



Exhibit A  
0.574 Acres

Situate in the State of Ohio, Athens County, Alexander Township, Auditor's Section 28, Farm Lot 1, T8N, R14W, Ohio Company Purchase and being all of the Bradley M. Brooks and Cheryl L. Brooks parcel as recorded in O.R. 413, Pg. 2322 and being more particularly described as follows:

Commencing at the northwest corner of Farm Lot 1 (calculated from O.R. 328, Pg. 910); thence S 03° 14' 48" W 473.19 feet, along the west line of Farm Lot 1 to a point on the north line Donald G. Dekker parcel as recorded in O.R. 508, Pg. 08; thence N 69° 59' 50" E 160.11 feet, along the north line of Donald G. Dekker parcel as recorded in O.R. 508, Pg. 08 to an iron pin found, said iron pin being the northwest corner of John D. and Wendy C. Coen 1.319 acre parcel as recorded in O.R. 413 Pg. 2326 also being the northeast corner of Donald G. Dekker parcel as recorded in O.R. 508, Pg. 08 and on a southerly line of Bradley M. Brooks and Cheryl L. Brooks as recorded in O.R. 110, Pg. 454, thence N 76° 08' 14" E 255.01 feet along the south line of Bradley M. Brooks and Cheryl L. Brooks as recorded in O.R. 110, Pg. 454 also being the north line of John D. and Wendy C. Coen 1.319 acre parcel as recorded in O.R. 413 Pg. 2326 to an iron pin found with a cap stamped "Canter 7226", said iron pin being the Point of Beginning for the parcel herein described;

Thence **N 76° 08' 14" E 132.78 feet**, along the south line of Bradley M. Brooks and Cheryl L. Brooks as recorded in O.R. 110, Pg. 454 also being the grantor's north line to an iron pin found with a cap stamped L.F. Swoyer RLS 6765;

Thence **S 26° 08' 27" E 189.35 feet**, along a westerly line of Bradley M. Brooks and Cheryl L. Brooks as recorded in O.R. 110, Pg. 454 to a point in Township Road 55A (Williams Road) also being the grantor's southeast corner and a southwesterly corner of Bradley M. Brooks and Cheryl L. Brooks as recorded in O.R. 110, Pg. 454, passing an iron pin found with a cap stamped L.F. Swoyer RLS 6765 at 170.49 feet;

Thence **S 69° 38' 30" W 125.13 feet**, along Township Road 55A (Williams Road) also being the grantor's south line to a point;

Thence **N 27° 36' 23" W 205.05 feet**, along the easterly line of John D. and Wendy C. Coen parcel as recorded in O.R. 413, Pg. 2326 also being the grantor's west line, passing an iron pin found with a cap stamped (Canter 7226) at 21.27 feet, to the Point of Beginning.

The above described parcel contains 0.574 acres more or less and is all of Auditor's Parcel Number B01-00100612-02 which contains 0.574 acres. Said subject 0.574 acre parcel is to be continuous and contiguous with John and Wendy Coen's 1.319 acre parcel as described in O.R. 413, Pg. 2326.

Subject to all legal easements and rights of way.

Grantor claims title by instrument recorded in O.R. 413, pg. 2322 in the Athens County Recorder's Office.

The bearings herein are based on the west line of Farm Lot 1 as being S 03° 14' 48" W. All bearings are used to denote angular relationships only.

Plat of survey is attached hereto and made a part thereof.

This description was prepared under the direct supervision of Robert C. Canter Registered Surveyor No. 7226, and is based on a field survey made by Robert C. Canter completed in May 31, 2007.

