

Exhibit A
6.27 Acres

Description of a tract of land situate Ohio Company Purchase, Town 12, Range 15, River Lot 624, and River Lot 625, York Township, Athens County, Ohio.
Being a part of the lands deeded to Nelsonville TV Cable Co., and referenced in Official Record Book 349, pages 90-91.

Commencing at a point at the southwest corner of River Lot 624;
Thence S88°27'41"E 4730.00 feet along the south line of River Lot 624 to a point in the center of County Road 11, Elm Rock Rd;
Thence N41°54'40"W 138.76 feet to a point in the center of County Road 11, and being the point of beginning of the tract herein described;

- 1.) Thence N41°54'40"W 140.63 feet to a point in the center of County Road 11;
- 2.) Thence N63°23'23"E 903.78 feet over the land of Nelsonville TV Cable Co. 349-90 to an iron pin set, passing an iron pin set at 40.00 feet;
- 3.) Thence N90°00'00"E 687.39 feet continuing over the lands of Nelsonville TV Cable Co. to a point in the center of Monday Creek,
- 4.) Thence S31°52'30"W 266.75 feet to a point in the center of Monday Creek;
- 5.) Thence N90°00'00"W 608.91 feet along a common boundary to said Nelsonville TV Cable Co., and Edwards 517/2591 to an iron pin set, passing an iron pin set at 100 feet;
- 6.) Thence S66°31'54"W 710.51 feet and continuing along said common boundary to the place of beginning, passing an iron pin set at 672.63 feet, and containing a total of 6.27 acres.

Acreages: 3.302 acres being in River Lot 624, and 2.968 acres being in River Lot 625.

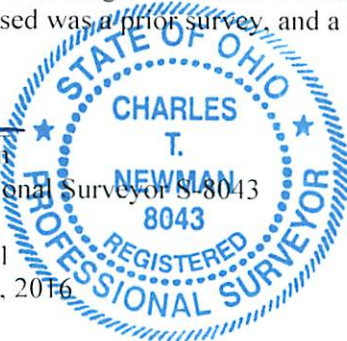
Plat of said survey is attached herewithin, and made a part thereof.


Subject to all easements, rights-of-way, covenants, and agreements of record.

Iron pins set are 30 inch length of number 5 rebar, and capped "NEWMAN PS-8043".

Basis of bearings used was a prior survey, and a true north has not been determined.


Charles T. Newman
Registered Professional Surveyor S-8043
66 Elmwood Place
Athens, Ohio 45701
Surveyed August 1, 2016

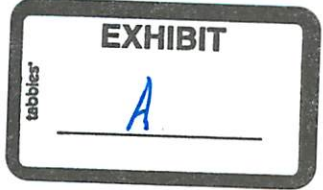


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/1/16

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

AUG 01 2016

Jill Thompson
Athens County Auditor



C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



Prior Survey



Plat of Survey of 6.27 Acres
Situate Ohio Company Purchase Town 12, Range 15,
River Lots 624/625, York Township, Athens County, Ohio.
Being part of the lands referenced in recorded deed,
Athens County Official Record Book 349, Pages 90-91.

York Twp.
209-483

River Lot 625

Nels. TV
OR 349-90

12.056 acres
residue

York Twp.
OR 416-774

N90°00'00"E

687.39'

6.270 Total Acres

(2.968 acres)
River Lot 625
River Lot 624
(3.302 acres)

N90°00'00"W

608.91'

S31°52'30"W
266.75'

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AUG 01 2016

Jill Thompson
Athens County Auditor

- ▲ PK Found
- Iron Pin Found
- Iron Pin Set

Elm Rock Rd. C-11

Calculated
Southwest Corner
River Lot 624

POB

S88°27'41"E
4730.00'

N63°23'23"E
903.78'

S66°31'54"W
710.51'

River Lot 624
River Lot 623

N88°27'41"W
915.02'

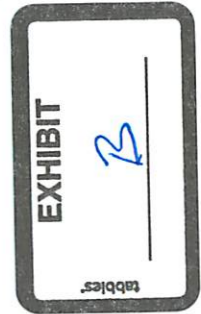
HAG
674.0'

Edwards
OR 517/2591
7.959 acres

John S Wells
436-277
5.03 Acres

(50.00')

Doonville BM 669.86'
NAVD 88 JY1363

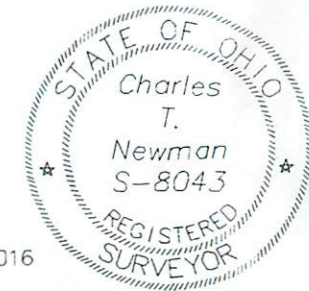


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: D. E. S. D.
DATE: 8/1/16

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Charles T. Newman
Charles T. Newman PS
Surveyed August 1., 2016