

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brannan*
Date: 1/6/17
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

EXHIBIT A

JAN 09 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 54.563 ACRE TRACT

Situated in Section 13, T.6, R.13, Rome Township, Athens County, Ohio and being the same tract as recorded in Volume 524, Page 900 Official Records of Athens County, Ohio and being more particularly described as follows:
Beginning at a stone found at the South-east corner on the North-west Quarter of Section 13
Thence, along the lines of McElroy (251-330 O.R.)
N 0° 24' 33" E, 1444.40 feet to an iron pin set;
S 86° 56' 24" E, 213.00 feet to an iron pin found;
Thence, along the line of Crippen (367-1836 O.R.)
N 1° 37' 02" E, 1259.54 feet to an iron pin found;
Thence, along the line of Eddy (454-768 O.R.) and the North-line of Section 13
N N 87° 14' 18" W, 1173.65 feet to a point in Township Road 143, iron pin found bears N 87° 14' 18" W, 55.63 feet;
Thence, along said road and being the east-line of Hayes Trust (201-108 O.R.) the following bearings and distances:
S 11° 18' 17" E, 150.60 feet;
S 40° 18' 51" E, 104.56 feet;
S 3° 56' 19" E, 69.84 feet;
S 14° 45' 33" W, 127.10 feet;
S 0° 47' 24" W, 39.45 feet;
S 0° 29' 35" E, 225.59 feet;
S 5° 42' 30" W, 85.18 feet;
S 14° 32' 32" E, 59.86 feet;
S 7° 44' 21" W, 351.87 feet;
S 22° 25' 13" E, 130.32 feet;
S 14° 33' 13" E, 301.63 feet;
S 18° 46' 36" E, 125.61 feet;
S 17° 18' 07" E, 219.45 feet;
S 1° 02' 52" E, 513.39 feet;
S 22° 04' 24" E, 116.13 feet;
S 12° 39' 53" W, 51.38 feet;
S 16° 30' 31" E, 137.73 feet;
Thence, leaving said road and along the lines of Mattix (255-509 O.R.), Flowers (173-148 O.R.)
S 87° 10' 16" E, 572.18 feet (passing an iron pin set at 3.00 feet) to the point of beginning and containing 54.563 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed January 2017 by

John M. Branner P.S. 6805



EDDY
JEREMY J &
454-768
69.8400

N 87° 14' 18" W
1173.65'

Margaret Ann
SAMUELS
524-900 O.R.
K010010049300

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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perceval William*
DATE: 1/9/17

54.563 Acres

CRIPPEN
ALBERT A
367-1836OR
40.0000

Line	Bearing	Distance
1	S 11° 18' 17" E	150.60'
2	S 40° 18' 51" E	104.56'
3	S 3° 56' 19" E	69.84'
4	S 14° 45' 33" W	127.10'
5	S 0° 47' 24" W	39.45'
6	S 0° 29' 35" E	225.59'
7	S 5° 42' 30" W	85.18'
8	S 14° 32' 32" E	59.86'
9	S 7° 44' 21" W	351.87'
10	S 22° 25' 13" E	130.32'
11	S 14° 33' 13" E	301.63'
12	S 18° 46' 36" E	125.61'
13	S 17° 18' 07" E	219.45'
14	S 22° 04' 24" E	116.13'
15	S 12° 39' 53" W	51.38'
16	S 16° 30' 31" E	137.73'

Survey of a 54.563 Acre Tract
Situated in Section 13, T.6, R.13,
Rome Twp., Athens Co., Ohio
Surveyed January 2017

By: *John M. Branner*
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
The Plains, Ohio 45701



213.00'
S 86° 56' 24" E
MC ELROY
GEORGE C
251-330OR
50.0000

HAYES JAMES
D TRUST
201-108OR
130.0000



Scale 1 inch = 300 feet
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pin found
--- = fence

Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys

P.O.B.
Stone found @ S.E. Cor of N.W. 1/4
of Sec. 13.
Bearing notch in face of cliff found as per
Vol. 7 Pg 223 County Surveyors Plat Bk.

MATTIX WARREN O
D & JAMES D
255-509OR

FLOWERS DENNIS
KEITH ET AL
173-148OR

