

**EXHIBIT "A"**

Legal Description

Land situated in the Township of Athens in the County of Athens in the State of OH

SITUATED IN THE TOWNSHIP OF WATERLOO, COUNTY OF ATHENS, STATE OF OHIO, AND BEING PART OF SECTION 16, TOWNSHIP L IN, RANGE 15W, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEING A SURVEY OF A 16 ACRE PARCEL CONVEYED TO JOSHUA M. ESKEY & JENNIFER MCCLAIN ESKEY ; AS RECORDED IN O.R. BOOK 473, PAGE 29; IN THE ATHENS COUNTY DEED RECORDS, AND BEING ALL OF AUDITOR'S P.P.N. N0100L005440I, AND FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16;

THENCE, S 85°28'48" E 2692.04 FEET WITH THE SOUTH LINE OF SECTION 16, TO THE SOUTHEAST CORNER OF A 76.647 ACRE PARCEL CONVEYED TO WILLIAM K. & VICKIE A. ELLIOTT, AS RECORDED IN O. R. BOOK 521, PAGE 486;

THENCE, N 03°41'42" E 360.78 FEET WITH THE EAST LINE OF SAID PARCEL CONVEYED TO ELLIOTT (O. R. 521 PG.486), TO AN IRON PIN SET MARKING THE NORTHWEST CORNER OF A PARCEL. CONVEYED TO DAVID R. & NANCY F. MCCLAIN, AS RECORDED IN O.R. BOOK 355, PAGE 75, AND BEING THE PRINCIPLE PLACE OF BEGINNING, OF THE 15.947 ACRE PARCEL HEREIN TO BE DESCRIBED;

THENCE, N 03°41'42" E 374.00 FEET CONTINUING WITH THE EAST LINE OF SAID PARCEL CONVEYED TO ELLIOTT (O.R. 521, PG.486), TO STONE FOUND MARKING THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO JOSEPH M. BURNS, AS RECORDED IN O.R. BOOK 304, PAGE 731;

THENCE, S 85°59'04" E 1869.14 FEET WITH THE SOUTH LINE OF SAID PARCEL CONVEYED TO BURNS (Q. R.304, PG.73 1), TO THE CENTERLINE OF FIVE POINTS ROAD (CO. ROAD 3), AND PASSING OVER A 5/8" O. D. IRON PIN FOUND AT 1829.14 FEET;

THENCE WITH THE CENTERLINE OF FIVE POINTS ROAD, WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 05°10'03" W 266.67 FEET TO A POINT OF CURVATURE;



2) WITH A CURVE TO THE LEFT (RADIUS 154.00' FEET, DELTA ANGLE 41°30'23", ARC LENGTH 111.56 FEET) WITH A CHORD BEARING S 14°56'29" E 109.14 FEET TO THE NORTHEAST CORNER OF SAID PARCEL CONVEYED TO MCCLAIN (O.R.355:,PG.75);

THENCE, N 86°06'36" W L897.14 FEET LEAVING FIVE POINTS ROAD WITH THE NORTH LINE OF SAID PARCEL CONVEYED TO MCCLAIN (O.R. 355,PG.75), TO THE PRINCIPLE PLACE OF BEGINNING,, PASSING OVER A MIND SPIKE FOUND.AT 43.93 FEET, AND CONTAINING 15.947 ACRES, MORE OR LESS AND IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT OF WAYS, ZONING RESTRICTIONS, AND ORDINANCES OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIPTION ARE BASED ON THE SOUTH LINE OF SECTION 16 AS BEING S 85°28'48" E, 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"

Property Address: 9103 Five Points Road, Athens, OH 45701-9164

Parcel No.: N01-00100544-01

Instrument 20200000809 OR  
Book Page 564 655A

**BASIS OF BEARING**

The bearings of this plat are based on the South line of Section 16, as being as being S 85°28'48" E, and is an assumed Meridian used to denote angles only.

**LEGEND**

- ⊙ - 5/8" x 30" long reinforcing bars w/ red cap stamped "S.A. England #S-7452"
- - 5/8" o.d. Iron Pin Found
- - Stone Found
- △ - Mine Spike Found

**Curve #1**

Radius = 154.00'  
 Delta Angle = 41°30'23"  
 Arc Length = 111.56'  
 Chord = S 14°56'29" E  
 109.14'

**Plat of Survey**  
 Township of Waterloo, County of Athens, State of Ohio, part  
 Southeast Quarter of Section 16, Township 11N, Range 15W.

**PREPARED FOR:**  
 Joshua & Jennifer Eskey

**PROPERTY LOCATION:**

Being a Survey of 16 Acre parcel conveyed to Joshua M. Eskey & Jennifer McClain, as recorded in O.R. Book 473, Page 29, in the Athens County Deed Record, and being all of Auditor's P.P.N. N010010054401.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: David E. Burns  
 DATE: 1/16/20

Joseph M. Burns  
 22.13 Acres  
 O.R. Book 304, Page 731  
 P.P.N. N01-0010054700



William K. & Vickie A. Elliott  
 76.647 Acres  
 O.R. Book 521, Page 486  
 P.P.N. N010010056600

P.O.C.:  
 SW CORNER  
 SECTION 16

N 03°41'42" E  
 374.00'

N 03°41'42" E  
 360.78'

P.O.B.

S 85°59'04" E  
 1829.14'

1869.14'

Joshua M. Eskey & Jennifer McClain Eskey  
 16 Acres  
 O.R. Book 473, Page 29  
 P.P.N. N010010054401

**15.947 Acres Surveyed**

N 86°06'36" W  
 1897.14'

David R. & Nancy F. McClain  
 10.96 Acres  
 O.R. Book 355, Page 75  
 P.P.N. N010010054100

Curve #1

43.93'

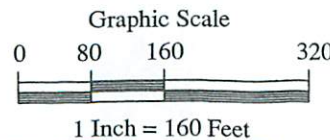
Five Points Road (Co. Road 3)  
 centerline  
 S 05°10'03" W  
 266.67'



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

1/16/20  
 Date

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



**PREPARED BY:**  
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