

**Survey for  
Inez E. Stanley Linscott  
0.478 Acres (20,801.10 Square Feet) more or less**

**EXHIBIT A**

Situated in the State of Ohio, County of Athens, Township of Ames, Village of Amesville, being in the Southeast Quarter of Section 3, Township 6N., Range 13W. of the Ohio Company Purchase and being all of the original tracts (Parcel C020030000600 carried as 0.37 acres and Parcel C020030000700 carried as 0.05 acres) as transferred to Inez E. Stanley Linscott and recorded in Official Record Book 103, Page 345 and being bounded and described as follows:

Beginning at a 5/8" iron pin found (no cap or tag), taken to be the southeasterly corner of Lot 18 of the original Village of Amesville;

thence, South 27 degrees 8 minutes 37 seconds West a distance of 92.56 feet to an iron pin set, taken to be in the southerly line of State Street (State Route 550, 66 feet wide), taken to be the northeasterly corner of Maple Street (40 feet wide) and being the principle **Point of Beginning** of this survey;

thence leaving said northeasterly corner of said Maple Street and with a line taken to be the southerly line of said State Street, North 72 degrees 41 minutes 30 seconds East a distance of 103.90 feet to a 5/8" iron pin found (cap stamped "PS 6805"), taken to be in the southerly line of said State Street, taken to be the northwesterly corner of a 0.1 acre tract as conveyed to Erin Nash and Adam Ramseyer and recorded in Official Record Book 439, Page 109;

thence leaving the southerly line of said State Street and with a line taken to be the westerly line of said 0.1 acre tract as conveyed to Erin Nash and Adam Ramseyer and continuing with a line taken to be the westerly line of said 0.04 acre tract as conveyed to Erin Nash and Adam Ramseyer and recorded in Official Record Book 439, Page 109, South 18 degrees 19 minutes 33 seconds East a distance of 201.00 feet to a 5/8" iron pin found (cap stamped "PS 6805"), taken to be the southwestly corner of said 0.1 acre tract as conveyed to Erin Nash and Adam Ramseyer, taken to be in the northerly line of a 0.25 acre tract as conveyed to Michael J. Deddens and Jacqueline S. Deddens and recorded in Official Record Book 258, Page 857, passing a 5/8" iron pin found (cap stamped "PS 6805") at a distance of 132.00 feet;

thence with a line taken to be the northerly line of said 0.25 acre tract as conveyed to Michael J. Deddens and Jacqueline S. Deddens, South 72 degrees 39 minutes 56 seconds West a distance of 103.08 feet to an iron pin set, taken to be the northwesterly corner of said 0.25 acre tract as conveyed to Michael J. Deddens and Jacqueline S. Deddens, taken to be in the easterly line of said Maple Street;

thence with a line taken to be the easterly line of said Maple Street, North 18 degrees 33 minutes 37 seconds West a distance of 201.06 feet to the **Point of Beginning** and containing 0.478 acres (20,801.10 square feet) more or less, being 0.439 acres (19,122.84 square feet) more or less in Parcel C020030000600 and being 0.039 acres (1,678.26 square feet) more or less in Parcel C020030000700, passing an iron pin set at a distance of 69.06 feet and subject to all legal rights-of way, restrictions, reservations, zoning regulations of record and easements of record.

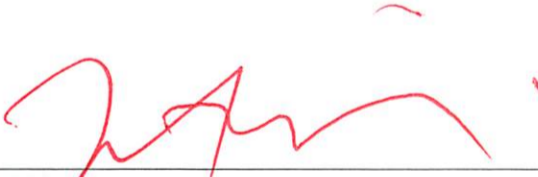
All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office unless otherwise noted.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

Bearings are based upon the South 72 degrees 9 minutes 34 seconds West line (NAD-83, Ohio South) of the southerly line of Lot 18 of the original Village of Amesville. All other bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in October 22, 2019 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 E 2<sup>nd</sup> Street., Wellston, Ohio. Registered Survey Number 8231.



  
**Michael A. Kinnison, P.L.S. No. 8231**

10/30/19  
**Date**

\*\*\*\*\* End of Description \*\*\*\*\*

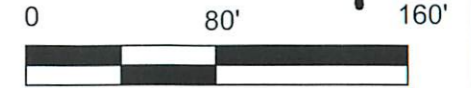
Kinnison Engineering and Surveying, LLC  
 Michael A. Kinnison P.E., P.S.  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

This survey is not valid without the original signature and seal of the Land Surveyor.



