



P.R.H.

Exhibit A

Paul R. Hutchins Surveying Services
Ohio Professional Surveyor # 8515

Telephone: 740-245-5529
3277 Tyn Rhos Road
Thurman, OH 45685

Boundary Surveys • Mortgage Surveys • Flood Determination Surveys • Topographical Surveys

Description of Survey for Atomic Credit Union

Situated in Lease Lot 50, Section 11, Township 9 North, Range 14 West, Athens Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference at the common corner of Lease Lots 50, 68 and 205, (as referenced on ODOT right of way plans for U.S. 33) thence (bearings are based ODOT VRS RTK Network and used to denote angular measurements only) leaving said corner North $86^{\circ}49'39''$ West 94.25 feet to an iron pin set (all iron pins set are $5/8''$ x $30''$ rebar with blue plastic caps stamped P.R. HUTCHINS 8515) on the right of way line of U.S. 33, said pin being a corner common to Athens Credit Union Inc. (Vol. 320 Pg. 285) and 2K Gold Ltd. (O.R. 35 Pg. 266), said pin also being the Point of Beginning of the Parcel herein described;

Thence leaving said 2K Gold Ltd. with said Athens Credit Union Inc. and the right of way line of said U.S. 33 the following three bearings and distances:

- 1) South $59^{\circ}42'42''$ East 117.53 feet to an iron pin found set;
- 2) North $66^{\circ}07'16''$ East 29.47 feet to a concrete monument found;
- 3) South $56^{\circ}37'38''$ East 416.33 feet to an iron pin set, said pin being a corner common to GK Development LLC (O.R. 178 Pg. 548);

Thence leaving the right of way line of said U.S. 33 with the common line of said Athens Credit Union Inc. and GK Development LLC. South $49^{\circ}54'01''$ West 240.74 feet to an iron pin set, said pin being on the common line of said Michael and Deborah Holbrook (O.R. 165 Pg. 754);

Thence leaving said GK Development LLC with the common line of said Athens Credit Union Inc. and Michael and Deborah Holbrook converging into Jeromy and Brooke Schultz (O.R. 562 Pg. 1093) the following two bearings and distances:

- 1) North $49^{\circ}04'39''$ West 175.59 feet to an iron pin set;
- 2) North $49^{\circ}25'09''$ West 52.22 feet to an iron pin set;

Thence with the common line of said Athens Credit Union Inc. and Jeromy and Brooke Schultz converging into Southeastern Ohio Voleducation Cooperative (O.R. Pg. 192) South $49^{\circ}30'21''$ West 370.33 feet to a point in the centerline of Columbus Road (Variable right of way widths), said point being on the common line of GK Development LLC (O.R. 423 Pg. 1306), passing through an iron pin found ($5/8''$ rebar no cap) at 101.21 feet and an iron pin set at 305.33 feet;

Thence leaving said Southeastern Ohio Voleducation Cooperative with the common line of said Athens Credit Union Inc. and GK Development LLC, also being the centerline of said Columbus Road, North $40^{\circ}29'39''$ West 100.00 feet to a point, said point being a corner common to HAVAR Inc. (O.R. 104 Pg. 261);

Thence leaving the centerline of said Columbus Road and GK Development LLC with the common line of said Athens Credit Union Inc. and HAVAR Inc. converging into said 2K Gold Ltd, the following three bearings and distances:

- 1) North $41^{\circ}24'21''$ East 209.27 feet to an iron pin set, passing through a PK Nail set at 65.60 feet;

- 2) North $24^{\circ}59'11''$ East 113.52 feet to an iron pin set;
- 3) North $12^{\circ}14'21''$ East, passing through an iron pipe found (1" iron pipe) at 185.41 feet, a total distance of 191.38 feet to the Point of Beginning containing 3.320 acres more or less, subject to all easements and restrictions.

Being all of Auditor's Parcel Number A028200008300 (0.550 acres more or less), as recorded in Vol. 306 Pg. 379), A010010081000 (0.920 acres more or less) A10010081100 (1.670 acres more or less), and A010010081200 (0.18 acres more or less) as recorded in Vol. 320 Pg. 385.

Main sources of reference include deeds in Vol. 306 Pg. 379, Vol. 306 Pg. 377, Vol. 320 Pg. 385, O.R. 35 Pg. 266, O.R. 178 Pg. 548, O.R. 165 Pg. 754, Vol. 517 Pg. 2130, O.R. 423 Pg. 1306, O.R. 104 Pg. 261, O.R. 11 Pg. 192, and O.R. 562 Pg. 1093 of the Athens County deed records. Athens County Tax Maps, and Railroad Right of Way and Track Maps.

The above description is based on a survey conducted in March 2020 either by or under the direct supervision of Paul R. Hutchins, Registered Professional Surveyor No. S-8515.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul R. Hutchins*
DATE: *1/17/22*

