

EXHIBIT "A"  
(290.030 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Midwest Land Holdings Series III as recorded in Deed Volume 381, Page 853 of the Athens County Recorder's Office, said tract being situated in the east-half of Section 19, T-7-N, R-12-W, Bern Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 5/8" iron pin with a plastic identification cap stamped "7224", taken to be on the southeast corner of Section 19;

Thence along the east line of Section 19, North 11° 34' 54" East a distance of 1147.08 feet to a 5/8" iron pin with a plastic identification cap set being the **principal place of beginning** of the tract herein described, said iron pin also being on the northeast corner of a 3.00 acre tract, Official Record 229, Page 144;

Thence leaving the east line of Section 19 and along the north line of the 3.00 acre tract, South 79° 56' 18" West, passing the northwest corner of the 3.00 acre tract at 275.22 feet, going a total distance of 441.10 feet to a 5/8" iron pin with a plastic identification cap set on the east line of a 5.00 acre tract, Deed Volume 351, Page 129;

Thence along the property line of the 5.00 acre tract, North 11° 34' 54" East, passing a 5/8" iron pin with a plastic identification cap set at 715.42 feet, going a total distance of 815.42 feet to a point in the center of Federal Creek;

Thence continuing along the property line of the 5.00 acre tract being along the center of Federal Creek the following two (2) courses:

1. North 40° 30' 31" West a distance of 146.68 feet to a point, and;
2. North 16° 34' 01" West a distance of 98.94 feet to a point;

Thence leaving the center of Federal Creek and continuing along the property line of the 5.00 acre tract the following three (3) courses:

1. South 23° 25' 22" West, passing a 5/8" iron pin with a plastic identification cap set at 100.00 feet, going a total distance of 500.00 feet to a 5/8" iron pin with a plastic identification cap set,
2. South 11° 34' 54" West a distance of 561.00 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. South 78° 25' 06" East a distance of 119.88 feet to a 5/8" iron pin with a plastic identification cap set on the north line of a 9.00 acre tract, Deed Volume 385, Page 619;

Thence along the north line of the 9.00 acre tract the following three (3) courses:

1. South 79° 56' 18" West a distance of 21.30 feet to a 5/8" iron pin with a plastic identification cap set,

[continued on page 2]

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 2-23-2000

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000064

BRU #19

P.S. PS  
SURVEYING  
1-740-775-3548  
1-800-848-3648

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2. South 11° 10' 16" West a distance of 330.00 feet to a 5/8" iron pin with a plastic identification cap set, and;
3. North 78° 35' 34" West a distance of 368.94 feet to a point on the northeast corner of a 19.80 acre tract, Official Record 229, Page 144;

Thence along the property line of the 19.80 acre tract the following two (2) courses:

1. North 78° 35' 34" West a distance of 1188.33 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. South 55° 36' 20" West, passing a 5/8" iron pin with a plastic identification cap set at 580.49 feet, passing a iron spike set (60 penny nail) in the center of Sand Rock Road (County Road 38) at 630.49 feet, passing a 5/8" iron pin with a plastic identification cap set at 680.49 feet, going a total distance of 839.52 feet to a 5/8" iron pin with a plastic identification cap set on what is taken to be the southwest corner of the east-half of Section 19;

Thence along the west line of the east-half of Section 19, North 11° 58' 08" East, passing a 5/8" iron pin with a plastic identification cap set at 245.22 feet, passing a iron spike set (60 penny nail) in the center of Sand Rock Road (County Road 38) at 295.22 feet, passing a 5/8" iron pin with a plastic identification cap set at 345.22 feet, going a total distance of 5554.33 feet to a 5/8" iron pin with a plastic identification cap set on what is taken to be the northwest corner of the east-half of Section 19;

Thence along the north line of Section 19, South 79° 17' 44" East a distance of 236.09 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of a 1.00 acre tract, 320, Page 307;

Thence leaving the north line of Section 19 and along the property line of the 1.00 acre tract the following five (5) courses:

1. South 44° 52' 31" West a distance of 55.19 feet to a 5/8" iron pin with a plastic identification cap set,
2. South 74° 21' 13" West a distance of 44.55 feet to a 5/8" iron pin with a plastic identification cap set,
3. South 40° 13' 18" West a distance of 53.37 feet to a 5/8" iron pin with a plastic identification cap set,
4. South 58° 49' 40" West a distance of 171.59 feet to a 5/8" iron pin with a plastic identification cap set, and;
5. South 31° 10' 20" East a distance of 115.50 feet to a 5/8" iron pin with a plastic identification cap set in a cave;

