

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

*Being a part of a tract of land that is now or formerly in the name of Agri-Soils, an Ohio Limited Company as recorded in Official Record 616, Page 749 and Official Record 616, Page 752 of the Athens County Recorder's Office, said tract being situated in the north-half of Section 35, LL 183 and LL 184, 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*** 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 Lemaster Road (Township Road 246) and Salem Road (County Road 9);

*Thence along the north line of the southwest quarter of the southwest quarter of Section 36 being along Lemaster Road, South 83° 15' 31" East a distance of 598.54 feet to a magnetic spike set;*

*Thence leaving the north line of the southwest quarter of the southwest quarter of Section 36, the roadway of Lemaster Road and with a line through the grantor's property the following three (3) courses:*

- 1. South 03° 44' 19" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 30.00 feet, going a total distance of 729.35 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 2. South 83° 09' 30" East a distance of 299.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 3. South 03° 44' 19" West a distance of 588.95 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, passing the northwest corner of LL 184, going a total 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, 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);*

*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);*

*[continued on page 2]*

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*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 set, 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 543, Page 1431 / Kristen Wiedmann);*

*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 533, Page 102 / Kristen Wiedmann), 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 set 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 set 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 set on the southwest corner of Section 36 and LL 186;*

*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 a magnetic spike set on the southwest corner of a 1.000 acre tract (Official Record 594, Page 1731 / James E. Stickel, II);*

*[continued on page 3]*

EXHIBIT "A"

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 the following three (3) courses:

1. South  $83^{\circ} 09' 30''$  East, passing a  $5/8''$  iron pin with a  $1-1/4''$  plastic identification cap set 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 set,
2. North  $03^{\circ} 44' 19''$  East a distance of 154.87 feet to a  $5/8''$  iron pin with a  $1-1/4''$  plastic identification cap set, and;
3. North  $83^{\circ} 09' 30''$  West, passing a  $5/8''$  iron pin with a  $1-1/4''$  plastic identification cap set at 310.00 feet, going a total distance of 330.00 feet to a magnetic nail set on the west line of Section 36 and LL 186, said iron pin being in the roadway of Salem Road;

Thence along the west line of Section 36 and LL 186 being along Salem Road, North  $03^{\circ} 44' 19''$  East a distance of 1003.30 feet to the **principal place of beginning**, containing **58.795 acres** more or less and being subject to the right of way of Salem Road (County Road 9), Lemaster Road (Township Road 246) and all other legal easements of record.

Having 15.660 acres out of Auditor's Parcel A04-004000061-00, a 43.100 acre tract (44.866 acres as surveyed).

Having 4.810 acres out of Auditor's Parcel A04-00200121-00, a 10.352 acre tract (10.493 acres as surveyed).

Being all of Auditor's Parcel A04-00200119-00, a 1.280 acre tract (1.276 acres as surveyed).

Being all of Auditor's Parcel A04-00200119-01, a 14.388 acre tract (13.545 acres as surveyed).

Being all of Auditor's Parcel A04-00200120-00, a 23.600 acre tract (23.504 acres as surveyed).

All iron pins set being  $5/8'' \times 30''$  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, November 1, 2024 [AT2401].



Paul Sharrett, P.S. 8019

11-1-24

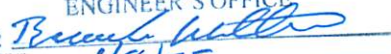
Date



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

JAN 08 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/8/25



