

**EXHIBIT "A"**  
**(39.368 ACRE TRACT)**

*Being a part of a tract of land that is now or formerly in the name of Countryside Imports, Ltd., an Ohio Limited Liability Company as recorded in Official Record 622, Page 1152 of the Athens County Recorder's Office, said tract being situated in the northwest quarter of Section 35 and the southwest quarter of Section 36, LL 186, T-9-N, R-14-W, Athens Township, Athens County, State of Ohio and being more particularly described as follows:*

*Beginning for reference on a found iron spike (having an Ohio State Plane Coordinate of: Northing 497994.554, Easting 2059943.525) located on the northwest corner of the southwest quarter of the southwest quarter of Section 36, said iron spike being in the intersection of Salem Road (County Road 9) and Lemaster Road (Township Road 246);*

*Thence along the west line of Section 36, LL 186 being along Salem Road, South 03° 44' 19" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set on the east edge of Salem Road at 728.30 feet, passing a magnetic spike found at 1003.30 feet, going a total distance of 1158.17 feet to a magnetic spike found on the southwest corner of a 1.000 acre tract (Official Record 594, Page 1731 / James E. Stickel, II), said magnetic spike being the **principal place of beginning** of the tract herein described;*

*Thence leaving the west line of Section 36, LL 186, roadway of Salem Road and along the property line of the 1.000 acre tract, South 83° 09' 30" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" at 20.00 feet, going a total distance of 330.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019";*

*Thence with a line through the grantor's property, South 44° 12' 27" East a distance of 261.13 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the north line of Section 35, also being the north line of LL 183;*

*Thence continuing with a line through the grantor's property being along the north line of Section 35 and LL 183, South 83° 58' 22" East a distance of 373.36 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" on the southwest corner of a 19.087 acre tract (Official Record 621, Page 2363 / Christopher Paul and Amy Elizabeth Cappel);*

*Thence continuing along the north line of Section 35 and LL 183 being the property line of the 19.087 acre tract, South 83° 58' 22" East a distance of 800.91 feet to a stone monument found on the southwest corner of a 43.760 acre tract (Official Record 561, Page 378 / Stacy Lee Perez and William Howard Brooks), said stone monument being the southwest corner of LL 187;*

*Thence along the north line of Section 35 and LL 184 being the property line of the 43.760 acre tract, South 83° 58' 22" East a distance of 723.56 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" on the northwest corner of a 16.040 acre tract (Official Record 508, Page 917 / Dean A. and Sharon L. Berry);*

*Thence leaving the north line of Section 35, LL 184 and along the property line of the 16.040 acre tract, South 01° 47' 50" East a distance of 894.27 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" on the property line of a 40.360 acre tract (Official Record 445, Page 2413 / Drew E. Wolfe);*

*[continued on page 2]*

## **EXHIBIT "A"**

*Thence along the property line of the 40.360 acre tract and also a 24.080 acre tract (Official Record 445, Page 2413 / Drew E. Wolfe), North 84° 29' 43" West, crossing the east line of LL 183, going a distance of 1954.58 feet to a 5/8" iron pin found on the southeasterly corner of a 2.644 acre tract (Official Record 617, Page 2387 / Harold A. and Jackie R. Cullision);*

*Thence along the property line of the 2.644 acre tract the following three (3) courses:*

- 1. North 32° 33' 17" East a distance of 126.14 feet to a 5/8" iron pin found,*
- 2. North 53° 47' 38" East a distance of 207.82 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019", and;*
- 3. North 10° 55' 14" East a distance of 51.61 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "S.A. ENGLAND P.S. #7450" on the southeasterly corner of a 3.215 acre tract (Official Record 620, Page 1631 / Travis B. Miller and Wynter Quinn);*

*Thence along the property line of the 3.215 acre tract, North 10° 55' 14" East a distance of 93.31 feet to a 5/8" iron pin found;*

*Thence continuing along the property line of the 3.215 acre tract and also a 2.530 acre tract (Official Record 620, Page 1631 / Travis B. Miller and Wynter Quinn), North 45° 45' 43" West a distance of 483.06 feet to a 5/8" iron pin found on the easterly corner of a 0.724 acre tract (Official Record 724, Page 1073 / William O. and Nannette L. Carman);*

*Thence along the property line of the 0.724 acre tract, North 31° 40' 05" West a distance of 57.30 feet to a 5/8" iron pin found on the southeasterly corner of a 1.200 acre tract (Official Record 499, Page 1073 / William O. and Nannette L. Carman);*

*Thence along the property line of the 1.200 acre tract, North 31° 40' 05" West a distance of 21.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" on the southerly corner of a 0.346 acre tract (Official Record 499, Page 1073 / William O. and Nannette L. Carman);*

