

S.A. ENGLAND SURVEYING
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EXHIBIT "A"

Legal Description
2.465 Acres

All of Todd Richards Parcel: O.R. Book 215, Page 466

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 16, Township 11, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Re-Survey of a 5.00 Acre parcel conveyed to Todd Richards, as recorded in O.R. Book 215, Page 466, in the Athens County Deed Records, and being all of Auditor's P.P.N. M01-00100436-04, and further described as follows;

Commencing for reference at a calculated Northwest Corner of Section 16;

Thence, N 90°00'00" E 3235.85 feet & S 00°00'00" W 1602.04 feet to the Northeast corner of a 15.00 Acre parcel conveyed to David Michael Swaro & Stephanie Swaro, as recorded in O.R. Book 382, Page 1358, also being in the centerline of Moore Road (Twp. Road 315), and being the Northwest corner of a 5.00 Acre parcel conveyed to Todd Richards, as recorded in O.R. Book 453, Page 1970;

Thence, N 67°37'30" E 204.40 feet with the centerline of Moore Road, to the Northeast corner of said 5.00 Acre parcel conveyed to Richards (O.R.453,Pg.1970), and being the **PRINCIPLE PLACE OF BEGINNING** of the 2.465 Acre parcel herein to be described;

Thence with the centerline of Moore Road, with the following five (5) courses and distances:

- 1) N 67°37'30" E 12.03 feet to an angle point;
- 2) N 55°35'54" E 167.04 feet to an angle point;
- 3) N 70°26'30" E 224.16 feet to an angle point;
- 4) S 86°33'12" E 166.80 feet to an angle point;
- 5) S 21°19'01" E 118.65 feet to a the Northeast corner of a parcel conveyed to Agnes Swaro, as recorded in O.R. Book 437, Page 1892;

Thence, S 64°06'35" W 535.95 feet leaving Moore Road with the boundary of said parcel conveyed to Agnes Swaro (O.R.437,Pg.1892), to a ¾" o.d. iron pipe found on the East line of said 5.00 Acre parcel conveyed to Richards (O.R.453,Pg.1970), passing over an iron pin set at 30.00 feet, and passing over ¾" o.d. iron pipes found at 236.35 feet & 435.75 feet respectively;

Thence, N 25°53'25" W 200.74 feet with the East line of said 5.00 Acre parcel conveyed to Richards (O.R.453,Pg.1970), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a ¾" o.d. iron pipe found at 170.74 feet, and containing **2.465 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The bearings of the above description are based on the recorded bearings of a 5.00 Acre parcel conveyed to Todd Richards, as recorded in O.R. Book 453, Page 1970, in the Athens County Deed Records, 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 January of 2016.

Dated 1/13/16

Job No. 2828-16AT2


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



Plat of Survey

Township of Trimble, County of Athens, State of Ohio, and being part of the Northeast Quarter of Section 16, Township 11N, Range 14W, of the Ohio Company's Purchase.

PREPARED FOR:
COUNTRYTyme LAND, LLC
LANCASTER, OHIO

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Stone Found w/'x'
- - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊕ - Corner Post Found

