a stone found w/'X' marking the Southeast corner Section 12, also being the Northeast corner of Section 11, and being a common corner to Section 5, Section 6, Section 11, & Section 12, being the Southwest corner of a parcel conveyed to Edward William Nunley, II, as recorded in O.R. Book 511, Page 2529, being the Northwest corner of a parcel conveyed to William E. Songer, as recorded in O.R. Book 368, Page 2019, and being the **PRINCIPLE PLACE OF BEGINNING** of the 38.985 Acre parcel herein to be described;

Thence, **S 00°10'08" E 455.50 feet** with the East line of Section 11, the same being the West line of Section 5 and said parcel conveyed to Songer (O.R.368, Pg.2019), to the centerline of Sand Ridge Road (Twp. Road 100), and passing over an iron pin set at 415.50 feet;

Thence, **S 53°52'03" W 176.97 feet** with the centerline of Sand Ridge Road, to an angle point;

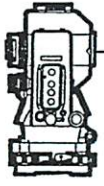
Thence leaving Sand Ridge Road with a line across said parcel conveyed to Orion Ventures, LLC (O.R.487,Pg.986), with the following five (5) courses and distances:

- 1) **N 72°30'39" W 426.67 feet** to an iron pin set, and passing over an iron pin set at 30.32 feet;
- 2) **N 86°11'26" W 200.78 feet** to an iron pin set;
- 3) **S 27°14'53" W 216.69 feet** to a 5/8" o.d. iron pin found;
- 4) **S 44°36'36" E 321.18 feet** to a 5/8" o.d. iron pin found;
- 5) **S 46°42'27" E 379.30 feet** to the centerline of Sand Ridge Road, and passing over an iron pin set at 349.87 feet;

Thence, **S 04°59'44" E 124.23 feet** with the centerline of Sand Ridge Road, to the Northeast corner of a parcel conveyed to Melissa A. Grubbs, as recorded in O.R. Book 452, Page 1757;

Thence, **N 89°46'22" W 1001.38 feet** leaving said road with the North line of said parcel conveyed to Grubb (O.R.452,Pg.1757), to a 5/8" o.d. iron pin found on the East line of a parcel conveyed to Dennis L. & Gale L. Trevillian, as recorded in O.R. Book 461, Page 2383, and passing over a 5/8" o.d. iron pin found at 30.00 feet;

Thence, **N 00°10'24" W 1224.49 feet** with the Quarter Section Line and the boundary of said parcel conveyed to Trevillian (O.R.461,Pg.2383), to a 5/8" o.d. iron pin found on the North line of Section 11, the same being the South line of Section 12 and said parcel conveyed to Nunley (O.R.511,Pg.2529);



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EXHIBIT "A", continued

Thence following the boundary of said parcel conveyed to Nunley (O.R.511,Pg.2529), with the following three (3) courses and distances:

- 6) N 00°09'36" E 372.16 feet to a 5/8" o.d. iron pin found;
- 7) N 89°55'57" E 1339.21 feet to a 5/8" o.d. iron pin found;
- 8) S 00°04'11" E 378.76 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **38.985 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Together with a 20 foot wide easement for ingress & egress with the following described centerline.

Commencing at a stone found w/'X' marking the Southeast corner Section 12, also being the Northeast corner of Section 11, and being a common corner to Section 5, Section 6, Section 11, & Section 12;

Thence, S 00°10'08" E 455.50 feet with the East line of Section 11, the same being the West line of Section 5, to the centerline of Sand Ridge Road (Twp. Road 100), and passing over an iron pin set at 415.50 feet;

Thence, S 53°52'03" W 176.97 feet with the centerline of Sand Ridge Road, to an angle point;

Thence, S 45°32'34" W 162.90 feet continuing with the centerline of Sand Ridge Road, to the PRINCIPLE PLACE OF BEGINNING of the easement centerline herein to be described;

Thence leaving Sand Ridge Road with a line across said parcel conveyed to Orion Ventures, LLC (O.R.487,Pg.986), with the following described easement centerline along the following five (5) courses and distances:

- 1) N 73°47'35" W 426.67 feet to an angle point;
- 2) N 59°34'42" W 109.82 feet to an angle point;
- 3) N 58°50'55" W 163.49 feet to an angle point;
- 4) N 64°58'32" W 96.89 feet to an angle point;
- 5) N 75°50'34" W 64.68 feet to an iron pin set, and being the terminus point for this easement.

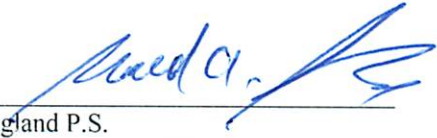
The above described 38.985 Acre parcel contains **11.550 Acres** in P.P.N. J01-00100650-00 (Section 12) and **27.435 Acres** in P.P.N. J01-00100647-00 (Section 11).

The bearings of the above description are based on the North line of Section 11, the same being the South line of Section 12, as being S 89°47'07" E, and is an assumed Meridian used to denote angles only.

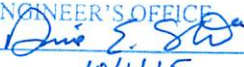
All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2015.

Dated 9/30/15


 Scott A. England P.S.
 Ohio Registered Surveyor #7452

Job No. 2782-15ATREV1

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 10/1/15