Thence continuing along the property line of the 1.00 acre tract being in the center of an existing rundown the following six (6) courses:

1. North 58° 49' 40" East a distance of 171.59 feet to a point,

[continued on page 3]

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2. North 40° 13' 18" East a distance of 53.37 feet to a point,
3. North 74° 21' 13" East a distance of 44.55 feet to a point,
4. North 44° 52' 31" East a distance of 96.32 feet to a point,
5. North 21° 12' 16" East a distance of 37.04 feet to a point, and;
6. North 57° 58' 41" East a distance of 22.92 feet to a point on the north line of Section 19;

Thence along the north line of Section 19, South 79° 17' 44" East, passing a 5/8" iron pin with a plastic identification cap set at 337.77 feet, passing a P.K. nail set in the center of State Route 329 at 387.77 feet, passing a 5/8" iron pin with a plastic identification cap set at 437.77 feet, going a total distance of 2316.13 feet to a 5/8" iron pin with a plastic identification cap set on what is taken to be the northeast corner of Section 19;

Thence along the east line of Section 19, South 11° 34' 54" West a distance of 2787.86 feet to a 5/8" iron pin with a plastic identification cap set on what is taken to be the northeast corner of the southeast quarter of Section 19, said iron pin also being on the northeast corner of a 9.39 acre tract, Deed Volume 177, Page 619;

Thence leaving the east line of Section 19 and along the property line of the 9.39 acre tract, South 73° 50' 32" West, passing a 5/8" iron pin with a plastic identification cap set at 656.59 feet, going a total distance of 706.59 feet to a P.K. nail set in the center of State Route 329;

Thence along the center of State Route 329 the following thirteen (13) courses:

1. South 01° 59' 09" East a distance of 42.00 feet to a point,
2. South 05° 41' 23" East a distance of 79.67 feet to a point,
3. South 12° 07' 35" East a distance of 81.64 feet to a point,
4. South 17° 54' 12" East, passing a P.K. nail set at 41.97 feet, going a total distance of 79.23 feet to a point,
5. South 22° 26' 26" East a distance of 80.49 feet to a point,
6. South 25° 48' 24" East a distance of 78.34 feet to a point,
7. South 29° 19' 12" East a distance of 83.93 feet to a point,
8. South 34° 11' 25" East a distance of 78.31 feet to a point,
9. South 41° 00' 53" East a distance of 81.31 feet to a point,
10. South 47° 24' 49" East a distance of 80.05 feet to a point,
11. South 53° 08' 59" East a distance of 81.71 feet to a point,

[continued on page 4]



EXHIBIT "A"

12. South 59° 09' 54" East a distance of 78.39 feet to a point, and;
13. South 64° 44' 51" East a distance of 36.31 feet to a P.K. nail set on the east line of Section 19;

Thence leaving the center of State Route 329 and along the east line of Section 19, South 11° 34' 54" West, passing a 5/8" iron pin with a plastic identification cap set at 50.00 feet, passing a 5/8" iron pin with a plastic identification cap found stamped "7224" at 243.55 feet, going a total distance of 644.34 feet to the **principal place of beginning**, containing 290.030 acres more or less and being subject to the right of way of Sand Rock Road (County Road 38) and State Route 329 and all other easements of record.

**The above described tract being subject to a 30.00 foot wide ingress and egress easement being more particularly described as follows:**

**Beginning** at a point on the west line of the east-half of Section 29, said point bears, South 11° 58' 08" West a distance of 196.11 feet from a 5/8" iron pin with a plastic identification cap set on what is taken to be the northwest corner of the east-half of Section 19;

Thence leaving the west line of the east-half of Section 19 and with a line through the grantor's property, South 78° 01' 52" East a distance of 48.13 feet to a point on the property line of a 1.00 acre tract, Deed Volume 320, Page 307;

Thence along the property line of the 1.00 acre tract, South 58° 49' 40" West a distance of 43.87 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the property line of the 1.00 acre tract and with a line through the grantor's property, North 78° 01' 52" West a distance of 16.12 feet to a point on the west line of the east-half of Section 19;

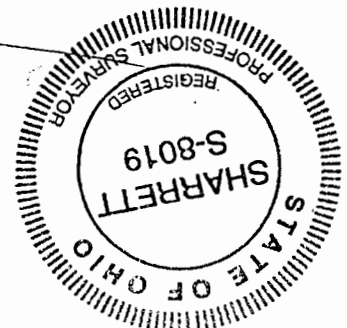
Thence along the west line of the east-half of Section 19, North 11° 58' 08" East a distance of 30.00 feet to the **place of beginning** of the 30.00 foot wide ingress and egress easement.

