

FEB 08 2017

Jill Thompson
Athens County Auditor

EXHIBIT A

Ireland Road, Coolville, OH 45723

- **FIRST TRACT**: Being the south half of the northeast Quarter of Section 18, Town 5, Range 11, Ohio Company's Purchase, containing agreeable to the survey of E.R. Moore of 83 1/8 acres, more or less.

EXCEPT THE FOLLOWING FOUR (4) TRACTS:

EXCEPTION #1: Excepting from the above described PARCEL ONE .92 acres and being described as Being all that certain lot, tract or parcel of land lying and being situated in the Section 18, Town 5 North, Range 11 West, Troy Township, and Starting at an iron pin in the center of County Road No. 59 at the center of Section 18 (iron pin bears South 83 degrees 47' East 178.78 feet to an iron pin in the Road); thence North 5 degrees South 30' East 297.75 feet to an iron pin in the center of County Road No. 59 on the half section line, the point of beginning of this tract; thence continuing North 5 degrees 30' East 200 feet to an iron pin; thence leaving the road South 84 degrees 30' East 192.36 feet to an iron pin; passing an iron pin at 25 feet; thence South 1 degree 06' West 200.60 feet to an iron pin; thence North 84 degrees 30' West 208.27 feet to an iron pin, the point of beginning of this tract, containing 0.9197 acre, more or less, as shown on a survey made by F.A. Dixon, dated March 30, 1972.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and were set by John M. Branner, P.S. 6805.

The above description was prepared under the supervision of Leonard F. Swoyer, Registered Professional Land Surveyor No. 6765 and based on a survey and plat and description performed by John M. Branner, P.S. 6805 dated October 1996.

Subject to all easements and right of ways of record.

EXCEPTION #2: Situate in Section 18, Range 11, Troy Township, Athens County, Ohio, to-wit:

Beginning at an iron pin located 1178.15 feet east and 50.00 feet north of the southwest corner of the northeast quarter of Section #18; said iron pin is also in the north line of a 50 foot wide right of way leading to County Road #59; thence N. 00 degrees 00' E., 210.00 feet to an iron pin; thence N. 90 degrees 00' W. 210.00 feet to an iron pin; thence S. 00 degrees 00' W. 210.00 feet to an iron pin in the north line of the right of way; thence S. 90 degrees 00' E, 210.00 to the place of beginning, containing 1.012 acres, more or less.

ALSO a private right of way 50 feet in width for the purpose of ingress and egress to the above-described premises, said right of way being more particularly described as follows:

Beginning at an iron pin which is the center of Section 18 in the middle of Athens County Road 59, thence South 90 degrees 00' East a distance of 1178.15 feet to an iron pin; thence north 50 feet to an iron pin, being the south boundary of the above-described premises; thence proceeding north 90 degrees 00' West a distance of 1103.15 feet; thence North 100 feet; thence west approximately 75 feet to the center of C.R. 59; thence South following the center of said CR 59 a distance of approximately 150 feet to the place of beginning of said right of way.

Surveyed by Chet Waterman, Registered Surveyor No. 5319, Registered Engineer No. 26389.

PRIOR REF: Volume 69, Page 533 Athens County Official Records

EXCEPTION #3: Situate in the NE 1/4 of Section 18, T5, R11, Troy Township, Athens County, Ohio and being a part of the N. Faye Ball et al parcels as described in Official Records Volume 40, Page 899.

POINT OF BEGINNING being a point in County Road 59 (reference: iron pin found S 05 degrees 30' 00"W 329.26 feet to an iron pin set N 76 degrees 51' 50" E 18.36), said Point of Beginning being N 05 degrees 30' 00" E 805.31 feet from an iron pin at the center of said Section 18;

Thence continuing along County Road 59 N 05 degrees 30' 00" E 217.20 feet to a point (reference: iron pin set N 88 degrees 22' 29" E 4.74 feet);

Thence leaving County Road 59 N 88 degrees 22' 29" East 172.44 feet to an iron pin set; Thence S 50 degrees 03' 32" E 50.70 feet to an iron pin set in an existing stone drive; Thence S 12 degrees 51' 53" E 130.87 feet to an iron pin set (reference iron pin set at 87.60);

Thence S 76 degrees 51' 49" W 268.22 feet to the Point of Beginning.

Containing 1.00 acres, as surveyed 03-17-1933 by Robert C. Canter, P.S. 7226.

Plat of survey is of record in the Office of the Recorder of Washington County, Ohio.

Also including an easement for the right of ingress and egress along an existing stone drive, said stone drive as delineated on plat of said survey.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped "Canter P.S. 7226."

Basis of Bearings: West line of the NE 1/4 of Section 18 being N 05 degrees 30' 00" E as determined by survey of F.A. Dixon dated 03-30-1972. Bearings are used to determine angular relationships only.

