

BY: Brent Willcox
DATE: 1/19/18

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 19 2018

Exhibit "A"

Jill Thompson
Athens County Auditor

COUNTRYTYME LAND SPECIALISTS, LTD (GRANTOR)
6.400 ACRES

Situate in the Township of Rome, County of Athens, State of Ohio, being part of Section 25, Township 6 North, Range 12 West (Parcel Number K01-00100427-01), and part of Section 31, Township 6 North, Range 12 West (Parcel Number K01-00100660-01), and also being part of an original 74.597 acre tract conveyed to Countrytyme Land Specialists Ltd as recorded in O. R. Volume 540, Page 581, Athens County Official Records, and being bounded and described as follows:

Beginning at a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of River Road (T-129), said spike bears S.13Deg.09'00"E. 1697.37 feet from a reference 5/8 inch diameter iron rebar (found) at the northwest corner of Section 25, Township 6 North, Range 12 West and bears N.64Deg.48'33"W. 1578.87 feet from a reference 1/4 inch diameter by 2 inch long iron spike (set) at the intersection of the centerlines of said River Road and Green Branch Road (T-632), said spike being the northwest corner of a 5.31 acre tract conveyed to Southeastern Ohio Holdings, LTD (O. R. Volume 464, Page 704, A.C.O.R., Parcel Number K01-00100426-03);

thence leaving said River Road and with said 5.31 acre tract conveyed to said Southeastern Ohio Holdings, LTD for the next three (3) calls, S.01Deg.48'57"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 18.29 feet, a total distance of 71.78 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.00Deg.33'01"W., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 214.18 feet, a total distance of 234.18 feet to a point in a 36 inch diameter locust tree;

thence S.01Deg.00'48"E. 125.58 feet to a 5/8 inch diameter by 30 inch long iron rebar (set), said rebar being a corner of an original 20.000 acre tract conveyed to Capstone Homes, LTD (O. R. Volume 464, Page 702, A.C.O.R., Parcel Number K01-00100426-02 and Parcel Number K01-00100425-08);

thence with said original 20 acre tract conveyed to said Capstone Homes, LTD for the next two (2) calls, S.01Deg.04'06"W. 94.09 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence S.00Deg.41'45"E. 109.13 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence with five (5) new division lines through the original 74.597 acre tract of which this is a part, N.87Deg.39'40"W. 319.16 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.29Deg.34'35"W. 257.17 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.01Deg.41'30"W. 331.36 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.56Deg.19'19"E. 161.19 feet to a 5/8 inch diameter by 30 inch long iron rebar (set);

thence N.20Deg.47'24"E., passing a 5/8 inch diameter by 30 inch long iron rebar (set) at 49.53 feet, a total distance of 79.53 feet to a 1/4 inch diameter by 2 inch long iron spike (set) in the centerline of said River Road;

