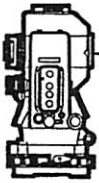


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perceval Walker  
DATE: 7/18/14

EXHIBIT "A"



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**

**2.151 Acres**

**All of Raymond Eugene Davis Parcel: O.R. Book 478, Page 1608**

Situated in the Township of York, County of Athens, State of Ohio, being part of the Northeast Quarter of Section 25 & part of the Northwest Quarter of Section 19, Township 12N, Range 15W, of the Ohio Company's Purchase, and being more particularly described as follows:

Being a Survey of a 2.13 Acre parcel conveyed to Robert Eugene Davis, as recorded in O.R. Book 478, Page 1608, in the Athens Deed Records, and being all of Auditor's Parcel No. P01-00100126-00, and further described as follows;

Commencing at a stone found w/'X" marking the Northeast corner of Section 25, also being the Northwest corner of Section 19 and a 10.67 Acre parcel conveyed to John Wait Miles, as recorded in O.R. Book 305, Page 1098, being the Southeast corner of Section 26 and an 82.71 Acre parcel conveyed to DN Johnson Athens, LLC, as recorded in O.R Book 336, Page 2155, and being the **PRINCIPLE PLACE OF BEGINNING** of the 2.151 Acre parcel herein to be described;

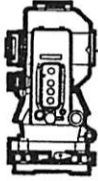
Thence, **S 00°40'58" W 297.50 feet** with the East line of Section 25, the same being the West line of Section 19 and said 10.67 Acre parcel conveyed to Miles (O.R.305, Pg.1098), to an iron pin set;

Thence, **N 89°19'02" W 2.20 feet** leaving said Section line with the boundary of said 10.67 Acre parcel conveyed to Miles (O.R.305, Pg.1098), to an iron pin set;

Thence, **S 09°31'40" E 298.17 feet** continuing with the boundary of said 10.67 Acre parcel conveyed to Miles (O.R.305, Pg.1098), to an iron pin set marking the Northeast corner of a 0.91 Acre parcel conveyed to George Ann Kennedy, as recorded in O.R. Book 440, Page 2104, and passing over the line between Section 25 and Section 19 at 12.41 feet;

Thence, **N 79°19'02" W 207.00 feet** with the North line of said 0.91 Acre parcel conveyed to Kennedy, (O.R.440, Pg.2104), to an iron pin set marking the Northwest corner of said 0.91 Acre parcel conveyed to Kennedy (O.R. 440, Pg.2104), also being on the East line of an 81.29 Acre parcel conveyed to James Wait Miles, as recorded in O.R. Book 305, Page 1098, and passing over the line between Section 25 and Section 19 at 51.44 feet;

Thence, **N 00°40'58" E 551.20 feet** with the East line of said 81.29 Acre parcel conveyed to Miles (O.R.305, Pg.1098), to an iron pin set on the North line thereof and the North line of Section 25, the same being the South line of Section 26 and said parcel conveyed to DN Johnson Family Athens, LLC (O.R.336, Pg.2155);



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Thence, N 89°15'39" E 153.25 feet with the North line of Section 25, the same being the South line of Section 26 and said parcel conveyed to DN Johnson Family Athens, LLC (O.R.336, Page 2155), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **2.151 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.


The above described 2.151 Acre parcel contains 1.997 Acres in Section 25 and 0.154 Acres in Section 19.

The bearings of the above description are based on the East line of Section 25, as being S 00°40'58" W, and is an assumed Meridian used to denote angles only.

The above description was based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor # S-7452 in July of 2014.

Dated 7/15/14

2666-14AT

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





# Plat of Survey

Township of York, County of Athens, State of Ohio, part NE Quarter Section 25 & NW Quarter Section 19, Township 12N, Range 15W.

**PROPERTY LOCATION:**

Situated in the Township of York, County of Athens, State of Ohio, being a part of the Northeast Quarter of Section 25 & part Northwest Quarter Section 19, Township 12N, Range 15W, of the Ohio Company's Purchase.

Being a Survey of a 2.13 Acre parcel conveyed to Raymond Eugene Davis, as recorded in O.R. Book 478, Page 1608, in the Athens County Deed Records, and being all of Auditor's Parcel No. P01-00100126-00.

**BASIS OF BEARING**

Bearings of this plat are based on the East Line of Section 25, as being S 00°40'58" W, and is an assumed Meridian used to denote angles only.