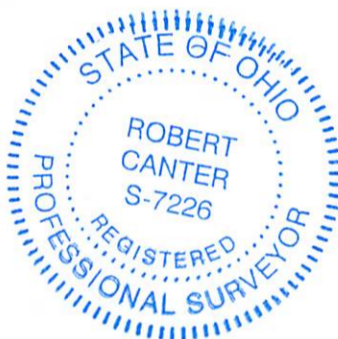
3-16-2026  
Date

Robert C. Canter  
Robert C. Canter, Professional Surveyor No. 7226

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

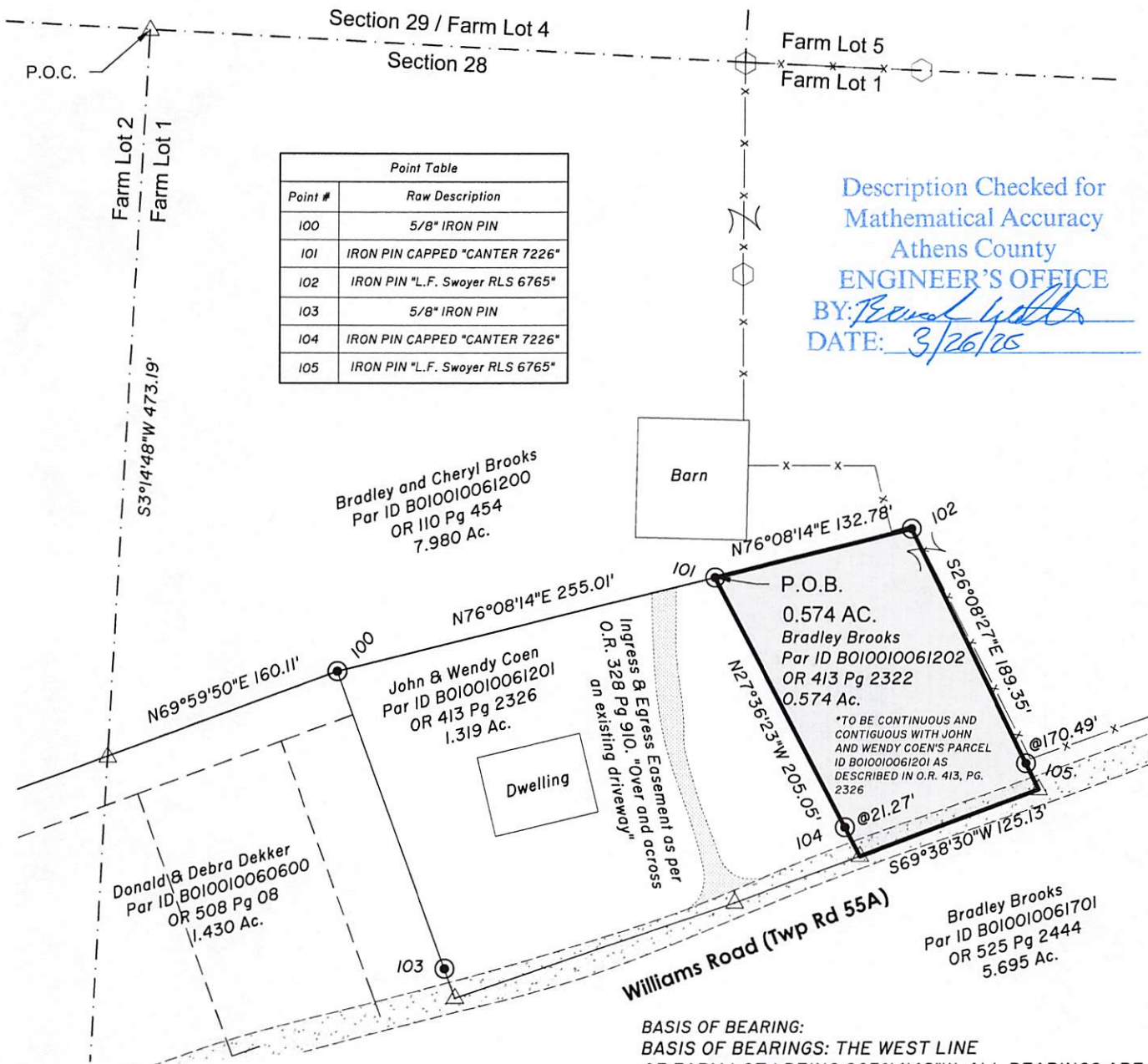
MAR 26 2026

Jill Davidson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 3/26/26

**LOT SPLIT FOR  
WENDY C. COEN AND JOHN D. COEN  
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY,  
ALEXANDER TOWNSHIP AUDITOR'S  
SECTION 28, FARM LOT 1, T8N, R14W,  
OHIO COMPANY PURCHASE  
BEING THE SAME 0.574 ACRE PARCEL AS DESCRIBED IN O.R.  
413, PG. 2322**



Point Table	
Point #	Raw Description
100	5/8" IRON PIN
101	IRON PIN CAPPED "CANTER 7226"
102	IRON PIN "L.F. Swoyer RLS 6765"
103	5/8" IRON PIN
104	IRON PIN CAPPED "CANTER 7226"
105	IRON PIN "L.F. Swoyer RLS 6765"

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *Robert C. Canter*  
DATE: 3/26/26

**PLAT IS BASED ON SURVEY OF MAY 31, 2007 BY ROBERT C. CANTER**

**BASIS OF BEARING:**  
BASIS OF BEARINGS: THE WEST LINE OF FARM LOT 1 BEING S03°14'48"W. ALL BEARINGS ARE USED TO DENOTE ANGULAR RELATIONSHIP ONLY.

**PERTINENT DOCUMENTS AND SOURCES OF DATA USED:**  
DEED REFERENCES: (AS NOTED)  
OR 328 Pg 910  
OR 110 Pg 456  
POWER LINE RIGHT OF WAY BOOK 314 PAGE 543  
POWER LINE EASEMENT BOOK 315 PAGE 343  
SPECIFIED COUNTY TAX PARCEL MAP:  
CURRENT  
CURRENT & PREVIOUS SURVEY & SUBDIVISION PLATS:  
A LOT SPLIT FOR JOHN AND WENDY COEN BY CANTER SURVEYING ON 5-31-07  
LEONARD F. SWOYER 12/16/91  
RICHARD GLASGOW 12/30/76  
RICHARD GLASGOW 2/14/77

**ATTENTION:**  
THIS PLAT OF SURVEY COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 05-01-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37.

BEING SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LEGEND	
	- IRON PIPE
	- IRON PIN
	- POINT
	- WOODEN FENCE POST
	- SURVEY LIMITS
	- SECTION OR LOT LINE
	- FENCE



50 0 50 100

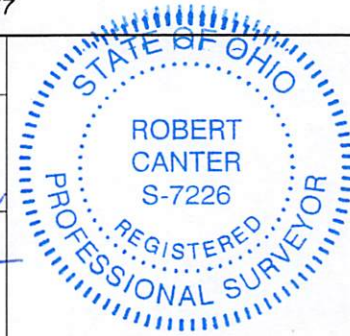
1 INCH = 100 FEET

NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

DATE	03/16/26
DRWN. DAC	CHK. RCC
JOB NO.	4056

PLAT OF SURVEY FOR JOHN & WENDY COEN

SURVEY LOCATION:  
7480 WILLIAMS RD  
ATHENS OHIO 45701



6801 STATE ROUTE 56  
ATHENS, OH 45701  
(740) 589-5001  
www.buckley.group

*Robert C. Canter*  
ROBERT C. CANTER  
PROFESSIONAL SURVEYOR No. 7226  
STATE OF OHIO 03/16/26  
DATE: