

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Branch, William  
DATE: 4/4/2014

TRACT ONE:

EXHIBIT "A"

DESCRIPTION OF A 114.60 ACRE TRACT

Situated in Section 19, T. 12, R.15 York Township, Athens County, Ohio and being a part of a 150.00 acre tract as described in Volume 305, Page 1098 of the Official Record of Athens County and being more particularly described as follows:

Beginning at an iron pipe found in the right of way of Pedigo Road, said pipe bears South 04 degrees 09 minutes West, and North 86 degrees 32 minutes 49 seconds West, 1288.75 feet (deed) from the North-east corner of Section 19;

Thence, along a North-line of Columbus and Southern Ohio (338-433 D.R.)

N 86° 12' 02" W a distance of 1353.02 feet to an iron pin set, passing an iron pipe set a 55.00 feet;

Thence, along the lines of Jesse Walker (271-139 O.R)

N 3° 48' 09" E a distance of 333.76 feet to an iron pin found;

N 73° 07' 05" W a distance of 2085.85 feet to a point in a creek;

Thence, along new lines created by this survey and following the meanderings of a creek:

N 74° 01' 56" E a distance of 50.92 feet;

N 76° 47' 20" E a distance of 53.29 feet;

N 37° 47' 33" E a distance of 48.41 feet;

N 69° 18' 56" E a distance of 93.65 feet;

N 49° 12' 14" E a distance of 83.41 feet;

N 41° 06' 30" E a distance of 68.83 feet;

N 74° 02' 08" E a distance of 58.18 feet;

N 45° 52' 32" E a distance of 89.66 feet;

N 59° 48' 24" E a distance of 108.85 feet;

N 50° 05' 21" E a distance of 110.06 feet;

N 32° 11' 19" E a distance of 116.58 feet;

N 21° 46' 25" E a distance of 126.34 feet;

N 51° 54' 39" E a distance of 189.85 feet;

N 20° 56' 30" W a distance of 22.30 feet;

N 56° 15' 19" E a distance of 136.65 feet to a point in the West-line of Breeze (307-357 D.R.)

Thence, with the lines of Breeze (307-357 D.R.)

S 12° 00' 00" W a distance of 282.27 feet to an iron pin found;

S 78° 00' 00" E a distance of 300.00 feet to an iron pin found;

N 12° 00' 00" E a distance of 871.20 feet to a P.K. Nail set in Perry Ridge Road;

Thence, along Perry Ridge Road:

S 75° 37' 08" E a distance of 198.56 feet;

S 68° 33' 32" E a distance of 116.80 feet;

S 72° 11' 19" E a distance of 93.01 feet;

S 76° 43' 08" E a distance of 347.56 feet;

S 82° 33' 19" E a distance of 93.76 feet;

N 88° 59' 06" E a distance of 440.94 feet;

S 89° 59' 36" E a distance of 416.42 feet;

S 87° 50' 19" E a distance of 149.32 feet;

S 87° 34' 22" E a distance of 190.04 feet;

S 69° 21' 01" E a distance of 60.58 feet to a point near the intersection of Perry Ridge Road with Pedigo Road;

Thence, along a west line of Columbus & Southern Ohio (338-433 D.R.)

S 4° 09' 00" W a distance of 2145.49 feet to the point of beginning and containing 114.60 Acres more or less

Subject to all easements and rights of way of record

Iron pins set are 5/8 inch by 30 inch long rebar with plastic I.D. Cap

Bearings: Grid North N.A.D. 83

The above description is based on a field survey completed April 2014 by  
John M. Branner P.S. 6805