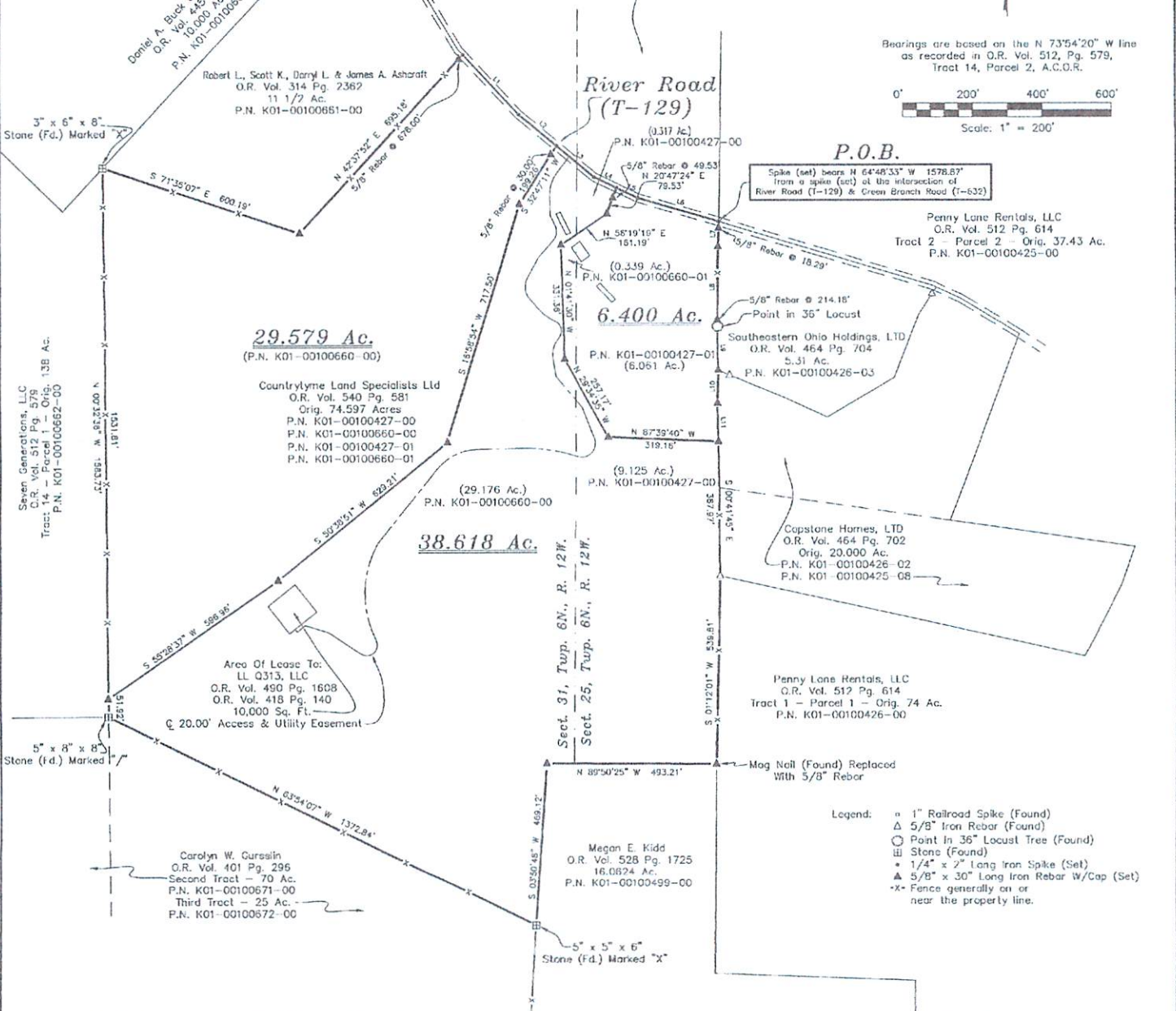
thence with the centerline of said River Road for the next two (2) calls, S.64Deg.42'30"E. 69.56 feet to a 1/4 inch diameter by 2 inch long iron spike (set);

thence S.73Deg.54'20"E. 242.59 feet to the place of beginning containing 6.061 acres from said Parcel Number K01-00100427-01 and 0.339 acres from said Parcel Number K01-00100660-01, thereby conveying a total of 6.400 acres and being subject to all legal rights-of-way and easements of record including, but not limited to, a 10,000 square foot area of lease and a 20.00 foot wide access and utility easement conveyed to LL Q313, LLC (O. R. Volume 418, Page 140, and O. R. Volume 490, Page 1608, A.C.O.R.)

Bearings are based on the N.73Deg.54'20"W. line as recorded in O. R. Volume 512, Page 579, Tract 14, Parcel 2, A.C.O.R. The above legal description is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor Number 6658, on November 11, 2017.

