

Exhibit A
12.711 Acres

Situate Ohio Company Purchase, Town 9, Range 14,
Farm Lot 125, Athens Township, Athens County, Ohio.
Being a portion of the lands deeded to Lloyd Culbertson and Barbara Culbertson,
Official Record Book 411, pages 2128-2129.

Commencing at a stone found at the northeast corner of said Farm Lot 125;
Thence S00°40'21"W 438.30 feet to an iron pin found;
Thence S00°40'21"W 1789.40 feet to an iron pin found at the point of beginning
of the tract herein described;

- 1.) Thence S00°40'21"W 702.72 feet along a common boundary to Culbertson 411-2128,
Calhoun 336-142, and Stump 504-1948 to an iron pin set in the center of a creek,
passing an iron pin set at 677.78 feet;
- 2.) Thence S54°00'00"W 188.80 feet along a common boundary to Culbertson 411-2128, and
7656 St. Rt. 56 LLC 566-137 to an iron pin found at a depth of 30 inches;
- 3.) Thence S17°40'53"W 23.90 along said common boundary to an iron pin found at a depth of 15
inches;
- 4.) Thence S 14°28'08"W 136.39 feet along said common boundary to a point in the right-of-way of
State Route 56, passing an iron pin set at 62.21 feet;
- 5.) Thence along a curve to the right having a radius of 1462.69 feet, curve length of 34.44 feet,
chord bearing of S62°59'19"W, and a chord distance of 34.44 feet to a point in the right-of way of State
Route 56;
- 6.) Thence S12°06'00"W 162.54 along a common boundary to Culbertson 411-2128, and
Peterson 315-1623 to a point in County Road 19;
- 7.) Thence N89°14'50"W 324.37 feet along a common boundary to Culbertson 411-2128, and
Athens Country Club 205-204 to an iron pin found, passing an iron pin found at 86.77 feet;
- 8.) Thence N13°14'50"W 285.50 feet over the lands of Culbertson 411-2128 to an iron pin found;
- 9.) Thence N09°19'10"E 705.00 feet over the lands of Culbertson to an iron pin found;
- 10.) Thence N73°04'11"E 567.27 feet over the lands of Culbertson to the point of beginning
containing a total of 12.711 acres.

Being the entirety of Auditor's Parcels A010010049500 and A010010072900
Plat of survey is attached herewith and made a part thereof.

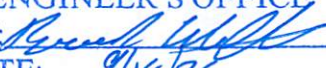
Being subject to all prior easements, rights-of-way, and covenants of record.

Iron Pins set are 30 inch length of number 5 rebar capped NEWMAN PS-8043.

Survey completed by Charles T. Newman, Registered Professional Surveyor 8043 on April 1, 2017, and
revised July 20, 2026.


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/18/26

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

SEP 18 2026

Jill Davidson
Athens County Auditor

Culbertson
76.559 Acres

Situate Ohio Company Purchase, Town 9, Range 14,
Farm Lot 125 and Farm Lot 129, Athens Township, Athens County, Ohio,
Being a portion of the lands deeded to Lloyd Culbertson and Barbara Culbertson,
Official Record Book 411, pages 2128-2129.

Commencing at a stone found at the northeast corner of said Farm Lot 125;
Thence S00°40'21"W 438.30 feet to an iron pin found at the point of beginning of the tract herein
described;

- 1.) Thence S00°40'21"W 1789.40 feet along a common boundary to Culbertson 411-2128,
Fahrion 342-2481, Polenakovic 635-917, and Calhoun 336-142 to an iron pin found;
- 2.) Thence S73°04'11"W 567.27 feet over the lands of Culbertson to an iron pin found;
- 3.) Thence S09°19'10"W 705.00 feet over the lands of Culbertson to an iron pin found;
- 4.) Thence S13°14'50"E 285.50 feet over the lands of Culbertson to an iron pin found;
- 5.) Thence N89°14'50"W 468.12 feet along a common boundary to Culbertson 411-2128, and the
Athens Country Club 205-204 to a point in State Route 56;
- 6.) Thence N01°32'58"E 496.35 feet along a common boundary to Culbertson 411-2128, and
Pilkinton 637-856 to an iron pin found, passing an iron pin found at 68.44 feet;
- 7.) Thence N89°13'31"W 443.51 feet along said common boundary to an iron pin found, passing an iron
pin found at 50.21 feet;
- 8.) Thence N01°31'42"E 2161.81 feet along a common boundary to Culbertson 411-2128,
Wood 181-811, and Lewis 622-1476 to an iron pin found in the center of Township Road 241, passing an
iron pin found at 2131.96 feet;
- 9.) Thence N45°07'36"E 157.15 feet to a point in the center of Township Road 241;
- 10.) Thence N48°11'04"E 167.44 feet to a point in the center of Township Road 241;
- 11.) Thence N49°56'49"E 190.94 feet to a point in the center of Township Road 241;
- 12.) Thence S45°08'53"E 364.72 feet along a common boundary to Culbertson 411-2128, and
Anderson 481-1980 to an iron pin found, passing an iron pin found at 30.59 feet;
- 13.) Thence N78°08'17"E 829.74 feet along a common boundary to Culbertson 411-2128,
Anderson 481-1980, and Spiezio 606-773, passing iron pins found at 213.43 feet, and 699.57 feet to the
point of beginning containing a total of 76.559 acres.

Being the entirety of Auditor's Parcel A010010049000

Acreages of 0.493 in Farm Lot 129, and Acreages of 76.066 in Farm Lot 125.

