

Exhibit A
0.219 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 9, Range 14, Farm Lot 59, (Section 9), Athens City, Athens Township, Athens County, Ohio, and being more fully described as follows:

Being all of the lands of Joshua S. Chandler and Lilian Chandler Alfano referenced in a deed of Official Record Book 430, pages 2355-2356.

Commencing at a point at the Southeast corner of Lot 13 of the W.H. Lowman's Subdivision referenced in a plat of record being found in Envelope 298B of the Athens County Recorder's Office.

Thence S65°22'03"W 174.40 feet to a ¾ inch diameter pipe found at the northwest corner of a 0.818 acre parcel;

Thence S27°18'40"E 199.40 feet to a point;

Thence S70°28'04"W 181.31 feet to an iron pin set at the point of beginning of the tract herein described;

1.) Thence N21°08'44"W 88.41 feet along a common boundary to (Chandler 430-2355) and (Goldsberry 43-500) to an iron pin set;

2.) Thence N68°59'31"E 115.90 feet along a common boundary to (Chandler 430-2355) and (Laughlin 445-1075) to an Mag Nail set in concrete;

3.) Thence S22°18'36"E 75.21 feet along the west right-of-way of Richland Avenue to an iron pin set;

4.) Thence S62°33'56"W 118.14 feet along a common boundary to (Chandler 430-2355) and (Coates Run 479-2375) to the point of beginning containing a total of 0.219 acres.

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

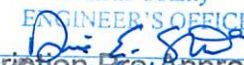
Basis of bearings: Reconstruction of Richland Avenue Plans.

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

Iron Pins Set are number 5 rebar of 30 inch length and capped NEWMAN 8043.


Charles T. Newman
Professional Registered Surveyor 8043
66 Elmwood Place
Athens, Ohio 45701
December 5, 2016



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
Legal Description / Title Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 06 2016

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 0.219 Acres
Situate Ohio Company Town 9, Range 14
(Section 9), Farm Lot 59, Lot 18,
Mechanicsburg, being now in the City of
Athens, Ohio.
Being all of the lands of Official Record
Book 430, pages 2355-2356.



Offsets Distances to Monuments
AGREE with R/W Plans

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Dave E. Sw
DATE: 12/5/16

Charles T. Newman
Charles T. Newman
Surveyed December 5, 2016



LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°08'44"W	88.41
L2	N68°59'31"E	115.90
L3	S22°18'36"E	75.21
L4	S62°33'56"W	118.14

Offset Distances to Monuments
NOT in agreement with R/W Plans

SE Corner Lot 13
W.H. Lowman's Subd' Plat
Envelope 298B

Retaining Wall
Greenbriar 208/201

S65°22'03"W
174.40' (Deed)

Lot 17
Laughlin
445/1075

STA: 46+34
OFFSET: 30.00' L

N 479575.74 Grid
E 2080107.15

S27°18'40"E
199.40'

Goldsberry
43/500

Lot 18
0.219 ACRES

STA: 45+58.78
OFFSET: 30.00' L

N 479506.16 Grid
E 2080135.70

S70°28'04"W
181.31'

Offset Distances to Monuments
NOT in agreement with R/W Plans

Coates Run
479/2375

N22°18'36"W
211.4'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

- Iron Pin Found 3/4" Pipe
- Iron Pin Set
- ▲ Mag Nail Set
- ⬢ Monument Found

Right-of-Way Plans of the
Reconstruction of Richland Ave.
Provided by City of Athens
December 12/2/2016

Coates Subdivision Plat Not Found
353 Richland Ave. V-22