*Thence along the property line of the 0.346 acre tract the following four (4) courses:*

- 1. North 67° 25' 03" East, passing a 5/8" iron pin found at 12.77 feet, going a total distance of 70.94 feet to a 5/8" iron pin found,*
- 2. North 12° 14' 46" East a distance of 22.97 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "HIGHLAND S-7581",*
- 3. North 41° 22' 04" West, crossing the south line of Section 36 and LL 186, going a distance of 199.83 feet to a 5/8" iron pin found, and;*
- 4. North 44° 12' 27" West a distance of 87.58 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "HIGHLAND S-7581" on the northeasterly corner of the above mentioned 1.200 acre tract (Official Record 499, Page 1073 / William O. and Nannette L. Carman);*

*Thence along the property line of the 1.200 acre tract, South 88° 36' 12" West, passing a 5/8" iron pin found at 213.01 feet, going a total distance of 239.13 feet to a magnetic spike found on the west line of Section 36 and LL 186, said magnetic spike being in Salem Road and bears, North 03° 44' 19" East, 71.33 feet from a magnetic spike found on the southwest corner of Section 36 and LL 186;*

*[continued on page 3]*

**EXHIBIT "A"**

Thence along the west line of Section 36 and LL 186 being along Salem Road, North 03° 44' 19" East a distance of 100.53 feet to the **principal place of beginning**, containing **39.368 acres** more or less and being subject to the right of way of Salem Road (County Road 9) and all other legal easements of record.

Having 39.368 acres out of Auditor's Parcel A04-00400120-00, a 58.795 acre tract.

All iron pins set being 5/8" x 30" with a 1-1/4" plastic identification cap stamped "SHARRETT 8019".

Bearings are based on GPS observations taken on October 14, 2024 using the Ohio State Plane Coordinate System – South (NAD83) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, May 5, 2025 [AT2401-01].


  
Paul Sharrett, P.S. 8019  
5-5-25  
Date



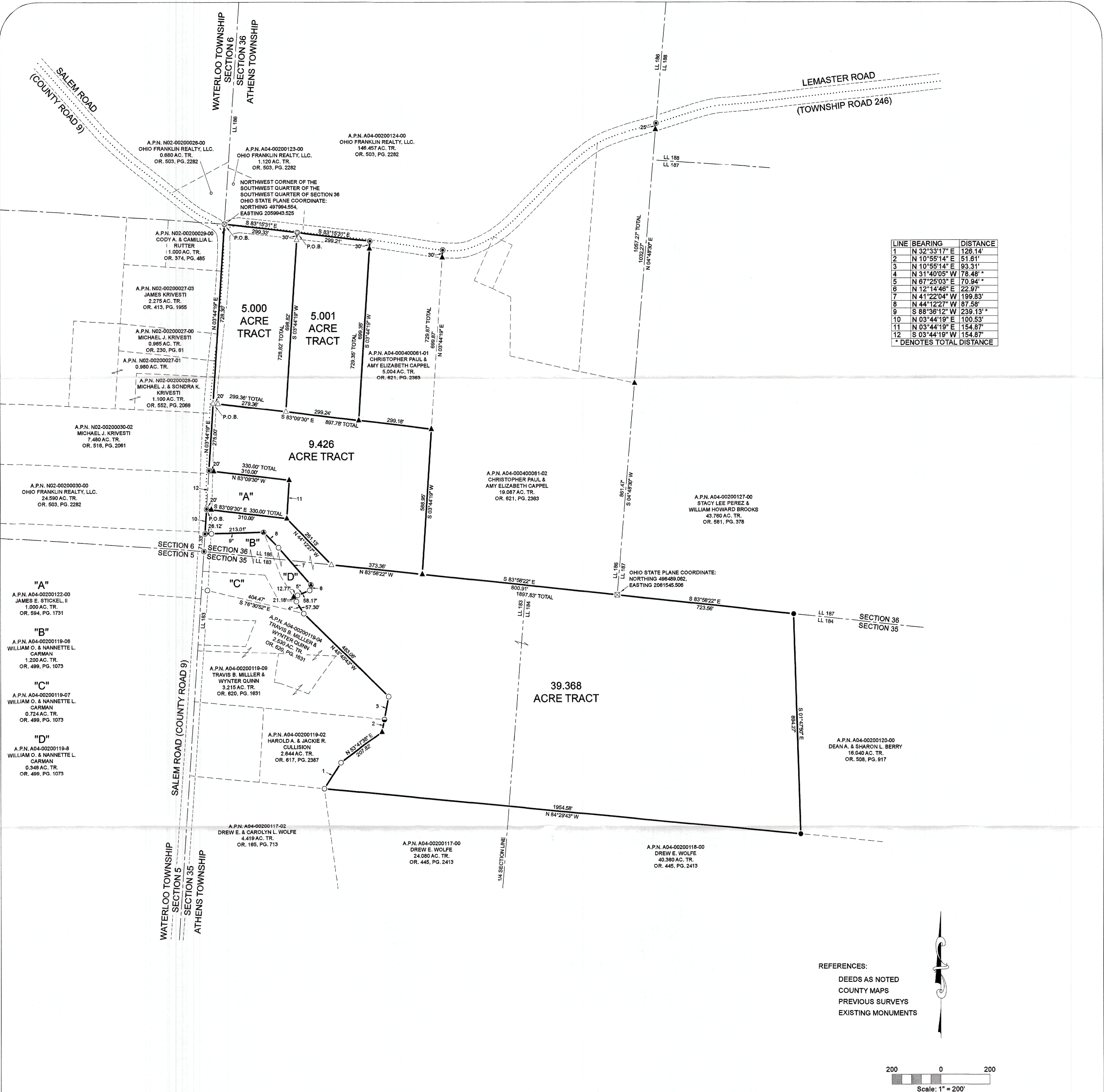
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

