

EXHIBIT "A"
(5.004 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 752 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 598.54 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 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 299.16 feet to a magnetic spike set in the center of Lemaster Road;

Thence leaving the north line of the southwest quarter of the southwest quarter of Section 36, the center 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 729.87 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
2. North 83° 09' 30" West a distance of 299.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
3. North 03° 44' 19" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 699.35 feet, going a total distance of 729.35 feet to the **principal place of beginning**, containing **5.004 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 5.004 acres out of Auditor's Parcel A04-00400061-00, a 43.100 acre tract (44.866 acres as surveyed).

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, November 1, 2024 [AT2401].


Paul Sharrett, P.S. 8019
11-1-24
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 1/8/25

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

JAN 08 2025

Jill Davidson
Athens County Auditor

EXHIBIT "A"
(19.087 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 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, passing a magnetic spike set at 598.54 feet, going a total distance of 897.70 feet to a magnetic spike set in the center of Lemaster Road, said magnetic spike being the **principal place of beginning** of the tract herein described;*

Thence leaving the north line of the southwest quarter of the southwest quarter of Section 36 and along the center of Lemaster Road the following five (5) courses:

- 1. South 87° 09' 42" East a distance of 59.43 feet to a point,*
- 2. North 82° 27' 47" East a distance of 29.92 feet to a point,*
- 3. North 74° 39' 46" East a distance of 30.11 feet to a point,*
- 4. North 66° 59' 20" East a distance of 50.34 feet to a point, and;*
- 5. North 61° 13' 52" East a distance of 50.15 feet to a magnetic spike set on the northerly corner of a 0.360 acre tract (Official Record 391, Page 1811 / Thomas J. Parsons);*

Thence leaving the center of Lemaster Road and along the property line of the 0.360 acre tract the following two (2) courses:

- 1. South 24° 30' 00" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 50.00 feet, going a total distance of 193.38 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 2. South 65° 30' 00" East a distance of 82.50 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;*

Thence with a line through the grantor's property the following three (3) courses:

- 1. South 65° 30' 00" East a distance of 81.74 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 2. South 00° 56' 45" West a distance of 237.66 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 3. South 77° 30' 44" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 288.03 feet, going a total distance of 521.34 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the east line of LL 186 being the property line of a 43.760 acre tract (Official Record 561, Page 378 / Stacy Lee Perez and William Howard Brooks);*

Thence along the east line of LL 186 being the property line of the 43.760 acre tract, South 04° 48' 30" West a distance of 861.47 feet to a stone monument found on the southeast corner of LL 186 and the south line of Section 36;

[continued on page 2]

EXHIBIT "A"

Thence with a line through the grantor's property being along the south line LL 186 and Section 36, North 83° 58' 22" West a distance of 800.91 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

*Thence leaving the south line of LL 186, Section 36 and continuing with a line through the grantor's property, North 03° 44' 19" East, passing 5/8" iron pins with 1-1/4" plastic identification caps set at 588.95 feet and 1288.82 feet, going a total distance of 1318.82 feet to the **principal place of beginning**, containing **19.087 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.*

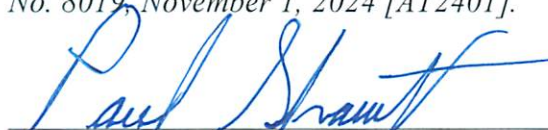
Having 13.404 acres out of Auditor's Parcel A04-00400061-00, a 43.100 acre tract (44.866 acres as surveyed).

Having 5.683 acres out of Auditor's Parcel A04-00200121-00, a 10.352 acre tract (10.493 acres as surveyed).

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, November 1, 2024 [AT2401].