PRIOR REF: Volume 143, Page 465 Athens County Official Records

PARCEL NO. L010010067000

- SECOND TRACT: BEGINNING at the northeast corner of Section 18, Town 5, Range 11; thence South 1284.94 feet; and thence West 2,026.05 feet to a post, corner of Springer property; thence North 2 degrees 02' E 809.5 feet to an 18" Hickory; thence South 83 degrees 27' E. 323.87 feet to a post; thence N 6 degrees 2' E. 479.25 feet to a post; thence S. 83 degrees 38' E 272.3 feet to a hub; thence N. 3 degrees 30' E. 31.5 feet to the north line of said section; thence E. 1,455.29 feet to the place of beginning, **containing 56.24 acres, more or less.**

FURTHER EXCEPTING THE FOLLOWING:

Situated in Section 18, T.5, R.11, Troy Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Ireland Road that bears North 02 degrees 14 minutes 51 seconds East, 149.33 feet from an iron pin found at the South-west corner of the North-east Quarter of Section 18;

Thence along said road

N 2° 14' 51" E, 326.13 feet to a point;

Thence, along the lines of a 0.92 acre tract (Ball 40-897 O.R.)

S 87° 47' 12" E, 208.27 feet to an iron pin set, passing an iron pin set at 22.49 feet;

N 2° 18' 05" W, 200.60 feet to an iron pin set;

N 87° 46' 48" W, 192.36 feet to a point in Ireland Road, passing an iron pin found at 167.36 feet;

Thence along said road:

N 3° 17' 07" E, 129.37 feet;

Thence, leaving said road and along the lines of a 1.00 acre tract (Kathie Ball 143-462 O.R.)

N 73° 47' 02" E, 268.22 feet to an iron pin set, passing an iron pin set at 18.36 feet;

N 15° 56' 40" W, 130.87 feet to a point;

N 53° 08' 18" W, 50.70 feet to an iron pin found;

S 85° 17' 41" W, 183.92 feet to a point in Ireland Road, passing an iron pin set at 163.92 feet;

Thence, along said road

N 4° 04' 18" E, 444.70 feet to a point;

Thence, leaving said road and along the lines of Springer (350-721 D.R.), (138-224 O.R.) And (428-2410 O.R.):

S 88° 02' 14" E, 671.70 feet to an iron pin found, passing an iron pin found at 21.32 feet;
N 0° 46' 12" W, 806.43 feet to a Hickory Tree;
S 86° 52' 58" E, 325.23 feet to a fence corner post;
N 2° 44' 03" E, 477.95 feet to a fence corner post;
S 86° 50' 14" E, 270.66 feet to an iron pin set;
Thence, along new lines created by this survey
S 2° 27' 15" W, 1680.96 feet to an iron pin set;
S 86° 22' 46" W, 584.74 feet to an iron pin set in an existing fence line;
Thence, following said fence-line and with the prolongation thereof;
S 0° 18' 39" W, 971.48 feet to an iron pin set;
N 88° 06' 29" W, 608.17 feet to an iron pin set;
N 4° 13' 07" E, 122.06 feet to an iron pin set;
N 87° 27' 24" W, 76.01 feet to the point of beginning and **containing 39.00 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 June. 2017 by John M. Branner P.S. 6805

PARCEL NO. L010010067200

LAST REF: Vol. 516, Page 615 Athens County Official Records

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: David E. Staw
DATE: 6/29/17

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

JUL 06 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 39.00 ACRE TRACT

Situated in Section 18, T.5, R.11, Troy Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Ireland Road that bears North 02 degrees 14 minutes 51 seconds East, 149.33 feet from an iron pin found at the South-west corner of the North-east Quarter of Section 18;
Thence, along said road
N 2° 14' 51" E, 326.13 feet to a point;
Thence, along the lines of a 0.92 acre tract (Ball 40-897 O.R.)
S 87° 47' 12" E, 208.27 feet to an iron pin set, passing an iron pin set at 22.49 feet;
N 2° 18' 05" W, 200.60 feet to an iron pin set;
N 87° 46' 48" W, 192.36 feet to a point in Ireland Road, passing an iron pin found at 167.36 feet;
Thence along said road:
N 3° 17' 07" E, 129.37 feet;
Thence, leaving said road and along the lines of a 1.00 acre tract (Kathie Ball 143-462 O.R.)
N 73° 47' 02" E, 268.22 feet to an iron pin set, passing an iron pin set at 18.36 feet;
N 15° 56' 40" W, 130.87 feet to a point;
N 53° 08' 18" W, 50.70 feet to an iron pin found;
S 85° 17' 00" W, 183.92 feet to a point in Ireland Road, passing an iron pin set at 163.92 feet;
Thence, along said road
N 4° 04' 18" E, 444.70 feet to a point;
Thence, leaving said road and along the lines of Springer (350-721 D.R.), (138-224 O.R.) and (428- 2410 O.R.):
S 88° 02' 14" E, 671.70 feet to an iron pin found, passing an iron pin found at 21.31 feet;
N 0° 46' 12" W, 806.43 feet to a Hickory Tree;
S 86° 52' 58" E, 325.23 feet to a fence corner post;
N 2° 44' 03" E, 477.95 feet to a fence corner post;
S 86° 50' 14" E, 270.66 feet to an iron pin set;
Thence, along new lines created by this survey
S 2° 27' 15" W, 1680.96 feet to an iron pin set;
S 86° 22' 46" W, 584.74 feet to an iron pin set in an existing fence line;
Thence, following said fence-line and with the prolongation thereof:
S 0° 18' 39" W, 971.48 feet to an iron pin set;
N 88° 06' 29" W, 608.17 feet to an iron pin set;
N 4° 13' 07" E, 122.06 feet to an iron pin set;
N 87° 27' 24" W, 76.01 feet to the point of beginning and containing 39.00 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