All 5/8" iron pins with plastic identification caps set are stamped "SHARRETT-8019".

All iron pins set being 5/8" by 32".

The bearings used in the above described tract were based on the east line of Section 19 being, South 11° 34' 54" West and are for the determination of angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, February 16, 2000.



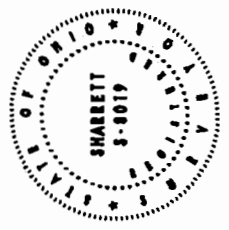
**P.S.P.S**  
**SURVEYING**

(740) 775-3548  
P.O. BOX 1739 CHILlicoTHE, OHIO 45601

P.R.S. 244-00 FILENAME: SURVEY3 / AT0001

FOR: ANTHONY LAND COMPANY LTD.  
SITUATED IN THE EAST-HALF OF  
SECTION 19, T-7-N, R-12-W, BERN  
TOWNSHIP, ATHENS COUNTY,  
STATE OF OHIO.

CADD6 / AT0000E.GCD



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 14 DAY OF FEBRUARY, 2000 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

*Paul Sharrett*  
PROFESSIONAL SURVEYOR NO. 8019

DATE: \_\_\_\_\_  
BY: *Paul Sharrett*  
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
11000 State Road 38  
Athens, Ohio 45621

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80.00 AC. TR.  
HAROLD L. CARPENTER  
DEED VOLUME 376,  
PAGE 509

**NOTES:**

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF MIDWEST LAND HOLDINGS SERIES 111 AS RECORDED IN DEED VOLUME 384 PAGE 853 OF THE ATHENS COUNTY RECORDER'S OFFICE.

ALL SET 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT-8019".

ALL BEARINGS BASED ON THE EAST LINE OF SECTION 19 BEING SOUTH 11° 34' 54" WEST AND ARE TO BE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET BEING 5/8" BY 32".

ALL OFFSET IRON PINS BEING SET AT A DISTANCE OF 50.00 FEET UNLESS OTHERWISE INDICATED.

SAND ROCK ROAD  
COUNTY ROAD 38

18.11 AC. TR.  
EDWARD CONLEY  
OR 293,  
PAGE 2433

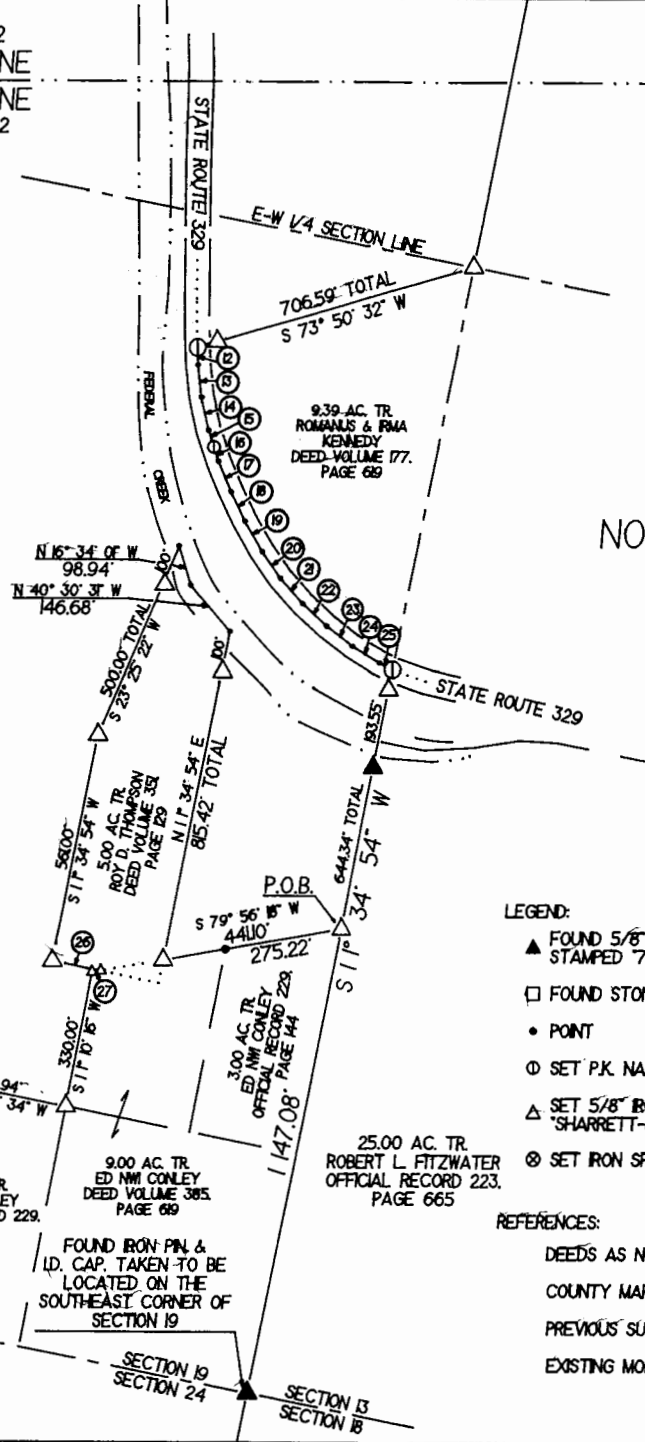
18.11 AC. TR.  
EDWARD CONLEY  
OR 293,  
PAGE 2433

