

0.692 Acres
Exhibit "A"

Description of an existing parcel of land situate Ohio Company Purchase, Town 10, Range 15, Section 2, Lee Township, Athens County, Albany, Ohio. Being part of Lot 18 of the Amos Thompson's Estate Survey Number 335, Athens County Plat Records, Engineer's Depot, Old Book 3, page 140.

Deeded to Janet L. Halbirt, Official Record Book 293, pages 2216-2217, as being part of Lot 154 of Thompson's Addition to the Village of Albany.

A Survey of existing Parcel H020060009800 and being more fully described as follows:

Beginning at a point at the southwest corner of said Amos Thompson's Estate Lot 18 and also known as the southwest corner Lot 154 of Thompson's Addition to the Village of Albany;

- 1.) Thence N31°41'29"E 180.52 feet along Washington Road, (Wilkes Street) to a point;
- 2.) Thence S57°57'38"E 333.80 feet along a common boundary to Depell 81-885 to an iron pin set;
- 3.) Thence N86°26'37"W 378.51 feet, (passing a one-inch diameter pipe found at 343.80 feet) along a common boundary to Arocho 488-1691 to the point of beginning containing a total of 0.692 acres.

Plat of Survey is attached herewith and made a part thereof.

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

All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings the denoted centerline bearing of US Route 32.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 19, 2021.

Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *James L. Callahan*
DATE: 3/30/21

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

MAR 30 2021

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

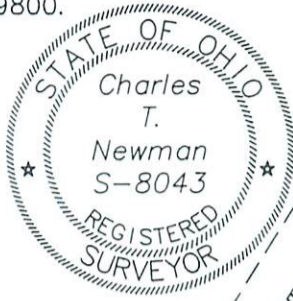
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 0.692 Acres.
Situate Ohio Company Purchase, Town 10, Range 15, Section 2,
Lee Township, Athens County, Albany, Ohio.
Being part of Lot 18, Amos Thompson's Estate, Survey No. 335,
Athens County Plat Records, Engineer's Depot, Book 3, page 140.
Deeded to Janet L. Halbirt, Official Record Book 293, pages 2216-2217,
as being part of Lot 154 of Thompson's Addition to the Village of Albany,
A Survey of existing Parcel H020060009800.



Charles T. Newman
Charles T. Newman
Surveyed 3/19/2021



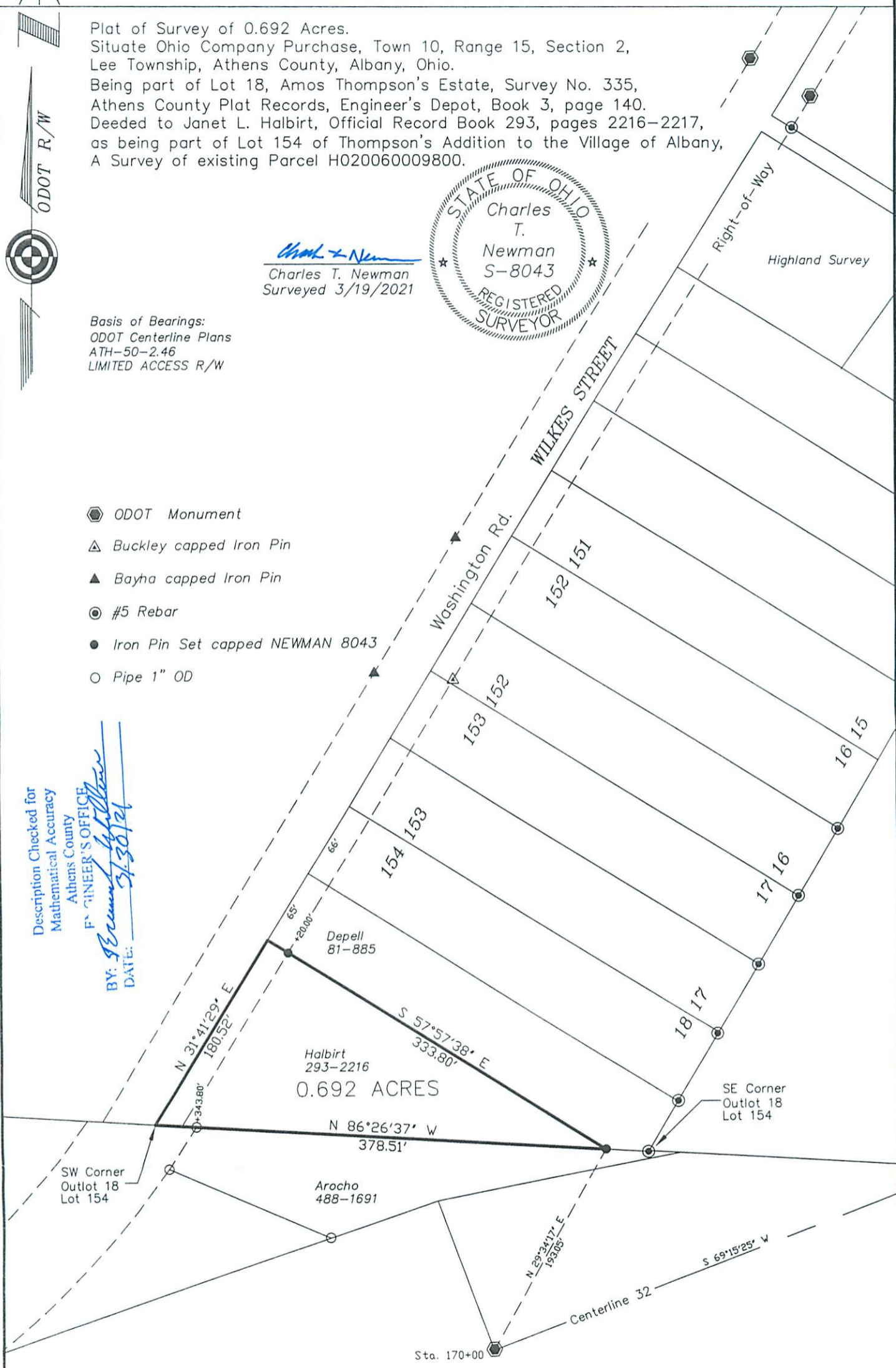
Basis of Bearings:
ODOT Centerline Plans
ATH-50-2.46
LIMITED ACCESS R/W

- ODOT Monument
- ▲ Buckley capped Iron Pin
- ▲ Bayha capped Iron Pin
- ⊙ #5 Rebar
- Iron Pin Set capped NEWMAN 8043
- Pipe 1" OD

Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE

By: [Signature]
DATE: 3/30/21



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.