

EXHIBIT A
44.192 Acre Split

Situate in the State of Ohio, Athens County, Trimble Township, Sections 35 and 36, 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:

Commencing at an iron pin set at the southwest corner of Section 36 being the grantor's northwest corner and the southwest corner of a 588.15 acre parcel conveyed to Scioto Land Company, LLC, a Delaware Limited Liability Company recorded in Official Record 392, Page 388 and a point on the east line of Hocking County and the west line of Athens County;

Thence South 86 degrees 44 minutes 10 seconds East for a distance of 1301.69 feet along the south line of Section 36 being the grantor's north line and the south line of a 588.15 acre parcel conveyed to Scioto Land Company, LLC a Delaware Limited Liability Company recorded in Official Record 392, Page 388 to an iron pin found, said iron pin found being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the grantor's north line and the south line of a 588.15 acre parcel conveyed to Scioto Land Company, LLC A Delaware Limited Liability Company recorded in Official Record 392, Page 388 the following sixteen courses;

1. North 30 degrees 45 minutes 48 seconds West for a distance of 182.51 feet to an iron pin found;
2. North 45 degrees 34 minutes 59 seconds West for a distance of 167.98 feet to an iron pin found;
3. North 10 degrees 40 minutes 42 seconds East for a distance of 115.42 feet to an iron pin found;
4. North 33 degrees 13 minutes 20 seconds East for a distance of 184.99 feet to an iron pin found;
5. North 51 degrees 58 minutes 54 seconds East for a distance of 301.17 feet to an iron pin found;
6. North 85 degrees 34 minutes 12 seconds East for a distance of 177.50 feet to an iron pin found;

7. North 72 degrees 28 minutes 27 seconds East for a distance of 376.15 feet to an iron pin found;
8. North 78 degrees 13 minutes 11 seconds East for a distance of 391.61 feet to an iron pin found;
9. South 82 degrees 16 minutes 03 seconds East for a distance of 191.66 feet to an iron pin found;
10. North 54 degrees 36 minutes 06 seconds East for a distance of 270.10 feet to an iron pin found;
12. North 71 degrees 50 minutes 20 seconds East for a distance of 255.01 feet to an iron pin found;
12. South 47 degrees 55 minutes 09 seconds East for a distance of 257.96 feet to an iron pin found;
13. South 35 degrees 07 minutes 33 seconds East for a distance of 262.08 feet to an iron pin found.
14. South 25 degrees 43 minutes 20 seconds East for a distance of 394.67 feet to an iron pin found;
15. South 25 degrees 06 minutes 28 seconds East for a distance of 320.83 feet to an iron pin found;
16. South 03 degrees 14 minutes 47 seconds East for a distance of 248.07 feet to an iron pin found on the south line of Section 36;

Thence North 86 degrees 44 minutes 10 seconds West for a distance of 789.84 feet along the south line of Section 36 to an iron pin set in the existing north right of way line of Red Alder Cove;

Thence North 54 degrees 50 minutes 24 seconds West for a distance of 327.74 feet along the north right of way of Red Alder Cove to a point;

Thence along the existing east right of way line of Red Alder Road the following four courses;

1. Along a curve to the right 34.14 feet having a radius of 25.00 feet, a delta of 78 degrees 15 minutes 12 seconds and a chord bearing of North 15 degrees 42 minutes 48 seconds West 31.55 feet to a point;
2. North 23 degrees 24 minutes 48 seconds East for a distance of 51.33 feet to a point;
3. Along a curve to the left 209.02 feet having a radius of 243.49 feet, a delta of 49 degrees 11 minutes 07 seconds and a chord bearing of North 01 degrees 10 minutes 45 seconds West 202.66 feet to a point;
4. North 25 degrees 46 minutes 19 seconds West for a distance of 94.61 feet to a point;

Thence along the existing east right of way line of Smoke Rise Drive the following three courses;