Paul Sharrett, P.S. 8019 11-1-24
Date



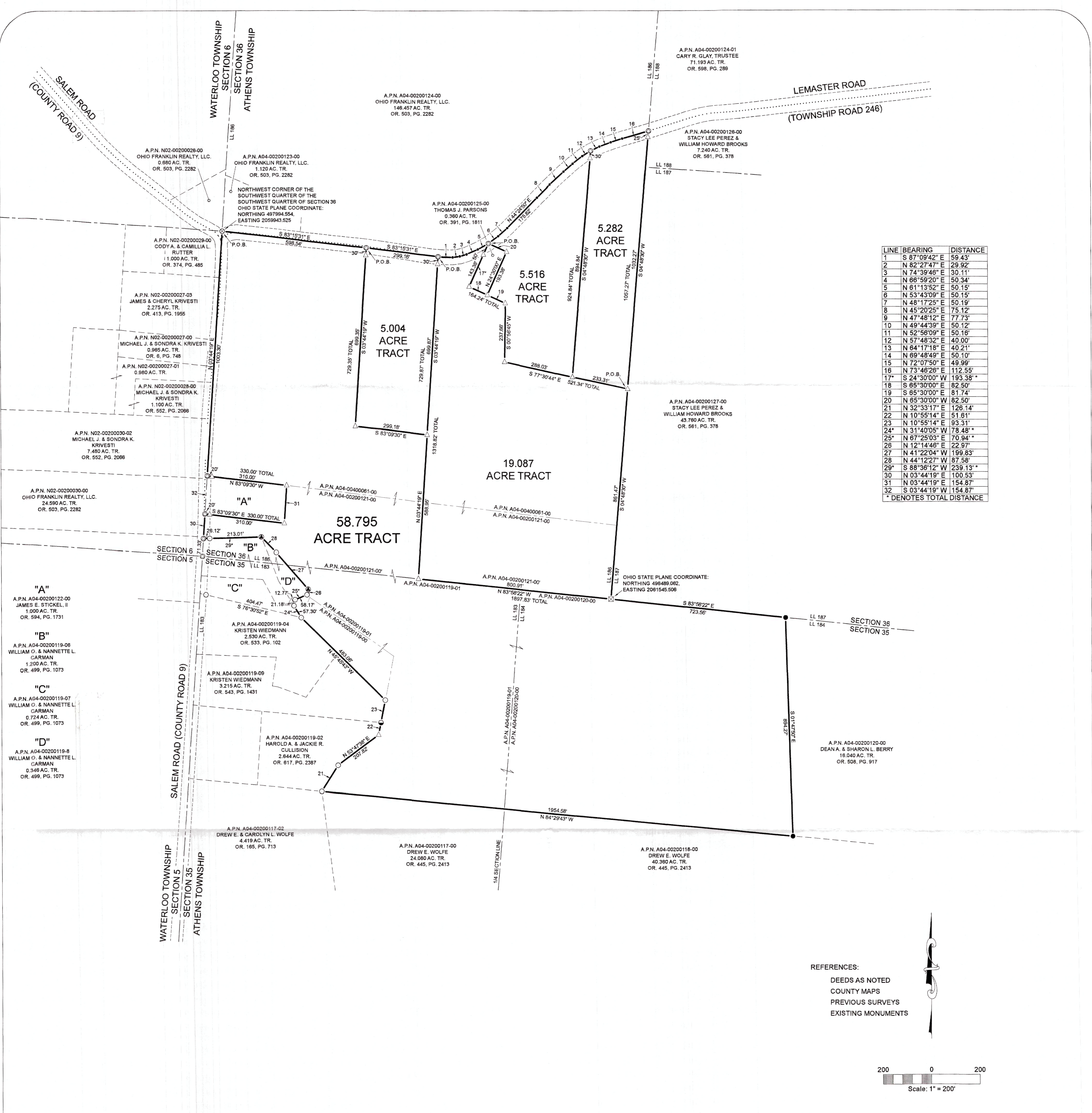
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 08 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