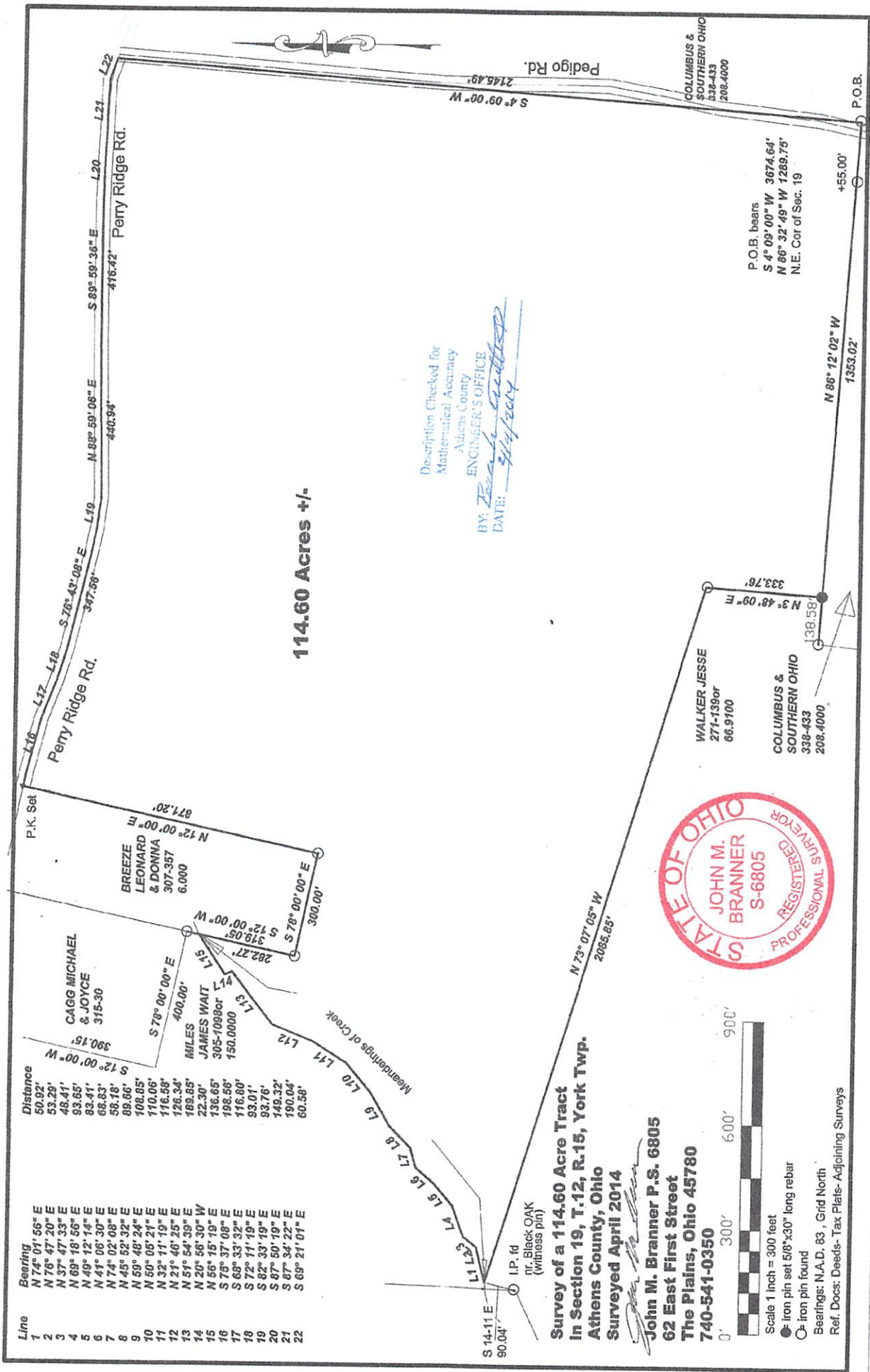


EXHIBIT "A", continued

TRACT TWO:

The North half of the Northeast quarter of Sec.25; T.12, R.15, Ohio Company's Purchase, containing 84 acres, more or less.

Ref.: V.173, P.367, Record of Deeds, Athens Co., Ohio.

*at*  
EXCEPT from the aforesaid premises, .91 acre as described in Athens Co. Deed Bk.265, P.485 and EXCEPT 2.13 acres as described in Athens Co. Deed Bks.235, P.59 and 199, P.249.  
Ref.: V.92, P.75, Athens Co. Deed Records.

TRACT THREE:

*Stamp*  
Beginning at the Northwest corner of Sec.19, T.12, R.15, Ohio Company's Purchase, and thence running East 9 rods, more or less, to the center of the creek; thence as described in deed to Ohio Mining Company recorded in Athens Co. Deed Book 208, P.595, said Ohio Mining Company being the owner of the adjoining premises, down the creek South 3 degrees West 1.34 chains; South 71 degrees West 1.78 chains; thence South 19 ½ degrees West, 3.02 chains; thence South 1 degree East, 1.91 chains; thence South 19 degrees East 2.16 chains; thence South 28 ½ degrees West, .68 chains; thence South 24 degrees East 3.05 chains; thence South 13 degrees West, 1.45 chains; thence South 10 degrees East 1.83 chains; thence South 22 degrees East, 2.14 chains; thence South 4 degrees West, 1.55 chains; thence South 17 degrees East, 1.27 chains; thence South 12 degrees East, 1.48 chains; thence South 4 degrees West, 2.02 chains; thence South 2 degrees West 1.76 chains; thence South 8 ½ degrees West 5.17 chains; thence South 35 degrees West 2.94 chains; thence West approximately 4.443 chains to the West line of Sec.19; thence North along said section line to the place of beginning and containing 11 acres, more or less.

Deed Ref.: V.92, P.75, Athens Co. Deed Records.