1. Along a curve to the right 36.97 feet having a radius of 25.00 feet, a delta of 84 degrees 43 minutes 27 seconds and a chord bearing of North 16 degrees 35 minutes 24 seconds East 33.69 feet to a point;

2. North 58 degrees 57 minutes 08 seconds East for a distance of 130.40 feet to a point;
3. Along a curve to the left 209.29 feet having a radius of 277.81 feet, a delta of 43 degrees 09 minutes 48 seconds and a chord bearing of North 37 degrees 22 minutes 14 seconds East 204.37 feet to a point;

Thence North 74 degrees 12 minutes 40 seconds West for a distance of 50.00 feet along the existing north right of way of Smoke Rise Drive to a point;

Thence along the existing west right of way of Smoke Rise Drive the following five courses;

1. Along a curve to the right 171.62 feet having a radius of 227.81 feet, a delta of 43 degrees 09 minutes 48 seconds and a chord bearing of South 37 degrees 22 minutes 14 seconds West 167.59 feet to a point;
2. South 58 degrees 57 minutes 08 seconds West for a distance of 458.50 feet to a point;
3. Along a curve to the left 207.45 feet having a radius of 504.67 feet, a delta of 23 degrees 33 minutes 09 seconds and a chord bearing of South 47 degrees 10 minutes 33 seconds West 206.00 feet to a point;
4. South 35 degrees 23 minutes 59 seconds West for a distance of 291.57 feet to a point;
5. Along a curve to the left 180.40 feet having a radius of 1607.84 feet, a delta of 06 degrees 25 minutes 43 seconds and a chord bearing of South 32 degrees 11 minutes 07 seconds West 180.31 feet to a point;

Thence along the existing north right of way of Sassafraas Cove the following five courses;

1. Along a curve to the right 44.08 feet having a radius of 25.00 feet, a delta of 101 degrees 01 minutes 16 seconds and a chord bearing of South 79 degrees 28 minutes 53 seconds West 38.59 feet to a point;
2. North 50 degrees 00 minutes 29 seconds West for a distance of 124.20 feet to a point;
3. Along a curve to the left 196.55 feet having a radius of 1547.95 feet, a delta of 07 degrees 16 minutes 31 seconds and a chord bearing of North 46 degrees 22 minutes 13 seconds West 196.42 feet to a point;
4. North 42 degrees 43 minutes 58 seconds West for a distance of 50.98 feet to a point;
5. Along a curve to the left 97.88 feet having a radius of 50.00 feet, a delta of 112 degrees 10 minutes 05 seconds and a chord bearing of North 38 degrees 49 minutes 01 seconds West 82.98 feet to an iron pin found at the southeast corner of Lot 721 in Smoke Rise 1 in Envelope 75 A & B;

Thence North 04 degrees 54 minutes 21 seconds West for a distance of 81.86 feet along the east line of Lot 721 in Smoke Rise 1 in Envelope 75 A & B to the northeast corner of Lot 721 in Smoke Rise 1 in Envelope 75 A & B;

Thence North 79 degrees 13 minutes 35 seconds West for a distance of 47.00 feet along the north line of Lot 721 in Smoke Rise 1 in Envelope 75 A & B to a point;

Thence South 70 degrees 27 minutes 20 seconds West for a distance of 64.29 feet along the north line of Lot 721 in Smoke Rise 1 in Envelope 75 A & B to an iron pin found at the northwest corner of Lot 721 in Smoke Rise 1 in Envelope 75 A & B;

Thence South 44 degrees 50 minutes 58 seconds East for a distance of 117.36 feet along the west line of Lot 721 in Smoke Rise 1 recorded in Envelope 75 A & B to an iron pin found at the southwest corner of Lot 721 in Smoke Rise 1 in Envelope 75 A & B being the existing south right of way of Sassafras Cove;

Thence along the existing south right of way line of Sassafras Cove with a curve to the left 129.05 feet having a radius of 50.00 feet, a delta of 147 degrees 53 minutes 03 seconds and a chord bearing of South 28 degrees 47 minutes 26 seconds East 96.10 feet to a point;