19.80 AC. TR.  
ED NMI CONLEY  
OFFICIAL RECORD 229,  
PAGE 144

7.00 AC. TR.  
ED NMI CONLEY  
OFFICIAL RECORD 229,  
PAGE 144

9.00 AC. TR.  
ED NMI CONLEY  
DEED VOLUME 385,  
PAGE 619

25.00 AC. TR.  
ROBERT L. FITZWATER  
OFFICIAL RECORD 223,  
PAGE 665



**LEGEND:**

- ▲ FOUND 5/8" IRON PIN & ID. CAP STAMPED "7224"
- FOUND STONE MONUMENT
- POINT
- SET P.K. NAIL
- △ SET 5/8" IRON PIN & ID. CAP STAMPED "SHARRETT-8019"
- ⊗ SET IRON SPIKE (60 PENNY NAIL)

**REFERENCES:**

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS



NOT TO SCALE

000071



(740) 775-3548  
P.O. BOX 1739 CHILLICOTHE, OHIO 45601

P.R.S. FILENAME: SURVEY3 / AT00001 CADD6 / AT0000D.GCD

FOR: ANTHONY LAND COMPANY LTD.

SITUATED IN THE EAST-HALF OF SECTION 19, T-7-N, R-12-W, BERN TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 14th DAY OF FEBRUARY, 2000 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

