

EXHIBIT A

Property Description of a total of 0.1001 Acres

Being a part of and situated in Farm Lot 166, Section 32, Town 9, Range 14, Athens Township, Athens County, Ohio, and being more particularly described as follows:

Commencing for reference at a point known to be the northeast corner of Farm Lot 166; thence along the east line of Farm Lot 166, S 02° 07' 03" W, a distance of 198.00 feet to 5/8 inch iron pin found with surveyor's cap #6805; thence leaving said Farm Lot line and following along a line common to the north line of Lot 1 of the Shawnee Estates Subdivision, N 79° 09' 43" W, a distance of 125.00 feet to a 5/8 inch iron pin found with surveyor's cap #6805; thence continuing along said north line S 89° 41' 35" W, a distance of 161.80 feet to a 5/8 inch iron pin found with no surveyor's cap, said iron pin located at the northeast corner of a 0.38 acre tract carried as parcel #A030320104501 and the southeast corner of a 0.43 acre tract carried as parcel #A030320104101, both owned by George O. Whitesel and recorded in OR 357-0315. Said iron pin being the real place of beginning for the tract herein described;

thence along the east line of said 0.38 acre tract, common to Lot 1 of the Shawnee Estates Subdivision owned by Ronald E. & Kristie R. Riffle, containing 4.7301 acres and carried as parcel #A030030002304, S 03° 12' 45" W, a distance of 100.00 feet to a 5/8 inch iron pin found with surveyor's cap #6805;

thence along the south line of said 0.38 acre tract, common to Lot 1 of the Shawnee Estates Subdivision, S 87° 57' 04" W, a distance of 20.085 feet to a 5/8 inch iron pin set with surveyor's cap #6794;

thence leaving said south line on a new survey line through said 0.38 acre tract and said 0.43 acre tract, both tracts being part of a 0.81 acre property, N 03° 12' 45" E, a total distance of 217.46 feet to a point in the center of State Route 56 (60' right-of-way), passing a point at 100.00 feet on the north line of said 0.38 acre tract, and passing a 5/8 inch iron pin set with surveyor's cap #6794 at 187.460 feet;

thence along the center of State Route 56, N 84° 52' 11" E, a distance of 20.214 feet to a point, said point being the northeast corner of said 0.43 acre tract;

thence leaving the center of State Route 56 along the east line of said 0.43 acre tract, S 03° 12' 45" W, a total distance of 118.551 feet, passing a 5/8 inch iron pin set with surveyor's cap #6794 at 30.00 feet, to the place of beginning and containing a total of 0.1001 acres more or less. Subject to all legal right-of-ways and easements of record.

It is the intent of this survey to create a new property containing 0.1001 acres by splitting it away from the existing 0.81 acre property currently owned by George O. Whitesel, and attach it to the existing 4.7304 acre lot and tract owned by Ronald E. & Kristie R. Riffle. The new surveyed 0.1001 acre property (being a 20' strip of land) is not intended to be a building site.

The existing 0.81 acre property, owned by George O. Whitesel, contains the two (2) existing 0.38 acre and 0.43 acre tracts referenced above. The new surveyed 0.1001 acre property contains two (2) new surveyed tracts. The new surveyed northern located tract contains 0.0542 acres and is to be split from the existing northern located tract containing 0.43 acres carried as parcel #A030320104101. The new surveyed southern located tract contains 0.0459 acres and is to be split from the existing southern located tract containing 0.38 acres carried as parcel #A030320104501.

All iron pins set in this survey are 5/8 inch x 30 inch iron rebar and have a plastic cap on them stamped OHIO PS 6794 BD MCPHERSON. Bearings are rotated and based on the bearings of the adjacent and existing 0.81 acre tract owned by George O. Whitesel and the adjacent and existing 4.7301 acre tract owned by Ronald E. & Kristie R. Riffle, both referenced herein. All other line bearings are as a result of angles measured in the field.

This survey has been performed according to the best of my knowledge, information and belief, in the accordance with commonly accepted procedures and applicable standards of practice and is not a guaranty or warranty, either implied or expressed.

This description was prepared from an actual survey performed by Brian D. McPherson, Registered Professional Surveyor, No. 6794, on July 25, 2017.

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

MAY 30 2018

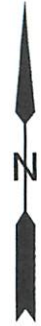
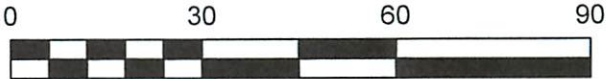
Jill Thompson
Athens County Auditor



Brian D. McPherson

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brandon William*
DATE: 2/1/18



LEGEND

- IP SET 5/8" W/CAP #6794
- SURVEY POINT
- IP FOUND 5/8" W/ CAP #6805
- IP FOUND 5/8" NO CAP

1. BEARINGS ARE ROTATED AND BASED ON THE BEARINGS OF THE EXISTING TRACTS OWNED BY GEORGE O. WHITESEL AND THE EXISTING TRACT OWNED BY RONALD E. & KRISTIE R. RIFFLE, BOTH HEREIN REFERENCED. ALL OTHER LINE BEARINGS ARE AS A RESULT OF ANGLES AND DISTANCES MEASURED IN THE FIELD.

2. ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED OHIO PS 6794 BD MCPHERSON. ALL OTHER MONUMENTS FOUND ARE AS NOTED IN THE LEGEND.

3. SURVEY IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

4. THIS SURVEY HAS BEEN PERFORMED ACCORDING TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES AND APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER IMPLIED OR EXPRESSED.

The 0.38 acre and 0.43 acre tracts total to 0.81 acres owned currently by George O. Whitesel.