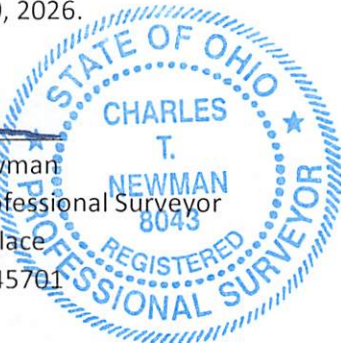
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revised July 20, 2026.


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



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Athens County
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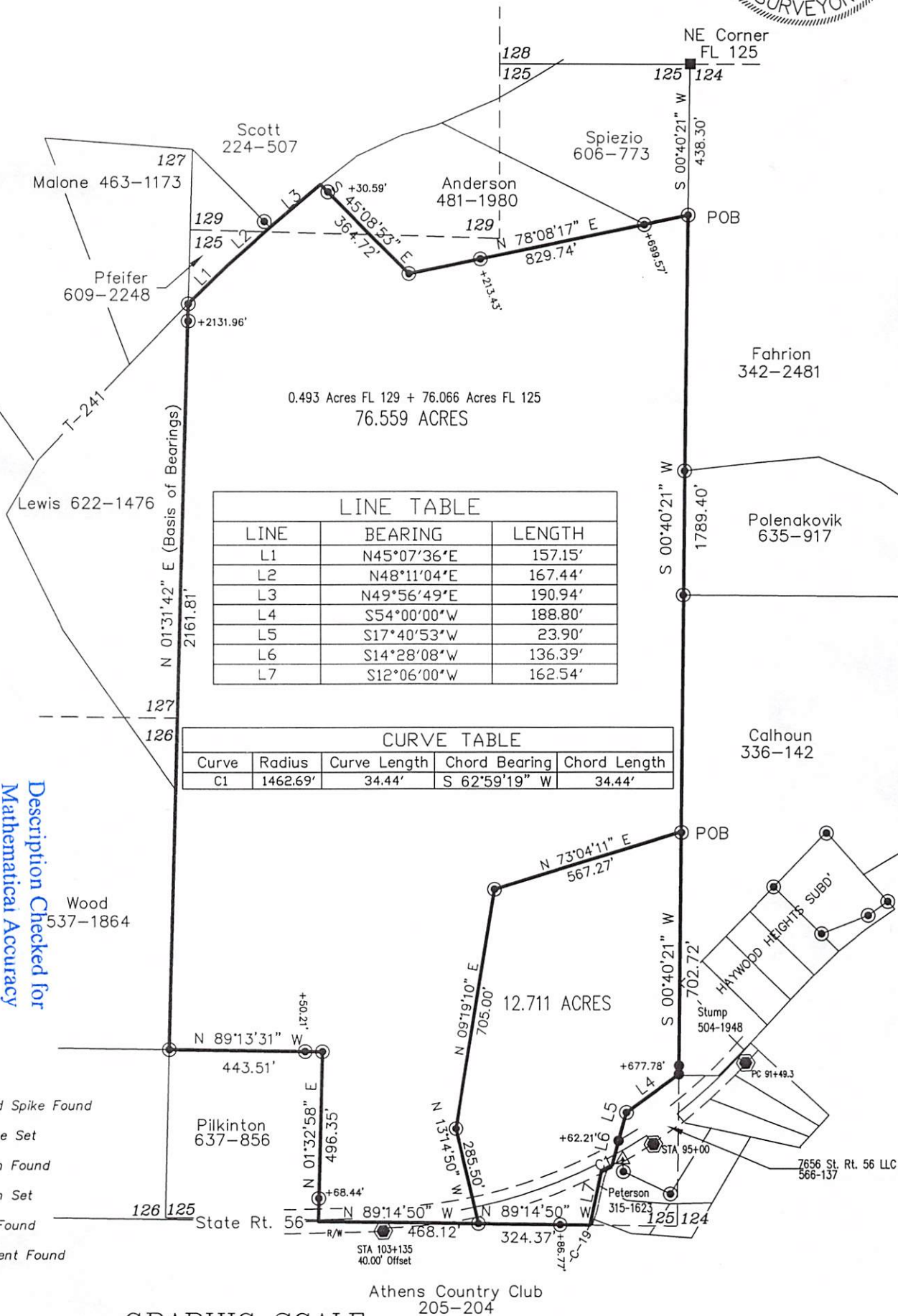
Professional Surveyor

740-594-1884
740-591-5269

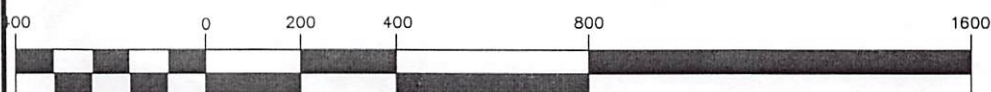
Plat of Survey of 12.711 Acres and 76.559 Acres.
Situat Ohio Company Purchase, Town 9, Range 14,
Farm Lot 125, Farm Lot 129 (Section 26-27), Athens Township, Athens County, Ohio.
Being all of the lands deeded to Lloyd Culbertson and Barbara Culbertson,
Official Record Book 411, pages 2128-2129.

*Basis of Bearings: Noted west line of Farm Lot 127
Prior Surveys and Deeds reviewed as noted on Plat*

Charles T. Newman
Surveyed April 2017
Revised 7/20/2026



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.