

Exhibit A
Description of 0.035 Acres

Description of a parcel of land situate the Ohio Company Purchase, Town 9, Range 14,
City of Athens, Ohio.

Being a part of Lot 3223 of the West Hill Estates and being deeded to:
Ryan J. Curtiss, Official Record Book 452, pages 1169-1170, Parcel A028090004100.

Beginning at an iron pin found at the northwest corner of Lot 3225 of the West Hill Estates in the
City of Athens, Ohio as platted and being recorded in the records of the Athens County Recorder,
Volume 7, page 289.

- 1.) Thence N05°53'15"E 30.00 feet along a common boundary to Curtiss 452-1169 and Mehr 217-627
to an iron pin set;
- 2.) Thence S84°30'00"E 41.74 feet along said common boundary to an iron pin set;
- 3.) Thence along a curve to the left having a radius of 50.00 feet and a curve length of 39.06 feet with a
chord bearing of S32°30'35"E and chord distance of 38.07 feet, and being along the west right-of-way of
Walker Street to a point;
- 4.) Thence N84°30'00"W 65.38 feet along the north boundary of Lot 3225 to the point of beginning
containing a total of 0.035 acres.

Said 0.035 acres is to remain forever contiguous and continuous with Lot 3225.

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


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

Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the denoted north boundary of Lot 3225 as delineated on West Hills Estates record plat.

A true meridian has not been determined.

The above boundary description was based on an actual field survey and completed by
Charles T. Newman Professional Surveyor 8043 on May 29, 2020.


Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



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

JUN 02 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Professional Surveyor



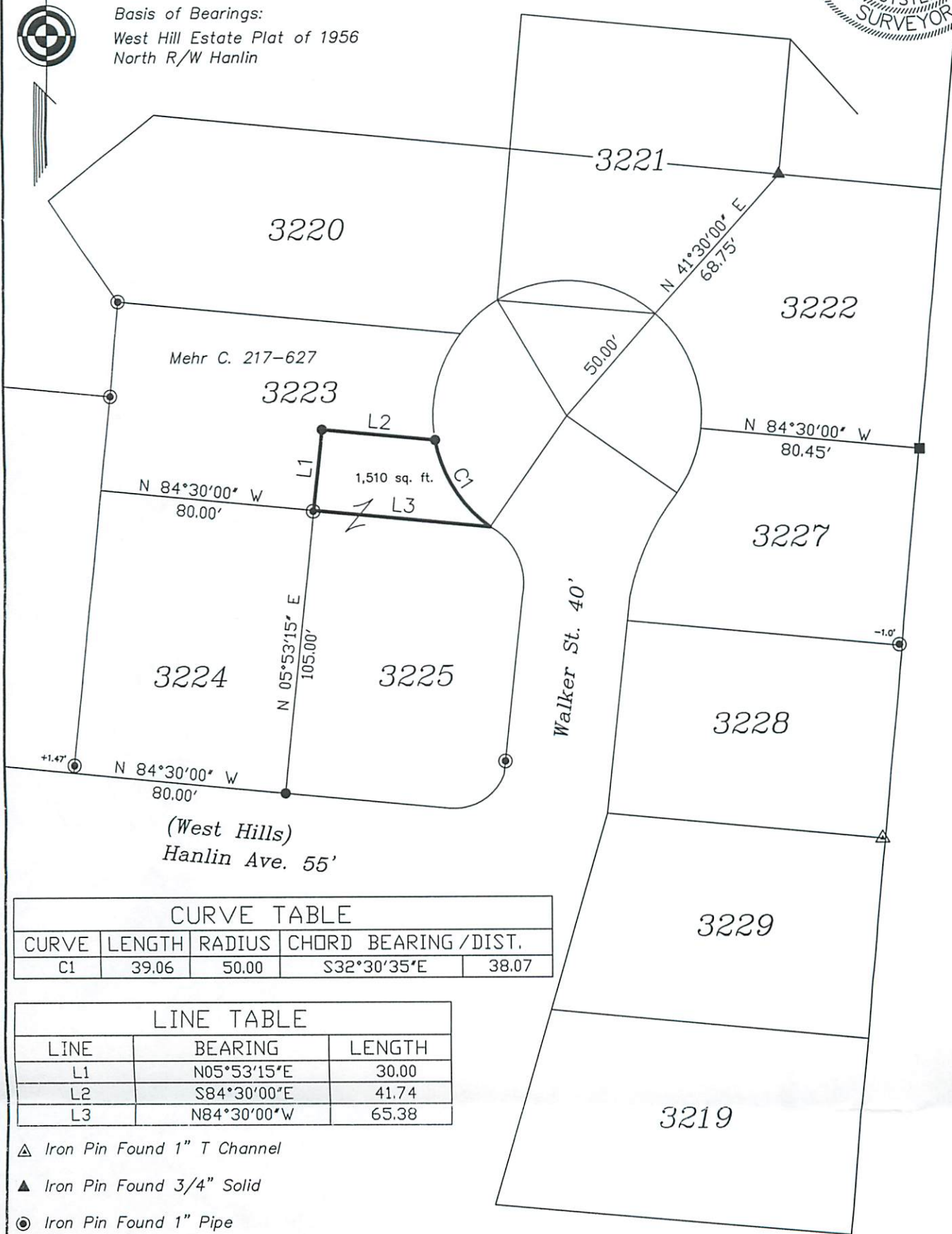
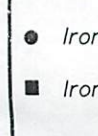
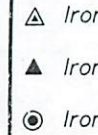
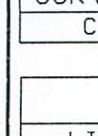
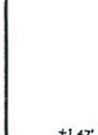
Plat of Survey of 0.035 Acres
Situate Ohio Company Purchase, Town 9, Range 14,
City of Athens, Ohio.
Being a part of Lot 3223 of the West Hill Estates and
being deeded to: Ryan J. Curtiss
Official Record Book 452, pages 1169-1170
Parcel A028090004100



Charles T. Newman
Charles T. Newman
Surveyed 5/29/2020

Basis of Bearings:
West Hill Estate Plat of 1956
North R/W Hanlin

West Hills



Mehr C. 217-627

1,510 sq. ft.

Walker St. 40'

(West Hills)
Hanlin Ave. 55'

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING / DIST. |
|-------|--------|--------|-----------------------|
| C1 | 39.06 | 50.00 | S32°30'35"E 38.07 |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N05°53'15"E | 30.00 |
| L2 | S84°30'00"E | 41.74 |
| L3 | N84°30'00"W | 65.38 |

- △ Iron Pin Found 1" T Channel
- ▲ Iron Pin Found 3/4" Solid
- ⊙ Iron Pin Found 1" Pipe
- Iron Pin Set capped NEWMAN
- Iron Pin Found #5 Rebar

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial Whitman*
DATE: 6/2/20