THE NEW SURVEYED 0.1001 ACRE TRACT IS OWNED BY GEORGE O. WHITESEL AS OF THE DATE OF THIS SURVEY, NAMED & AS REFERENCED ON THIS PLAT. IT IS PROPOSED TO MAKE THE NEW SURVEYED 0.1001 ACRE TRACT CONTIGUOUS TO THE ADJOINING LOT #1 OWNED BY RONALD E. & KRISTIE R. RIFFLE, NAMED & AS REFERENCED ON THIS PLAT.

- REFERENCE DOCUMENTS**
1. Tax Plats
 2. Prior Surveys
 3. Recorded Deeds
 4. G.I.S.
- 1" = 30'



N 84°52'11" E
20.214'

Center SR 56 - 60' RW

(GEORGE O. WHITESEL - 0.43 ACRES (0.81 Ac.)
OR 357-0315 - #A030320104101)

TOTAL 217.460'

(30.000')

(30.000')

(UNION CHURCH FIRST APOSTOLIC CHURCH
(0.97 ACRES - PARCEL #A030320104000))

4360.11 SQ. FT.
0.1001 ACRES
TOTAL NEW SURVEY

FL 167 FL 126
FL 123

P.O.C.
N.E. CORNER OF
FARM LOT # 166

N 87°57'04" E
(20.085')

N 03°12'45" E
(100.000')

NEW SURVEYED TRACT
0.0459 ACRES

S 03°12'45" W
100.00'

S 89°41'35" W
161.80'

LOT #1 SHAWNEE ESTATES SUBDIVISION
RECORDED IN PLAT BOOK 10 - PAGE 130

(RONALD E. & KRISTIE R. RIFFLE - 4.7301 ACRES
V80-P130 - #A030030002304)

IT IS THE INTENT OF THIS SURVEY TO CREATE A NEW PROPERTY CONTAINING 0.1001 ACRES BY SPLITTING AWAY FROM THE EXISTING 0.810 ACRE PROPERTY CURRENTLY OWNED BY GEORGE O. WHITESEL, HEREIN REFERENCED, AND ATTACH IT TO THE ADJACENT AND EXISTING LOT & TRACT CONTAINING 4.7301 ACRES CURRENTLY OWNED BY RONALD E. & KRISTIE R. RIFFLE, HEREIN REFERENCED.

- NOTES:**
1. THE NEW SURVEYED 0.1001 ACRE PROPERTY IS NOT INTENDED FOR A BUILDING SITE.
 2. THE NEW 0.1001 ACRE PROPERTY CREATED BY THIS SURVEY CONTAINS TWO (2) TRACTS. THE NEW NORTHERN LOCATED TRACT CONTAINS 0.0542 ACRES, AND IS TO BE SPLIT FROM THE EXISTING NORTHERN LOCATED TRACT CONTAINING 0.43 ACRES. THE NEW SOUTHERN LOCATED TRACT CONTAINS 0.0459 ACRES AND IS TO BE SPLIT FROM THE EXISTING SOUTHERN LOCATED TRACT CONTAINING 0.38 ACRES. ALL TRACTS HEREIN REFERENCED ABOVE.

S 87°57'04" W
20.085'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian D. McPherson*
DATE: 5/13/18

SURVEY OF 0.1001 TOTAL ACRES
PROPERTY SITUATED IN
FARM LOT # 166, SECTION 32,
TOWN 9, RANGE 14, ATHENS TOWNSHIP,
ATHENS COUNTY, OHIO

I hereby certify this plat and
survey is performed and
made by me on July 25, 2017.
Brian D. McPherson
Brian D. McPherson, P.S.,P.S.
Professional Surveyor No. 6794

Brian D. McPherson, P.E.,P.S.
MCPHERSON SURVEYING &
ENGINEERING, LLC
424 ROCK RUN ROAD
JACKSON, OHIO 45640
740-418-8656



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS18-000013
Issue Date: 05/29/2018

Permit Type: Minor **Issue Date:** 05/29/2018

Description: 6835 State Route 56 / Lot Split Transfer between adjoining owners involving the conveyance (20.085 ft.) of a driveway access, to be held continuous and contiguous with the Riffles' property A030030002304, 6847 State Route 56.

Approval Conditions/Notes: Your request for a Minor Subdivision (Lotsplit/Land Transfer) is approved in accordance with the application submitted and ACC Title 21.

Location: 6835 St. Rt. 56, Athens, Ohio 45701

Lot: FL166 Section: 32 Town: 9 Range: 14 Township: Athens

Applicant:

Randy Wolfe, Executor
Phone: 740-593-3348

C/O Lavelle and Associates
449 E. State St.
Athens, OH 45701

Property Owner:

The Estate of George O. Whitesel, Deceased
Phone: 740-593-3348

6835 State Route 56
Athens, Oh 45701

Surveyor Name: Brian D. McPherson

Registration #: S6796

Date property owner originally purchased the property:	06/10/1992
Acreage of original purchase:	0.81 (0.38 acres - Parcel # A030320104501 and 0.43 acres - Parcel # A030320104101)
Number and size of parcels subdivided since original purchase:	N.A.
Acreage of proposed parcel(s) with new plat of survey attached:	0.1001 & 0.7099 acres
Public road frontage of proposed parcel(s):	St. Rt. 56 Residual: St. Rt. 56
Date of survey of plat of proposed parcel(s):	07/25/2017
Approval date of health authority of jurisdiction for sewage disposal:	N.A.
Approval date of County Engineer for mathematical accuracy of survey:	02/01/2018

Minimum Requirements:

Public Road Frontage:
Width to Depth Ratio:
Number of Splits Permitted:

Engineer's Approval:
Health Department Approval:
Registered Surveyor:

Total Fees: \$80.00

Service-Safety Director recommendation:

Approved Refused

Chief Thomas Pyle
Chief of Police, Acting Service-Safety Director

29 MAY 2018

Date