

**EXHIBIT A**  
**5.074 Acre Split**

Situate in the State of Ohio, Athens County, Trimble Township, Section 35, T11N, R14W, and being part of 962.407 Acre Parcel recorded in O.R. 488, Page 176 of the Athens County Recorder's office and being more particularly described as follows:

**Point of Beginning** being an iron pin found at the southwest corner of Lot 781 of Smoke Rise 1 recorded in Envelope 75 A & B and the existing south right of way line of Beach Cove Road;

Thence from the **Point of Beginning** South 65 degrees 04 minutes 12 seconds East for a distance of 116.44 feet along the south line of Lot 781 in Smoke Rise 1 recorded in Envelope 75 A & B to the southeast corner of Lot 781 in Smoke Rise 1 recorded in Envelope 75 A & B;

Thence North 15 degrees 34 minutes 08 seconds East for a distance of 158.43 feet along the east line of Lot 781 in Smoke Rise 1 recorded in Envelope 75 A & B to the northeast corner of Lot 781 in Smoke Rise 1 recorded in Envelope 75 A & B;

Thence across the grantor the following five courses;

1. North 51 degrees 13 minutes 41 seconds East for a distance of 210.35 feet to an iron pin set;
2. South 87 degrees 58 minutes 49 seconds East for a distance of 755.32 feet to an iron pin set;
3. South 00 degrees 50 minutes 41 seconds East for a distance of 189.98 feet to an iron pin set;
4. North 88 degrees 36 minutes 00 seconds West for a distance of 698.70 feet to an iron pin set;
5. South 59 degrees 30 minutes 46 seconds West for a distance of 496.10 feet to an iron pin set in the existing east right of way line of Smoke Rise Drive;

Thence along the existing east right of way line of Smoke Rise Drive with a curve to the right 62.63 feet having a radius of 165.51 feet, a delta of 21 degrees 40 minutes 55 seconds and a chord bearing of North 30 degrees 50 minutes 13 seconds West 62.26 feet to an iron pin found;

Thence North 19 degrees 55 minutes 23 seconds West for a distance of 108.94 feet along the existing east right of way line of Smoke Rise Drive to an iron pin found;

Thence along the east existing right of way line of Smoke Rise Drive with a curve to the right 39.57 feet having a radius of 25.00 feet, a delta of 90 degrees 41 minutes 54 seconds and a chord bearing of North 25 degrees 25 minutes 34 seconds East 35.57 feet to an iron pin found;

Thence North 70 degrees 46 minutes 31 seconds East for a distance of 33.90 feet along the existing south right of way line of Beach Cove to an iron pin found;

Thence along the existing south right of way line of Beach Cove with a curve to the left 92.36 feet having a radius of 50.00 feet, a delta of 105 degrees 50 minutes 26 seconds and a chord bearing of North 77 degrees 51 minutes 17 seconds East a distance of 79.78 feet to the **Point of Beginning**.

Containing **5.074** acres more or less and is contained in Auditor's Permanent Parcel Number M020350364600 which presently contains 475.179 acres.

Subject to all legal easements and rights of way including public and private roads as shown on Smoke Rise 1 and 2 as recorded in Athens County Recorder's office in Envelope 75 A & B.


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

All iron pins set are 3/4"D x 30"L rebar with a cap stamped Canter S 7226.

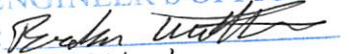
This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed May 2013.

Prior Instrument Reference: O.R. 488, Pg. 176 of the Athens County Recorder's Office.

Bearings are NAD 83(CORS), Ohio State Plane, South Zone Grid. Based on GPS observations. Reference the south line of Lot 781 as being South 65 degrees 04 minutes 12 seconds east.