**PREPARED FOR:**

Countrytyme Realty  
Lancaster, Ohio

**PREPARED BY:**

S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
740-928-8680 FAX 740-928-9565  
WWW.SURVEYOHIO.COM

DN Johnson Family Athens, LLC  
82.71 Acres  
O.R. Book 336, Page 2155  
P.P.N. P01-00100158-00

Section 26  
**POINT OF COMMENCEMENT:**  
NE CORNER SECTION 25  
NW CORNER SECTION 19

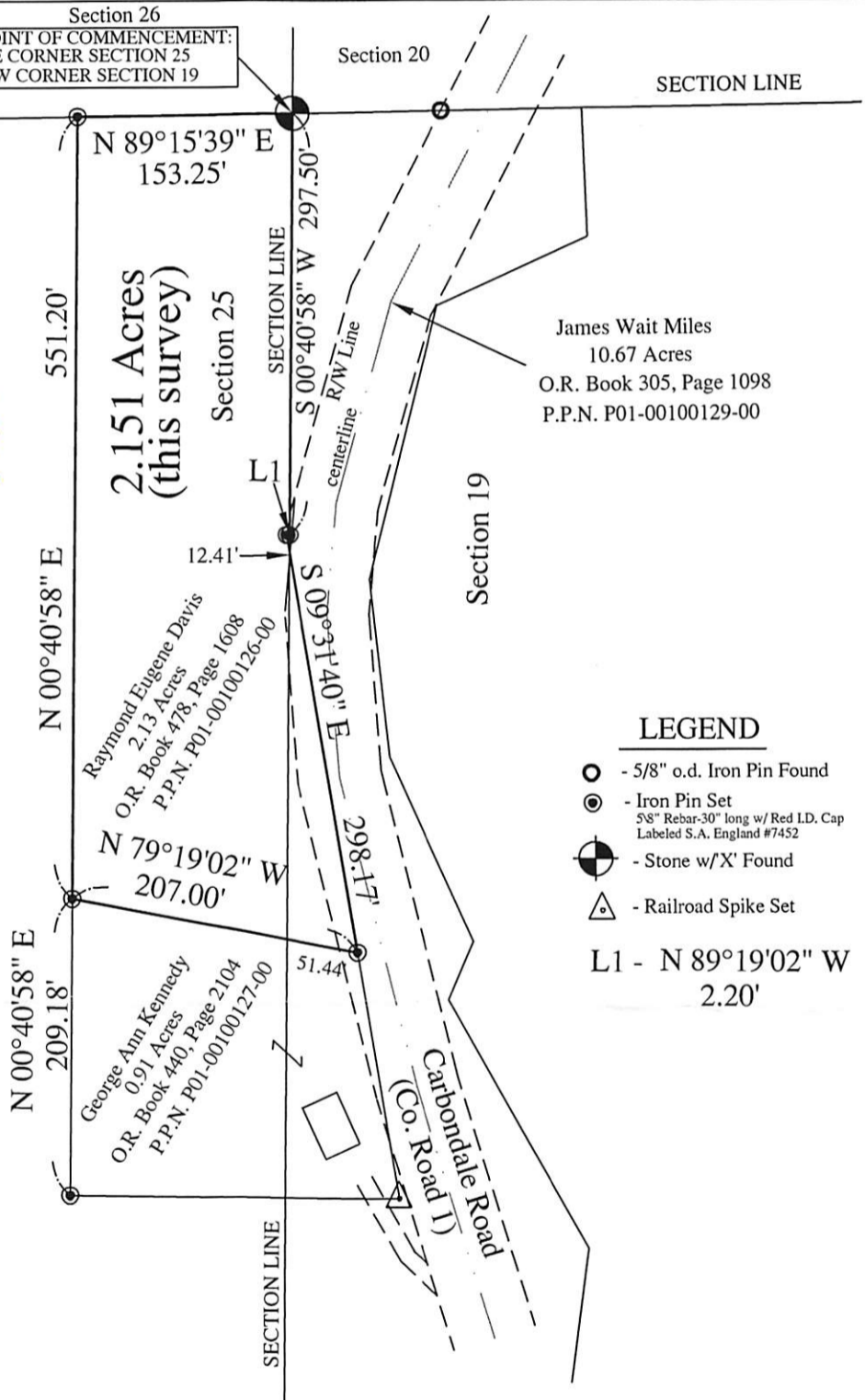


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Scott A. England*  
DATE: 7/15/14

James Wait Miles  
81.29 Acres  
O.R. Book 305, Page 1098  
P.P.N. P01-00100128-00

**Acreage Breakdown:**

1.997 Acres in Section 25  
0.154 Acres in Section 19  
**2.151 Acres Total**



James Wait Miles  
10.67 Acres  
O.R. Book 305, Page 1098  
P.P.N. P01-00100129-00

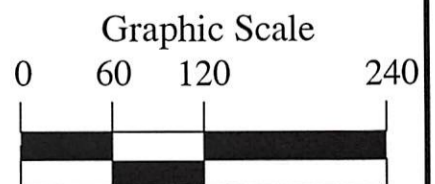
**LEGEND**

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- with 'X' - 5/8" Rebar-30" long w/ Red I.D. Cap Labeled S.A. England #7452
- ⊙ - Stone w/'X' Found
- △ - Railroad Spike Set

L1 - N 89°19'02" W  
2.20'

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

Date 7/15/14  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452



1 Inch = 120 Feet