Thence South 42 degrees 43 minutes 58 seconds East for a distance of 50.98 feet along the existing south right of way line of Sassafras Cove to a point;

Thence along the existing south right of way line of Sassafras Cove with a curve to the left 41.31 feet having a radius of 1597.95 feet, a delta of 01 degrees 28 minutes 52 seconds and a chord bearing of South 43 degrees 28 minutes 24 seconds East 41.31 feet to an iron pin set on the South line of Section 36 and the north line of Section 35;

Thence North 86 degrees 44 minutes 10 seconds West for a distance of 295.48 feet along the south line of Section 36 and the north line of Section 35 to the **Point of Beginning**.

Containing **44.192** acres more or less. 40.297 acres from Auditor's Permanent Parcel Number M010010090601 which presently contains 37.544 acres, 3.391 acres from Auditor's Permanent Parcel Number M020350364700 which presently contains 13.300 acres and 0.504 acres from 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.

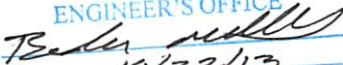
Prior Instrument Reference: O.R. 488, Pg. 176, of the Athens County Recorder's Office.

Bearings are NAD 83(CORS), Ohio State Plane, South Zone Grid. Based on GPS observations. Reference the south line of Section 36 as being South 86 degrees 44 minutes 10 seconds East.


Robert C. Canter, P.S. 7226



10-4-13
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/22/13

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

OCT 24 2013

Jill Thompson
Athens County Auditor

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Legal Description Pre-Approval
APPROVED
All transfers are subject to
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OCT 2 4 2013

Jill Thompson
Athens County Auditor

**SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,
TRIMBLE TOWNSHIP, SECTION 35 & 36, T11N, R14W AND
BEING PART OF 962.407 ACRE PARCEL
RECORDED IN O.R. 488, PG 176**

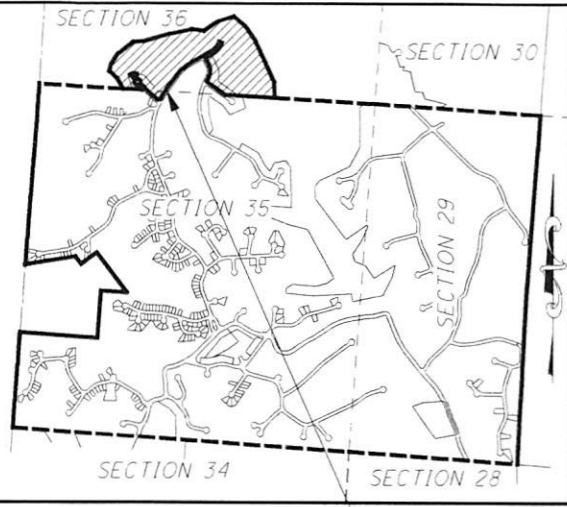
BEARINGS ARE NAD 83(CORS)
OHIO STATE PLANE, SOUTH ZONE, GRID
BASED ON GPS OBSERVATIONS.
REFERENCE THE SOUTH LINE OF SECTION
36 AS BEING S86°44'10"E.

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	78°15'12" (RT)	25.00'	34.14'	N15°42'48"W 31.55'
C2	49°11'07" (LT)	243.49'	209.02'	N01°10'45"W 202.66'
C3	84°43'27" (RT)	25.00'	36.97'	N16°35'24"E 33.69'
C4	43°09'48" (LT)	277.81'	209.29'	N37°22'14"W 204.37'
C5	43°09'48" (RT)	227.81'	171.62'	S37°22'14"W 167.59'
C6	23°33'09" (LT)	504.67'	207.45'	S47°10'33"W 206.00'
C7	06°25'43" (LT)	1607.84'	180.40'	S32°11'07"W 180.31'
C8	101°01'16" (RT)	25.00'	44.08'	S79°28'53"W 38.59'
C9	07°16'31" (RT)	1547.95'	196.55'	N46°22'13"W 196.42'
C10	112°10'05" (LT)	50.00'	97.88'	N38°49'01"W 82.98'
C11	147°53'03" (LT)	50.00'	129.05'	S28°47'26"E 96.10'
C12	01°28'52" (LT)	1597.95'	41.31'	S43°28'24"E 41.31'

SCIOTO LAND COMPANY, LLC A
DELAWARE LIMITED LIABILITY COMPANY
O.R. 392, PG. 388
M010010090600
TAXED (588.15 AC.)