Gerald Hart Wallingford
Gerald Hart Wallingford
Registered Land Surveyor Number 6658
HART
WALLINGFORD
6658
REGISTERED
SURVEYOR

LINE	BEARING	DISTANCE
L1	S 42°52'10" E	237.18'
L2	S 50°46'36" E	140.34'
L3	S 50°46'36" E	142.55'
L4	S 64°42'30" E	71.95'
L5	S 64°42'30" E	68.55'
L6	S 73°54'20" E	242.55'
L7	S 01°48'57" W	71.78'
L8	S 00°33'01" W	234.18'
L9	S 01°00'48" E	125.58'
L10	S 01°04'06" W	94.05'
L11	S 00°41'55" E	106.13'



Bearings are based on the N 73°54'20" W line as recorded in O.R. Vol. 512, Pg. 579, Tract 14, Parcel 2, A.C.O.R.

0' 200' 400' 600'

Scale: 1" = 200'

P.O.B.

Spike (set) bears N 64°48'33" W 1578.87' from a spike (set) of the intersection of River Road (T-129) & Green Branch Road (T-632)

Penny Lane Rentals, LLC
O.R. Vol. 512 Pg. 614
Tract 2 - Parcel 2 - Orig. 37.43 Ac.
P.N. K01-00100425-00

Southeastern Ohio Holdings, LTD
O.R. Vol. 464 Pg. 704
5.31 Ac.
P.N. K01-00100426-03

Copstone Homes, LTD
O.R. Vol. 464 Pg. 702
Orig. 20,000 Ac.
P.N. K01-00100426-02
P.N. K01-00100425-08

Penny Lane Rentals, LLC
O.R. Vol. 512 Pg. 614
Tract 1 - Parcel 1 - Orig. 74 Ac.
P.N. K01-00100426-00

Megan E Kidd
O.R. Vol. 528 Pg. 1725
16,0624 Ac.
P.N. K01-00100499-00

Countrytyme Land Specialists Ltd
O.R. Vol. 540 Pg. 581
Orig. 74,597 Acres
P.N. K01-00100427-00
P.N. K01-00100660-00
P.N. K01-00100427-01
P.N. K01-00100660-01

Area Of Lease To:
LL Q313, LLC
O.R. Vol. 490 Pg. 1608
O.R. Vol. 418 Pg. 140
10,000 Sq. Ft.
20.00' Access & Utility Easement

Carolyn W. Gursain
O.R. Vol. 401 Pg. 295
Second Tract - 70 Ac.
P.N. K01-00100671-00
Third Tract - 25 Ac.
P.N. K01-00100672-00

- Legend:
- 1" Railroad Spike (Found)
 - △ 5/8" Iron Rebar (Found)
 - Point in 36" Locust (Found)
 - ⊞ Stone (Found)
 - 1/4" x 2" Long Iron Spike (Set)
 - ▲ 5/8" x 30" Long Iron Rebar W/Cap (Set)
 - x- Fence generally on or near the property line.

THE ABOVE 6.400 ACRE TRACT AND THE 38.618 ACRE TRACT ARE SUBJECT TO AN EXISTING 20.00' ACCESS & UTILITY EASEMENT (O.R. Vol. 418 Pg. 140)

ALL OF THE ABOVE TRACTS ARE SUBJECT TO A POWER LINE EASEMENT OF UNSPECIFIED WIDTH (O.R. Vol. 423 Pg. 218)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

This plot is based on an actual field survey performed by or under the direct supervision of Gerald Hart Wallingford, Registered Land Surveyor 6658 on April 16, 2015.

G.H. Wallingford Co.
47 North Main Street
Peebles, Ohio 45660
(937)587-3428



Description Checked for
Mathematical Accuracy
Adams County
ENGINEER'S OFFICE
BY: *Thomas G. Johnson*
DATE: 1/19/18

Countrytyme Land Specialists Ltd

Rome Township - Athens County - Ohio
Part of Section 25, Township 6N., Range 12W.
Part of Section 31, Township 6N., Range 12W.
O.R. Vol. 540 Pg. 581
P.N. K01-00100427-00
P.N. K01-00100427-01
P.N. K01-00100660-00
P.N. K01-00100660-01
Scale: 1" = 200'
November 11, 2017