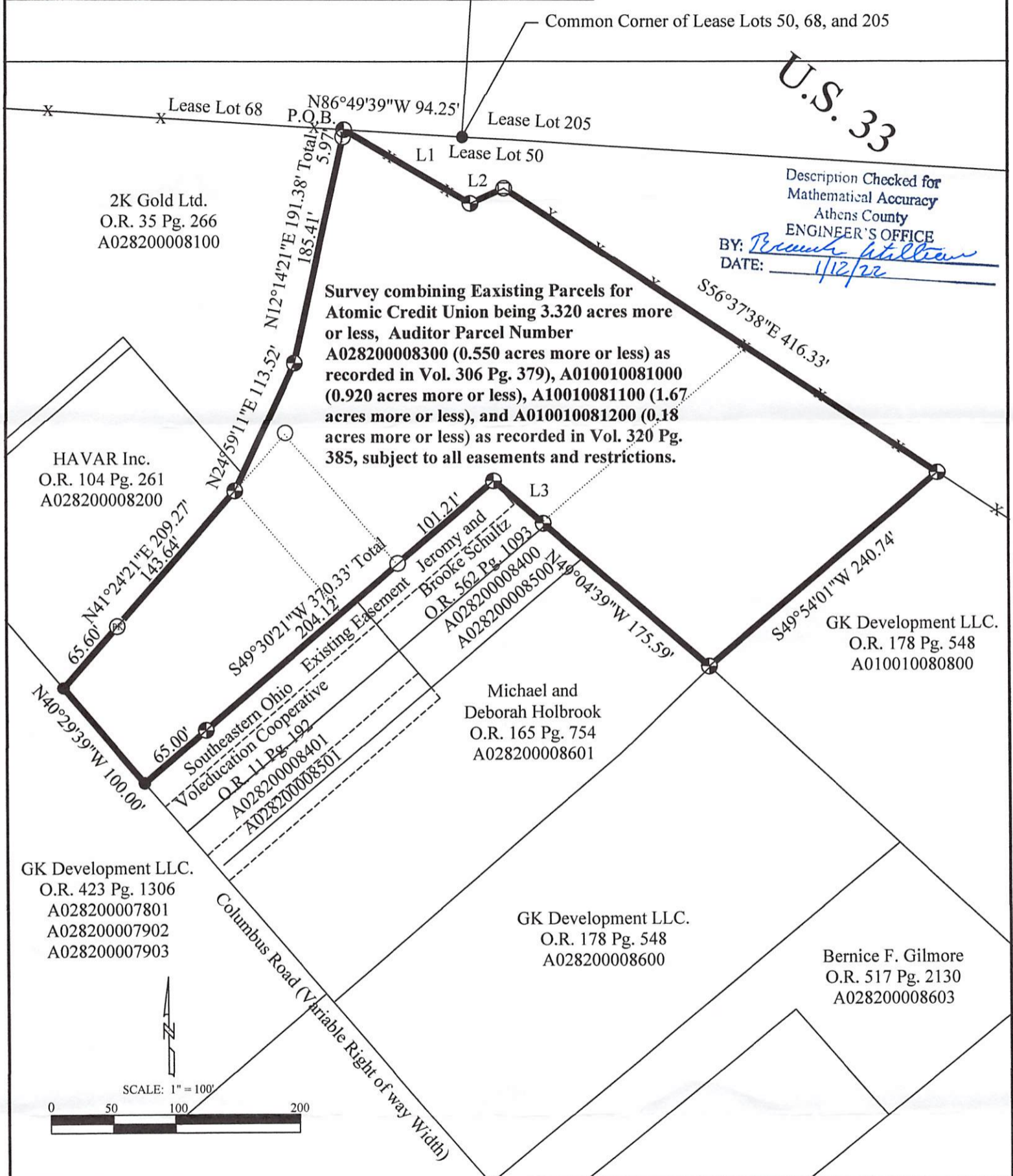


Paul R Hutchins 3-17-2020

Plat of a Survey for Atomic Credit Union

Plat of survey combining Existing Parcels of land situate in Lease Lot 50, Section 11, Township 9 North, Range 14 West, Athens Township, Athens County, State of Ohio, containing 3.320 acres more or less. Surveyed March 2020 by or under the direct supervision of Paul R. Hutchins (740-245-5529) Professional Surveyor #8515.

Line Table		
Line	Length	Bearing
L1	117.53	S59°42'42"E
L2	29.47	N66°07'16"E
L3	52.22	N49°25'09"W



Survey combining Existing Parcels for Atomic Credit Union being 3.320 acres more or less, Auditor Parcel Number A028200008300 (0.550 acres more or less) as recorded in Vol. 306 Pg. 379), A010010081000 (0.920 acres more or less), A10010081100 (1.67 acres more or less), and A010010081200 (0.18 acres more or less) as recorded in Vol. 320 Pg. 385, subject to all easements and restrictions.

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul R. Hutchins*
DATE: *1/12/22*

- Legend**
- ⊙ Iron Pin Found with yellow cap stamped VISTA 6378
 - Iron Pin Found 5/8 rebar with no cap.
 - ⊗ Concrete Monument Found
 - ⊕ ODOT Right of Way Monument
 - ⊖ 1" Diameter Pipe Found
 - ⊙ PK Nail Set
 - ⊙ Iron Pin Set or Found with blue cap stamped P.R. HUTCHINS 8515
 - ⊗ Fence Post
 - Point
 - X Fence
 - Road C/L
 - Right of Way
 - Deed Lines

THE BEARINGS ARE BASED ON ODOT VRS RTK NETWORK AND USED TO DENOTE ANGULAR MEASUREMENT ONLY.
ATHENS COUNTY TAX MAPS
ATHENS COUNTY DEED RECORDS
ATHENS COUNTY SURVEY RECORDS

NOTES:

- 1) THIS SURVEY DOES NOT REFLECT ALL EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY
- 2) NO TITLE REPORT FURNISHED.
- 3) ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH BLUE PLASTIC CAPS STAMPED P.R. HUTCHINS 8515

Paul R Hutchins
3-17-2020

STATE OF OHIO
PAUL R. HUTCHINS
No. 8515
REGISTERED PROFESSIONAL SURVEYOR

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