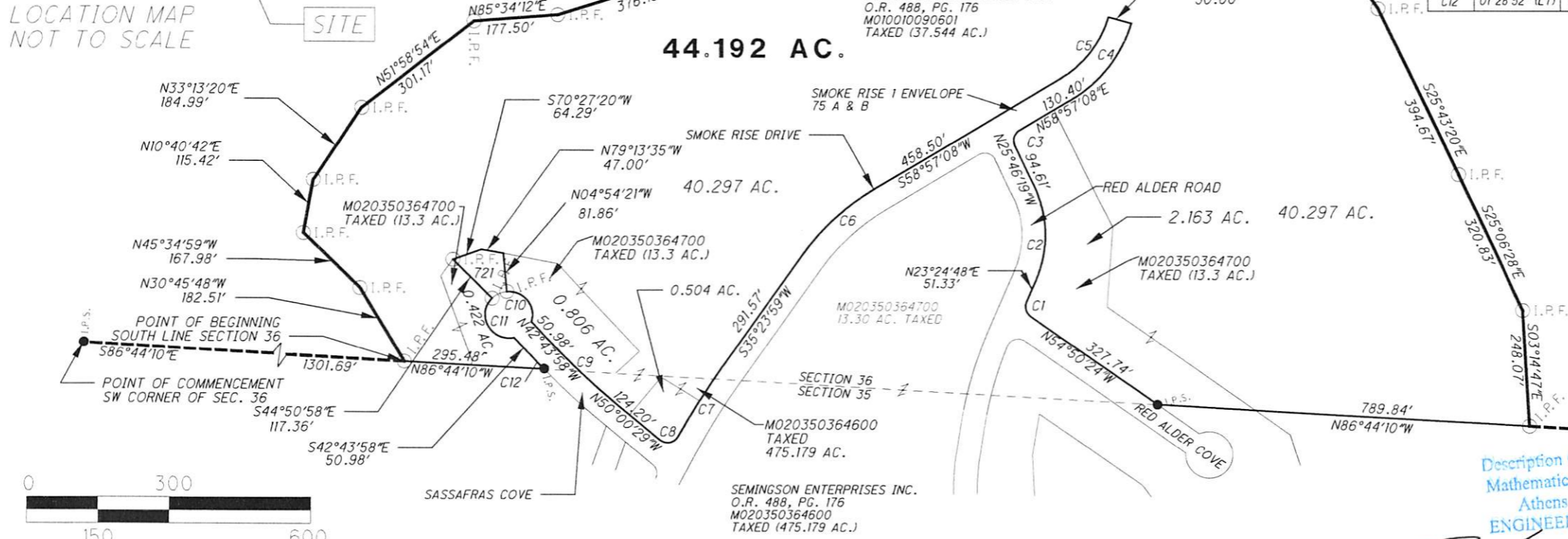
SEMINGSON ENTERPRISES INC.
O.R. 488, PG. 176
M010010090601
TAXED (37.544 AC.)

44.192 AC.



LOCATION MAP
NOT TO SCALE

SITE



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

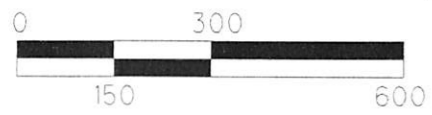
BY: *Robert Canter*
DATE: 10/22/13

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 10-4-13
ROBERT C. CANTER, PS 7226 DATE

LEGEND

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



1"=300'

HORIZONTAL SCALE IN FEET



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

13029 SPLIT II.DGN