

Exhibit A
1.265 Acres

Description of a parcel of land situate the Ohio Company Purchase, Town 9, Range 14, Farm Lot 166, Pruden's No. 185, Auditor's Section 32, Athens Township, Athens County, Ohio. Deeded to Canter Properties, LLC, an Ohio Limited Liability Company, Official Record Book 531, pages 606-608, Auditor Parcels A030320104100 and A030320104500, and being more fully described as follows:

Commencing at a point at the northeast corner of said Farm Lot 166;
Thence S03°58'35"W 198.00 feet to an iron pin found on the east line of Farm Lot 166;
Thence N77°18'11"W 125.00 feet to a point;
Thence N88°26'53"W 161.80 feet to a point;
Thence N89°31'56"W 190.15 feet to the point of beginning of the tract herein described;

- 1.) Thence S01°57'17"W 101.71 feet along a common boundary to Canter 531-606 and Kirkendall 545-2165 to an iron pin found;
- 2.) Thence S89°49'18"W 288.85 feet along a common boundary to Canter 531-606 and Riffle 80-130 to an iron pin found;
- 3.) Thence N05°00'50"E 185.39 feet along a common boundary to Canter 531-606, Whitmore 382-801, and Whitmore 331-333 to a point in State Route 56, passing an iron pin set at 147.47 feet;
- 4.) Thence N84°33'17"E 152.36 feet to a point in State Route 56;
- 5.) Thence S89°11'57"E 127.69 feet to a point in State Route 56;
- 6.) Thence S01°57'17"W 94.86 feet along a common boundary to Canter 531-606 and Kirkendall 545-2165, (passing an iron pin set at 15.37 feet) to the point of beginning containing a total of 1.265 acres.

Auditor Parcel A030320104100 contains 0.59 acres.
Auditor Parcel A030320104500 contains 0.675 acres.

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 #5 rebar of 30 inches capped NEWMAN 8043.
Basis of bearings the denoted east boundary of Farm Lot 166 derived by Ohio State Plane, South Zone, NAD 83 (2011) coordinates.
The above boundary description was based on an actual field survey under the direct supervision of Charles T. Newman Professional Surveyor Registered PS-8043 on the 5th of July 2019.


Charles T. Newman
Charles T. Newman
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Athens, Ohio 45701

C. TIM NEWMAN

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Plat of Survey of 1.265 Acres
Situat Ohio Company Purchase, Town 9, Range 14,
Farm Lot 166, Pruden's No. 185, Auditor's Section 32,
Athens Township, Athens County, Ohio.
Deeded to Canter Properties, LLC, an Ohio Limited Liability Company,
Official Record Book 531, pages 606-608,
Pacels A030320104100 and A030320104500.

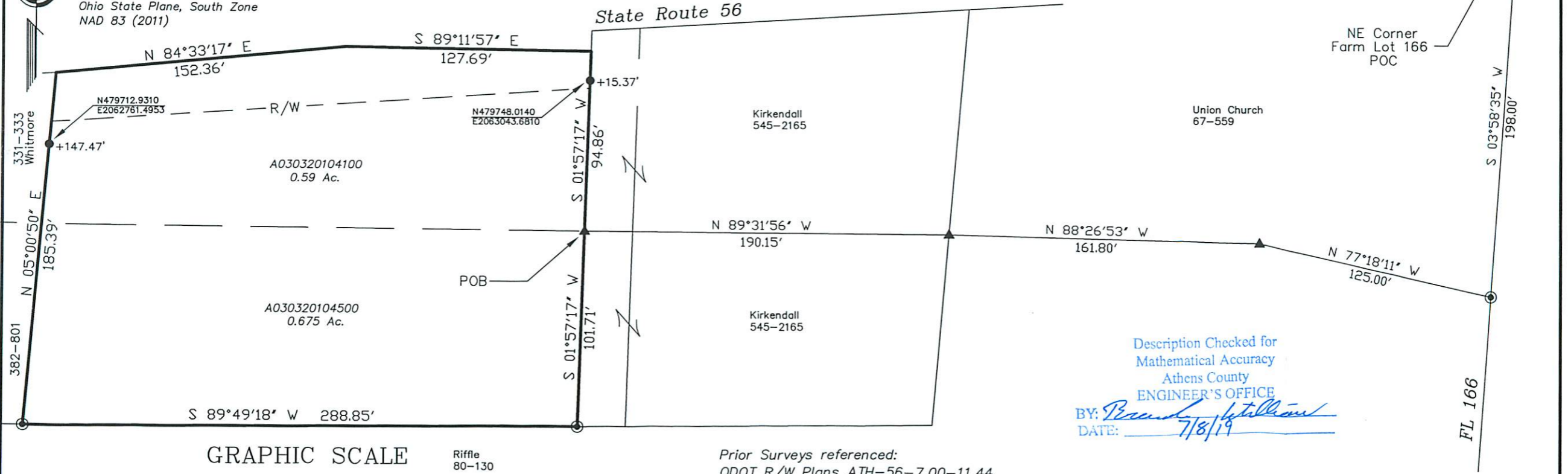
Basis of Bearings:
Denoted east line of F.L. 166
Ohio State Plane, South Zone
NAD 83 (2011)



Charles T. Newman
Charles T. Newman
Surveyed 7/5/2019

167/126
166/123

NE Corner
Farm Lot 166
POC



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brian D. McPherson*
DATE: 7/8/19

GRAPHIC SCALE

Rifle
80-130



(IN FEET)
1 inch = 60 ft.

Prior Surveys referenced:

- ODOT R/W Plans ATH-56-7.00-11.44
- Charles T. Newman Survey of 1.265 Acres 10/03/2003
- Brian D. McPherson Survey of 0.1001 Acres 7/25/2017
- Gregory K. Wright Survey of 0.119 Acres 7/25/1998
- John M. Branner Survey of 0.322 Acres 3/1985
- John M. Branner Survey of 0.81 Acres 5/1992

- ▲ Deed Point
- ⊙ Iron Pin Found (Bent)
- Iron Pin Set capped NEWMAN 8043