MAY 16 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/16/25





LINE	BEARING	DISTANCE
1	N 32°33'17" E	126.14'
2	N 10°55'14" E	51.81'
3	N 10°55'14" E	93.31'
4	N 31°40'05" W	78.48' *
5	N 67°25'03" E	70.94' *
6	N 12°14'46" E	22.97'
7	N 41°22'04" W	199.83'
8	N 44°12'27" W	87.58'
9	S 88°36'12" W	239.13' *
10	N 03°44'19" E	100.53'
11	N 03°44'19" E	154.87'
12	S 03°44'19" W	154.87'
* DENOTES TOTAL DISTANCE		

NOTES:

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF COUNTRYSIDE IMPORTS, LTD. AS RECORDED IN OFFICIAL RECORD 622, PAGE 1152 OF THE ATHENS COUNTY RECORDER'S OFFICE.

**5.000 ACRE TRACT**  
HAVING 5.000 ACRES OUT OF AUDITOR'S PARCEL A04-00200120-00, A 58.795.

**5.001 ACRE TRACT**  
HAVING 5.001 ACRES OUT OF AUDITOR'S PARCEL A04-00200120-00, A 58.795 ACRE TRACT.

**9.426 ACRE TRACT**  
HAVING 9.426 ACRES OUT OF AUDITOR'S PARCEL A04-00200120-00, A 58.795 ACRE TRACT.

**39.369 ACRE TRACT**  
HAVING 39.369 ACRES OUT OF AUDITOR'S PARCEL A04-00200120-00, A 58.795 ACRE TRACT.

ALL SET 5/8" x 30" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED, "SHARRETT 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON OCTOBER 14, 2024, USING THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

REFERENCES:

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS

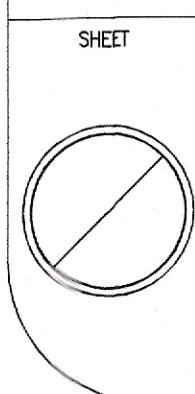
LEGEND:

- ☒ FOUND STONE MONUMENT
- ⊙ FOUND IRON SPIKE
- FOUND 5/8" IRON PIN
- ⊙ FOUND MAGNET SPIKE
- FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "S.A. ENGLAND P.S. #7450"
- ⊙ FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "HIGHLAND S-7581"
- FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "BRANNER P.S. 6805"
- ▲ FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "SHARRETT 8019"
- POINT
- ⊙ SET MAGNETIC SPIKE
- △ SET 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "SHARRETT 8019"

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 5th DAY OF MAY 2025 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

*Paul Sharrett* 5-5-25  
PAUL SHARRETT, PS 8019 DATE

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Paul Sharrett*  
DATE: 5/16/25



REVISIONS		
JOB	DRAWN	DATE
AT2401	N.R.S.	5-5-2025

FOR: COUNTRYSIDE IMPORTS, LTD.

SITUATED IN THE NORTH-HALF OF THE NORTH-HALF OF SECTION 35  
AND THE SOUTHWEST QUARTER OF SECTION 36, T-9-N, R-14-W,  
ATHENS TOWNSHIP, ATHENS COUNTY,  
STATE OF OHIO.

FILENAME: AT2401-01.DWG

THIS PLAT IS NOT  
VALID WITHOUT A  
BLUE INK SEAL.



**SPSPS**  
**SURVEYING, INC.**

740-775-3548  
800-848-3548

PAUL SHARRETT  
PROFESSIONAL SURVEYOR  
PS 8019, 11/19  
CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION