

EXHIBIT A
Description of a 6.950 Acre Tract
Tract A

Situated in the Northwest Quarter of Section 13, T.12, R.15, York Township, Athens County, Ohio and being a part of Parcel P010010009400 as described in Volume 533, Page 1032 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set, bearing N 85°56'28" W, 992.88 feet from a stone found at the Southeast corner of the the Northwest Quarter of Section 13:

Thence along the North line of Ohio Franklin Realty LLC (503-2282 O.R.),
N 85° 56' 28" W, 348.84 feet to an iron pin set;
Thence continuing along the North line of Ohio Franklin Realty LLC,
N 86° 16' 12" W, 221.09 feet to an iron pipe found in the center of Township Road 265 (Hamley Run Road), passing an iron pipe found at 196.09 feet;
Thence along said road:
N 02° 48' 08" E, 271.88 feet to an iron pipe found;
N 00° 05' 42" E, 236.02 feet to an iron pipe found at the intersection of Township Road 265 (Hamley Run Road) and Township Road 268 (Perry Ridge Road);
Thence along Township Road 268 (Perry Ridge Road) the following three courses:
(1) **S 77° 39' 51" E, 215.17 feet** to an iron pipe found;
(2) **S 82° 18' 27" E, 319.68 feet** to a point;
(3) **S 80° 16' 31" E, 292.20 feet** to an iron pipe found;
Thence leaving said road and along new lines created by this survey:
S 65° 47' 23" W, 165.36 feet to an iron pin set, passing an iron pin set at 49.63 feet;
S 17° 47' 03" W, 357.82 feet to the point of beginning and **containing 6.950 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
All iron pipes found in road were detected and not uncovered
Bearing: Grid North – N.A.D. 83
The above description is based on a field survey completed November, 2020 by
Jeb Branner, S.I., under the supervision of:
John M. Branner P.S. 6805

John M. Branner



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

NOV 18 2020

Jill Thompson
Athens County Auditor

Gillette
Ryan & April
456-2045 OR

Perry Ridge Road
Township Road 268

Kline
Scott & Tamara
532-1145 OR

Ohio Franklin
Realty LLC
503-2282 OR

0' 150' 300' 450'

Scale 1"=150'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pipe found
 □ = Stone found
 * Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 Nov. 1977 Survey of 15.499 acres by
 Lewis M. Tolbert R.S. 5727

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bernard William Mellinger*
DATE: 11/19/20

Mellinger
Bernard William
9-766 DR

Line Table		
LINE	BEARING	DISTANCE
L1	S 86°06'58" E	84.76'
L2	N 78°40'10" E	51.71'
L3	N 51°14'13" E	51.27' (D: 51.52')

United States
of America
319-87 DR



Tract A
6.950 Acres

Kline
Thurman W & Marlin K, Trustees
533-1032 OR
P010010009400

Tract B
8.546 Acres

Kline
Thurman W & Marlin K, Trustees
533-1032 OR
P010010009400

Ohio Franklin
Realty LLC
503-2282 OR

Survey of a 6.950 Acre Tract A
& a 8.546 Acre Tract B,
Situated in the Northwest Quarter
of Section 13, T.12, R.15,
York Twp., Athens Co., OH
Surveyed November, 2020
by Jeb Branner, S.I.,
under the supervision of:



By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

Ohio Franklin
Realty LLC
503-2282 OR

N: 505558.69, E: 2046967.24
Stone found
at the Southeast corner
of the Northwest Quarter
of Section 13
(Center of Section)

Note: iron pipes found in road were detected and not uncovered

Iron pin set to replace
stone called for in previous survey

P.O.B.
Tract A

P.O.B.
Tract B

N 00°05'42" E
 N 02°48'08" E
 N 86°16'12" W
 Township Road 265
 Hanley Run Road

S 77°39'51" E

215.17'

236.02'

S 82°18'27" E

319.68'

S 80°16'31" E

292.20'
(D: 291.43')

+49.63'

S 65°47'23" W

165.36'

S 81°48'15" E

153.69'
(D: 154.46')

S 79°53'29" E

444.15'

L1

L2

L3

+25'

+50.61'

S 17°47'03" W

357.82'

N 86°16'12" W

+196.09'

221.09'

N 85°56'28" W

348.84'

N 85°56'28" W

992.88'

S 04°43'28" W

416.88'