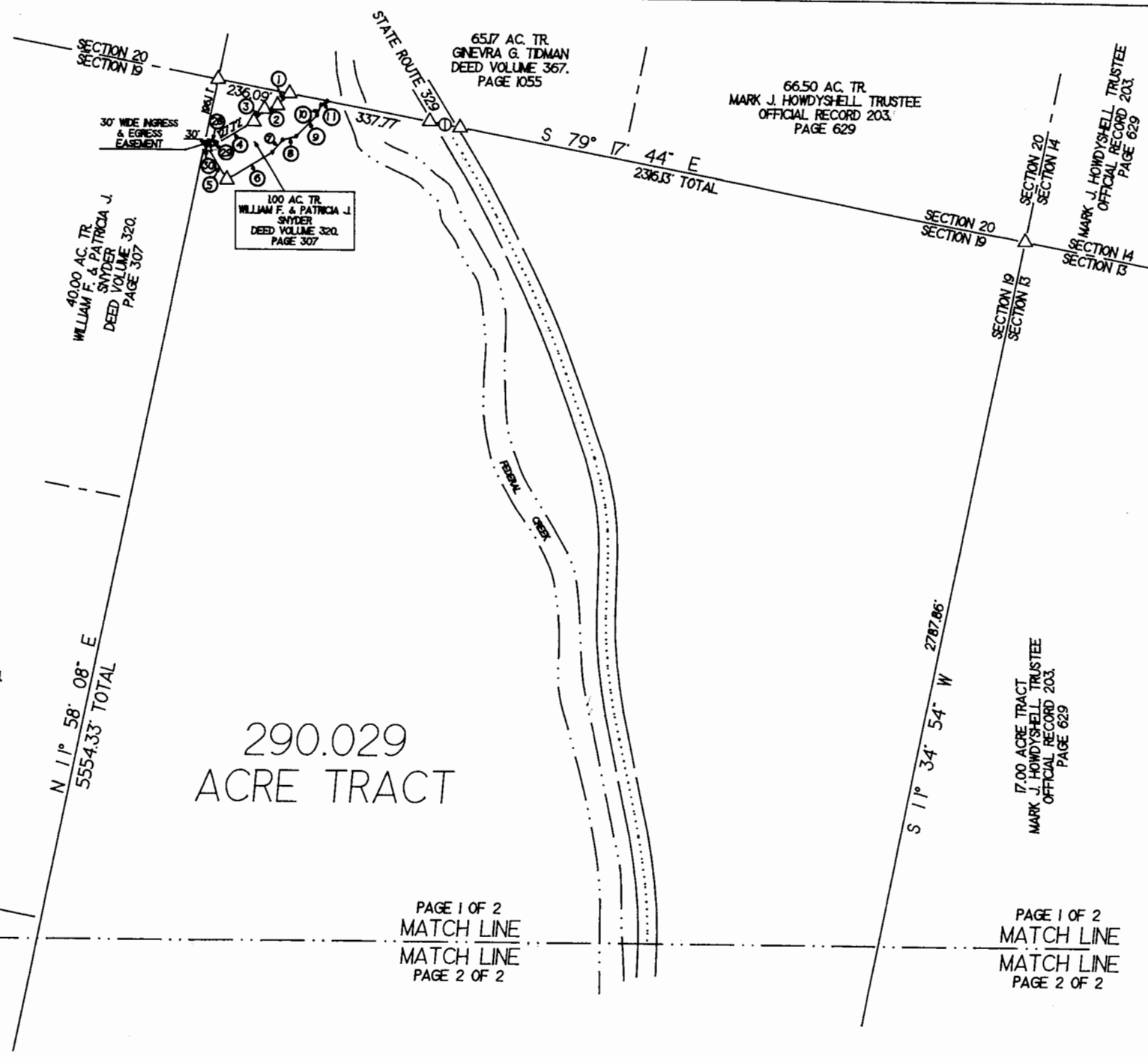
*Paul Shoppell*  
PROFESSIONAL SURVEYOR NO. 8019

NO.	BEARING	DISTANCE
1	S 44° 52' 31" W	55.19
2	S 74° 21' 13" W	44.35
3	S 40° 13' 18" W	53.37
4	S 58° 49' 40" W	71.59
5	S 31° 10' 20" E	15.50
6	N 58° 49' 40" E	71.59
7	N 40° 13' 18" E	53.37
8	N 74° 21' 13" E	44.35
9	N 44° 52' 31" E	96.32
10	N 21° 12' 16" E	37.04
11	N 57° 58' 41" E	22.92
12	S 01° 59' 09" E	42.00
13	S 05° 41' 23" E	79.67
14	S 12° 07' 35" E	81.64
15	S 17° 54' 22" E	41.98
16	S 22° 26' 26" E	37.25
17	S 25° 48' 24" E	80.40
18	S 29° 19' 12" E	78.34
19	S 34° 17' 25" E	83.93
20	S 41° 00' 53" E	78.31
21	S 47° 24' 49" E	81.31
22	S 53° 08' 59" E	80.77
23	S 57° 06' 52" E	80.05
24	S 59° 24' 27" E	78.39
25	S 59° 24' 27" E	78.39
26	S 59° 24' 27" E	78.39
27	S 59° 24' 27" E	78.39
28	S 59° 24' 27" E	78.39
29	S 59° 24' 27" E	78.39
30	S 59° 24' 27" E	78.39
31	S 59° 24' 27" E	78.39
32	S 59° 24' 27" E	78.39
33	S 59° 24' 27" E	78.39
34	S 59° 24' 27" E	78.39
35	S 59° 24' 27" E	78.39
36	S 59° 24' 27" E	78.39
37	S 59° 24' 27" E	78.39
38	S 59° 24' 27" E	78.39
39	S 59° 24' 27" E	78.39
40	S 59° 24' 27" E	78.39
41	S 59° 24' 27" E	78.39
42	S 59° 24' 27" E	78.39
43	S 59° 24' 27" E	78.39
44	S 59° 24' 27" E	78.39
45	S 59° 24' 27" E	78.39
46	S 59° 24' 27" E	78.39
47	S 59° 24' 27" E	78.39
48	S 59° 24' 27" E	78.39
49	S 59° 24' 27" E	78.39
50	S 59° 24' 27" E	78.39
TOTAL		171.59

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