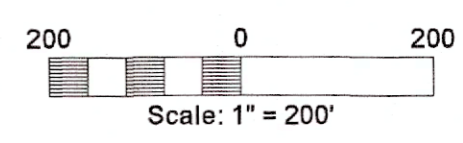
BY: 
DATE: 1/8/25



LINE	BEARING	DISTANCE
1	S 87°09'42" E	59.43'
2	N 82°27'47" E	29.92'
3	N 74°39'46" E	30.11'
4	N 66°59'20" E	50.34'
5	N 81°13'32" E	50.15'
6	N 53°43'09" E	50.15'
7	N 48°17'25" E	50.19'
8	N 45°20'25" E	75.12'
9	N 47°48'12" E	77.73'
10	N 49°44'39" E	50.12'
11	N 52°58'09" E	50.16'
12	N 57°48'32" E	40.00'
13	N 64°17'18" E	40.21'
14	N 69°48'49" E	50.10'
15	N 72°07'50" E	49.99'
16	N 73°48'28" E	112.55'
17	S 24°30'00" W	193.38'
18	S 65°30'00" E	82.50'
19	S 65°30'00" E	81.74'
20	N 65°30'00" W	82.50'
21	N 32°33'17" E	126.14'
22	N 10°55'14" E	51.81'
23	N 10°55'14" E	93.31'
24	N 31°40'05" W	78.48'
25	N 67°25'03" E	70.94'
26	N 12°14'48" E	22.97'
27	N 41°22'04" W	199.83'
28	N 44°12'27" W	87.58'
29	S 88°36'12" W	239.13'
30	N 03°44'19" E	100.53'
31	N 03°44'19" E	154.87'
32	S 03°44'19" W	154.87'

* DENOTES TOTAL DISTANCE

REFERENCES:
 DEEDS AS NOTED
 COUNTY MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS



NOTES:

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF AGRI-SOILS LTD, AN OHIO LIMITED COMPANY AS RECORDED IN OFFICIAL RECORD 816, PAGE 749 AND OFFICIAL RECORD 616, PAGE 752 OF THE ATHENS COUNTY RECORDER'S OFFICE.

5.004 ACRE TRACT
 HAVING 5.004 ACRES OUT OF AUDITOR'S PARCEL A04-004000061-00, A 43.100 ACRE TRACT (44.866 ACRES AS SURVEYED).

19.087 ACRE TRACT
 HAVING 13.404 ACRES OUT OF AUDITOR'S PARCEL A04-004000061-00, A 43.100 ACRE TRACT (44.866 ACRES AS SURVEYED), HAVING 5.683 ACRES OUT OF AUDITOR'S PARCEL A04-00200121-00, A 10.352 ACRE TRACT (10.493 ACRES AS SURVEYED).

5.516 ACRE TRACT
 HAVING 5.516 ACRES OUT OF AUDITOR'S PARCEL A04-004000061-00, A 43.100 ACRE TRACT (44.866 ACRES AS SURVEYED).

5.282 ACRE TRACT
 HAVING 5.282 ACRES OUT OF AUDITOR'S PARCEL A04-004000061-00, A 43.100 ACRE TRACT (44.866 ACRES AS SURVEYED).

58.795 ACRE TRACT
 HAVING 15.680 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 A04-00400121-00, 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 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.

- LEGEND:
- ☒ FOUND STONE MONUMENT
 - ⊙ FOUND IRON SPIKE
 - FOUND 5/8" IRON PIN
 - 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"
 - POINT
 - △ SET 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "SHARRETT 8019"

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Paul Sharrett*
 DATE: 11/1/24

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 1st DAY OF NOVEMBER, 2024 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 11-1-24
 PAUL SHARRETT, PS 8019 DATE

SHEET: _____ REVISIONS: _____

FOR: AGRI-SOILS LTD, AN OHIO LIMITED LIABILITY COMPANY

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.

JOB	DRAWN	DATE	FILENAME
AT2401	N.R.S.	11/1/2024	AT2401.DWG

THIS PLAT IS NOT VALID WITHOUT A BLUE INK SEAL.

STATE OF OHIO
 SHARRETT
 S-8019
 REGISTERED PROFESSIONAL SURVEYOR

PSPS SURVEYING, INC.
 740-775-3548
 800-848-3548
 PAUL SHARRETT
 PROFESSIONAL SURVEYOR
 #023317118
 CONVEYED 02/04/2015

• LOTS
 • FARMS
 • SUBDIVISIONS
 • CONSTRUCTION