

EXHIBIT "A"
(5.000 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 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 $83^{\circ} 15' 31''$ East a distance of 299.33 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 two (2) courses:

1. South $03^{\circ} 44' 19''$ 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 728.82 feet to a $5/8''$ iron pin with a $1-1/4''$ plastic identification cap set, and;
2. North $83^{\circ} 09' 30''$ West, passing a $5/8''$ iron pin with a $1-1/4''$ plastic identification cap set at 279.36 feet, going a total distance of 299.36 feet to a $5/8''$ iron pin with a $1-1/4''$ plastic identification cap set on the west line of Section 36 and LL 186, said iron pin being on the east edge of Salem Road;

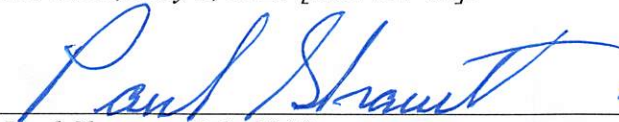
Thence along the west line of Section 36 and LL 186, being along Salem Road, North $03^{\circ} 44' 19''$ East a distance of 728.30 feet to the **place of beginning**, containing **5.000 acres** more or less and being subject to the right of way of Lemaster Road (Township Road 246) and Salem Road (County Road 9) and all other legal easements of record.

Having 5.000 acres out of Auditor's Parcel A04-00400120-00, a 58.795 acre tract.

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, 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

EXHIBIT "A"
(5.001 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 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 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 299.33 feet to a magnetic spike set being the **principal place of beginning** of the tract herein described;

Thence continuing 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 299.21 feet to a magnetic spike found on the northwest corner of a 5.004 acre tract (Official Record 621, Page 2363 / Christopher Paul and Amy Elizabeth Cappel);

Thence leaving the north line of the southwest quarter of the southwest quarter of Section 36, the center of Lemaster Road and along the property line of the 5.004 acre tract, South 03° 44' 19" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" 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 found stamped "SHARRETT 8019";

Thence with a line through the grantor's property the following two (2) courses:

1. North 83° 09' 30" West a distance of 299.24 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. North 03° 44' 19" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 698.82 feet, going a total distance of 728.82 feet to the **principal place of beginning**, containing **5.001 acres** more or less and being subject to the right of way of Lemaster Road (Township Road 246) and all other legal easements of record.

Having 5.001 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

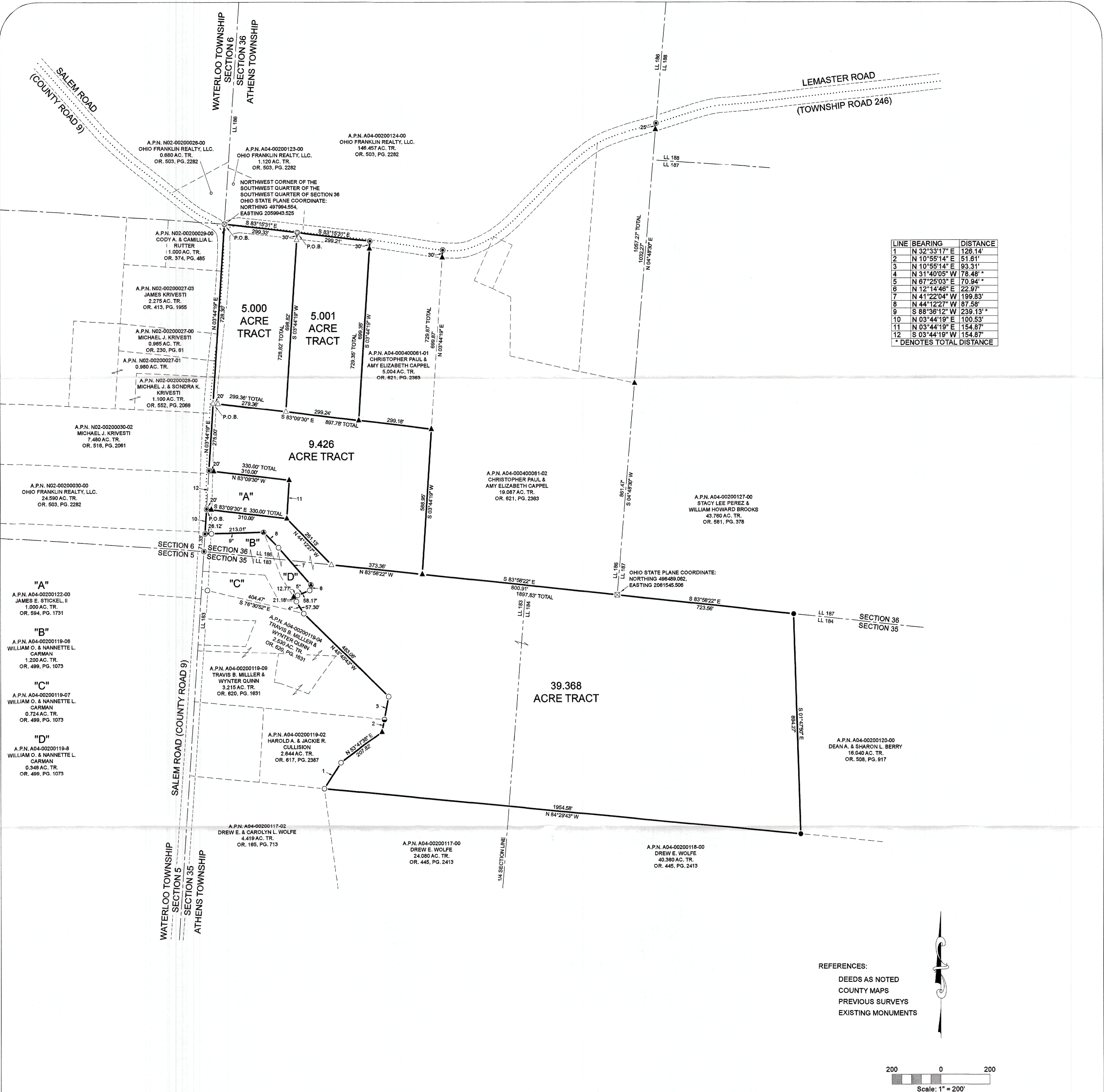


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

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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

SHEET
1

REVISIONS

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



SPSPS
SURVEYING, INC.

740-775-3548
800-848-3548

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

• LOTS
• FARMS
• SUBDIVISIONS
• CONSTRUCTION