**Area Summary**

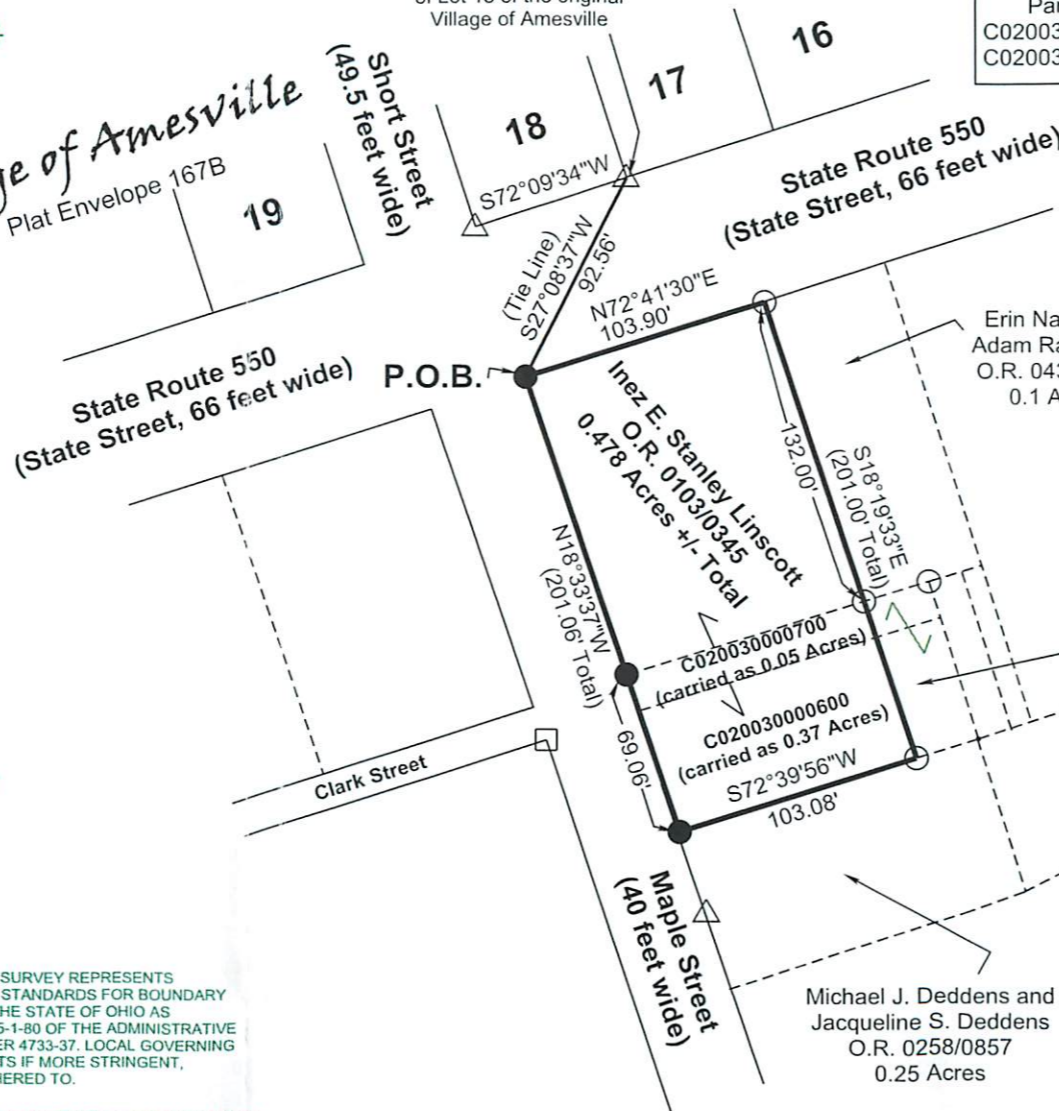
Parcel #	Area (Acres +/-)	Area (S.F. +/-)
C020030000600	0.439	19,122.84
C020030000700	0.039	1,678.26



LEGEND	
●	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
△	5/8" Iron Pin Found, No Cap or Tag
•	Point
○	5/8" Iron Pin Found, Cap Stamped, "PS 6805"
□	1/2" Iron Pin Found, No Cap or Tag

*Village of Amesville*  
 Plat Envelope 167B

5/8" iron pin found, taken to be the southeasterly corner of Lot 18 of the original Village of Amesville



- Reference Documents:
1. Deeds and Prior as Listed
  2. Prior Surveys
  3. Tax Plats
  4. G.I.S.
  5. Existing Monuments
  6. County and City Maps
  7. Highway R/W Plans
  8. Railroad R/W Plans
  9. Plat of the Village of Amesville, Plat Envelope 167B



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Paul W. Utter*  
 DATE: 10/21/19

I hereby certify this to be a plat of a survey made under my direction in October 22, 2019.

*Michael A. Kinnison*  
 Michael A. Kinnison, P.L.S. No. 8231

Date 10/30/19

- NOTES:
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
  2. Underground utilities were not located unless otherwise noted.
  3. Interior improvements were not located unless otherwise noted.
  4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
  5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

FILE NAME	DRAWING	
3LINSKOTT.TRV	Drawing3	
SCALE	DATE	DRAWN BY
80 Ft/in	10-30-2019	M.A.K.
JOB	REVISION	SHEET
19-078	1/1	1/1

This map was drawn with TRAVERSE PC Software

ATTENTION: THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

Bearings are based upon the South 72 Degrees 9 Minutes 34 Seconds West line (NAD-83, Ohio South) of the southerly line of Lot 18 of the original Village of Amesville. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.

Survey For:	<b>Inez E. Stanley Linscott</b>
0.478 Acres (20,801.10 Square Feet) +/-	
Situated in the Village of Amesville, Southeast Quarter of Section 3, T-6N., R-13W. of the Ohio Company Purchase, Ames Twp., Athens County, Ohio	
October 22, 2019	