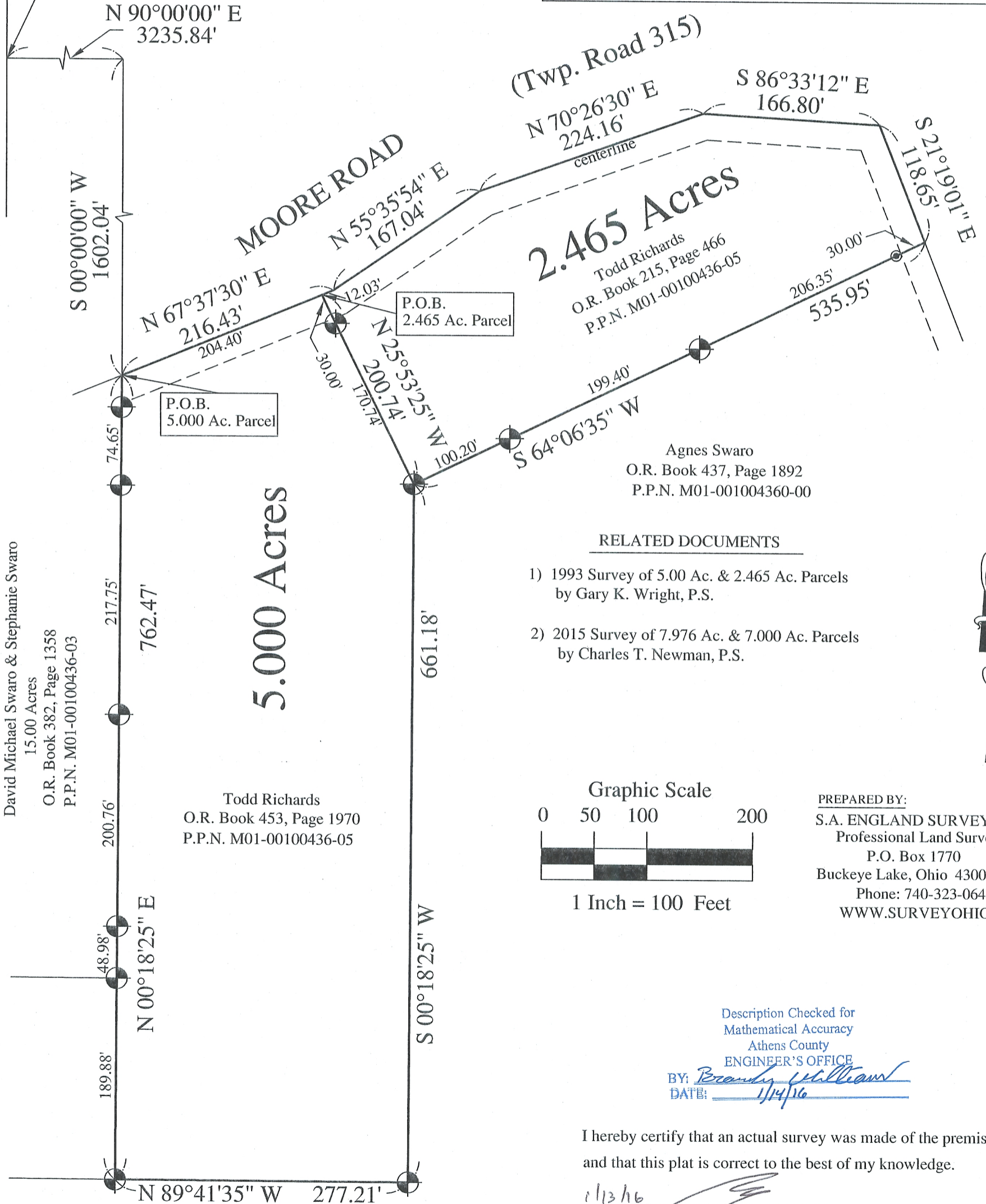
PROPERTY LOCATION:

Situated in the Township of Trimble, County of Athens, State of Ohio, and being part of the Northeast Quarter of Section 16, Township 11N, Range 14W, of the Ohio Company's Purchase.

Being a Re-Survey of 2 parcels conveyed to Todd Richards, as recorded in O.R. Book 453, Page 1970 & O.R. Book 215, Page 466, in the Athens County Deed Records, and all of Auditor's Parcel No. M01-00100436-04 & M01-00100436-05.

The bearings of this plat are based on the recorded bearings of the 5.00 Acre parcel conveyed to Todd Richards, as recorded in O.R. Book 453, Page 1970, in the Athens County Deed Records, and is an assumed Meridian used to denote angles only.

PLACE OF COMMENCEMENT:
NW CORNER SECTION 16 (calculated)



David Michael Swaro & Stephanie Swaro
15.00 Acres
O.R. Book 382, Page 1358
P.P.N. M01-00100436-03

Todd Richards
O.R. Book 453, Page 1970
P.P.N. M01-00100436-05

Agnes Swaro
O.R. Book 437, Page 1892
P.P.N. M01-001004360-00

(Twp. Road 315)

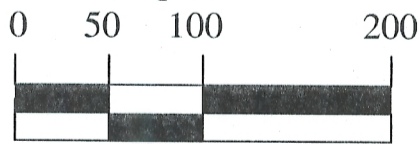
2.465 Acres
Todd Richards
O.R. Book 215, Page 466
P.P.N. M01-00100436-05

Agnes Swaro
O.R. Book 437, Page 1892
P.P.N. M01-001004360-00

RELATED DOCUMENTS

- 1) 1993 Survey of 5.00 Ac. & 2.465 Ac. Parcels by Gary K. Wright, P.S.
- 2) 2015 Survey of 7.976 Ac. & 7.000 Ac. Parcels by Charles T. Newman, P.S.

Graphic Scale



1 Inch = 100 Feet

PREPARED BY:
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Buckeye Lake, Ohio 43008
Phone: 740-323-0644
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandy Williams*
DATE: 1/14/16

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

1/13/16
Date *Scott A. England*
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