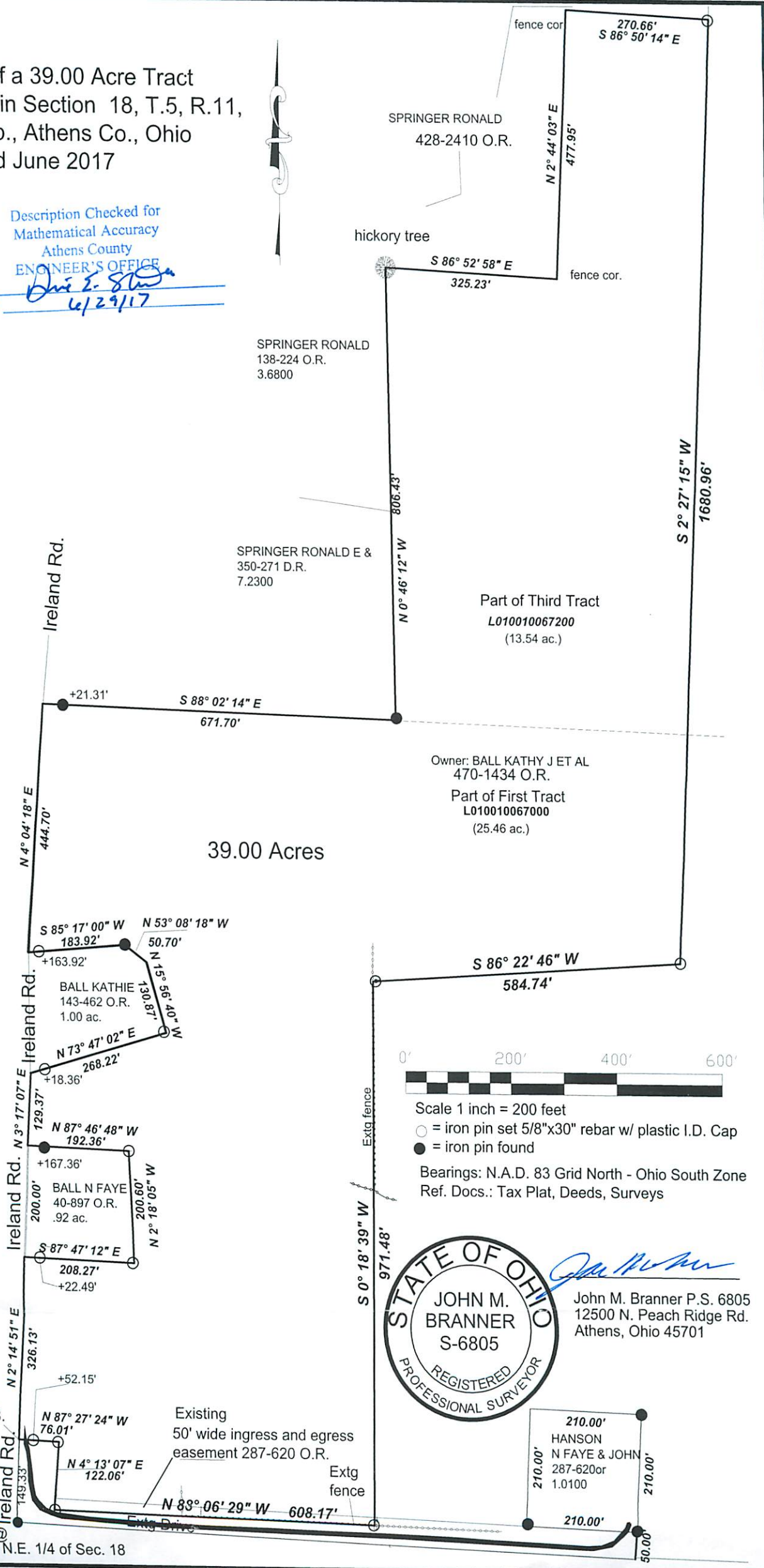
The above description is based on a field survey completed June. 2017 by
John M. Branner P.S. 6805

John M. Branner

Survey of a 39.00 Acre Tract
 Situated in Section 18, T.5, R.11,
 Troy Twp., Athens Co., Ohio
 Surveyed June 2017

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: David E. Branner
 DATE: 6/29/17



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