  
Robert C. Canter, P.S. 7226

9-6-13  
Date

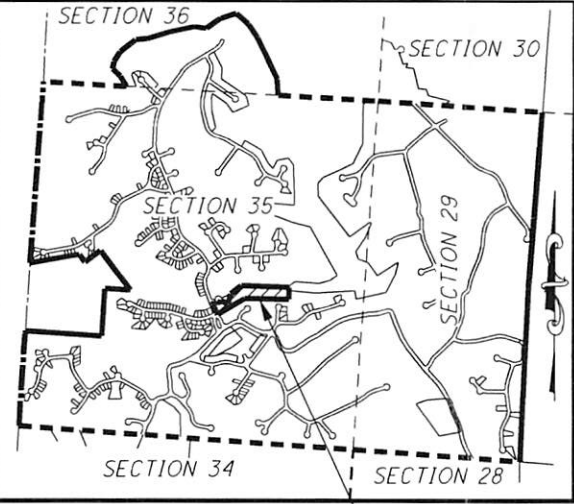
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 9/10/13



Description Approved  
Jill A. Thompson  
Athens County Auditor  
9/24/13

**SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,  
TRIMBLE TOWNSHIP, SECTION 35, T11N, R14W AND  
BEING PART OF 962.407 ACRE PARCEL  
RECORDED IN O.R. 488, PG. 176**

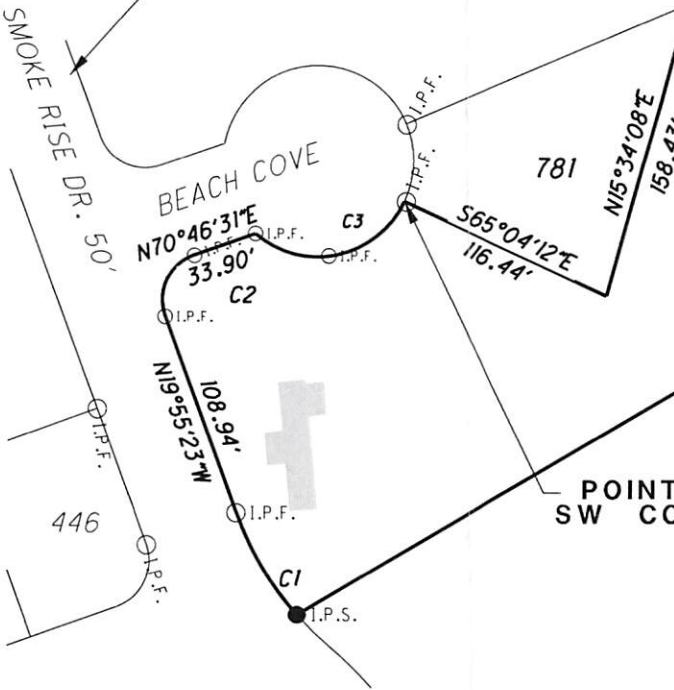
BEARINGS ARE NAD 83(CORS)  
OHIO STATE PLANE, SOUTH ZONE, GRID  
BASED ON GPS OBSERVATIONS.  
REFERENCE THE SOUTH LINE OF LOT 781  
AS BEING S65°04'12"E.



LOCATION MAP  
NOT TO SCALE

SITE

SMOKE RISE I ENVELOPE 75 A & B



5.074 AC.

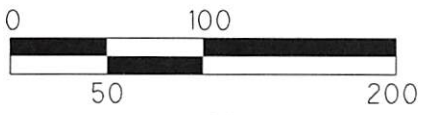
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Canter*  
DATE: 9/16/13

SEMINGSON ENTERPRISES, INC.  
O.R. 488, PG. 176  
M0203503646000  
TAXED (475.179 AC.)

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	21°40'55" (RT)	165.51'	62.63'	N30°50'12"W 62.26'
C2	90°41'54" (RT)	25.00'	39.57'	N25°25'34"E 35.57'
C3	105°50'26" (LT)	50.00'	92.36'	N77°51'17"E 79.78'

**LEGEND**

- I.P.F. IRON PIN FOUND
- I.P.S. 3/4" x 30" IRON PIN SET WITH A CAP STAMPED CANTER S 7226



HORIZONTAL SCALE IN FEET



SURVEYED MAY 2013 UNDER THE DIRECTION OF  
ROBERT C. CANTER, P.S. 7226. SUBJECT  
TO ALL LEGAL EASEMENTS, LEASES AND RIGHTS OF WAY.

*Robert C. Canter*  
ROBERT C. CANTER, PS 7226

9-6-13  
DATE



6801 SR 56  
ATHENS, OHIO 45701  
740-592-5706

13029 SPLIT 2.DGN