

**EXHIBIT "A"**  
**(5.282 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 stone monument (having an Ohio State Plane Coordinate of: Northing 496489.062, Easting 2061545.506) located on the southeast corner of LL 186 of Section 36, said stone monument being the southwest corner 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, North 04° 48' 30" East a distance of 861.47 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set being the **principal place of beginning** of the tract herein described;

Thence leaving the east line of LL 186 and with a line through the grantor's property the following two (2) courses:

1. North 77° 30' 44" West a distance of 233.31 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. North 04° 48' 30" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 894.84 feet, going a total distance of 924.84 feet to a magnetic spike set in the center of Lemaster Road (Township Road 246);

Thence along the center of Lemaster Road the following four (4) courses:

1. North 64° 17' 18" East a distance of 40.21 feet to a point,
2. North 69° 48' 49" East a distance of 50.10 feet to a point,
3. North 72° 07' 50" East a distance of 49.99 feet to a point, and;
4. North 73° 46' 26" East a distance of 112.55 feet to a magnetic spike set on the east line of LL 186, said iron pin being the northwest corner of a 7.240 acre tract (Official Record 561, Page 378 / Stacy Lee Pertz and William Howard Brooks);

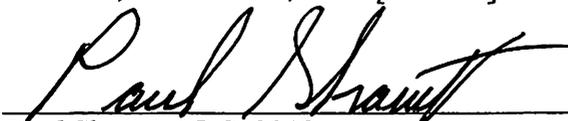
Thence leaving the center of Lemaster Road and along the east line of LL 186, South 04° 48' 30" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 25.00 feet, going a total distance of 1057.27 feet to the **principal place of beginning**, containing 5.282 acres more or less and being subject to the right of way of Lemaster Road (Township Road 246) and all other legal easements of record.

Having 5.282 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

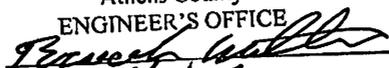


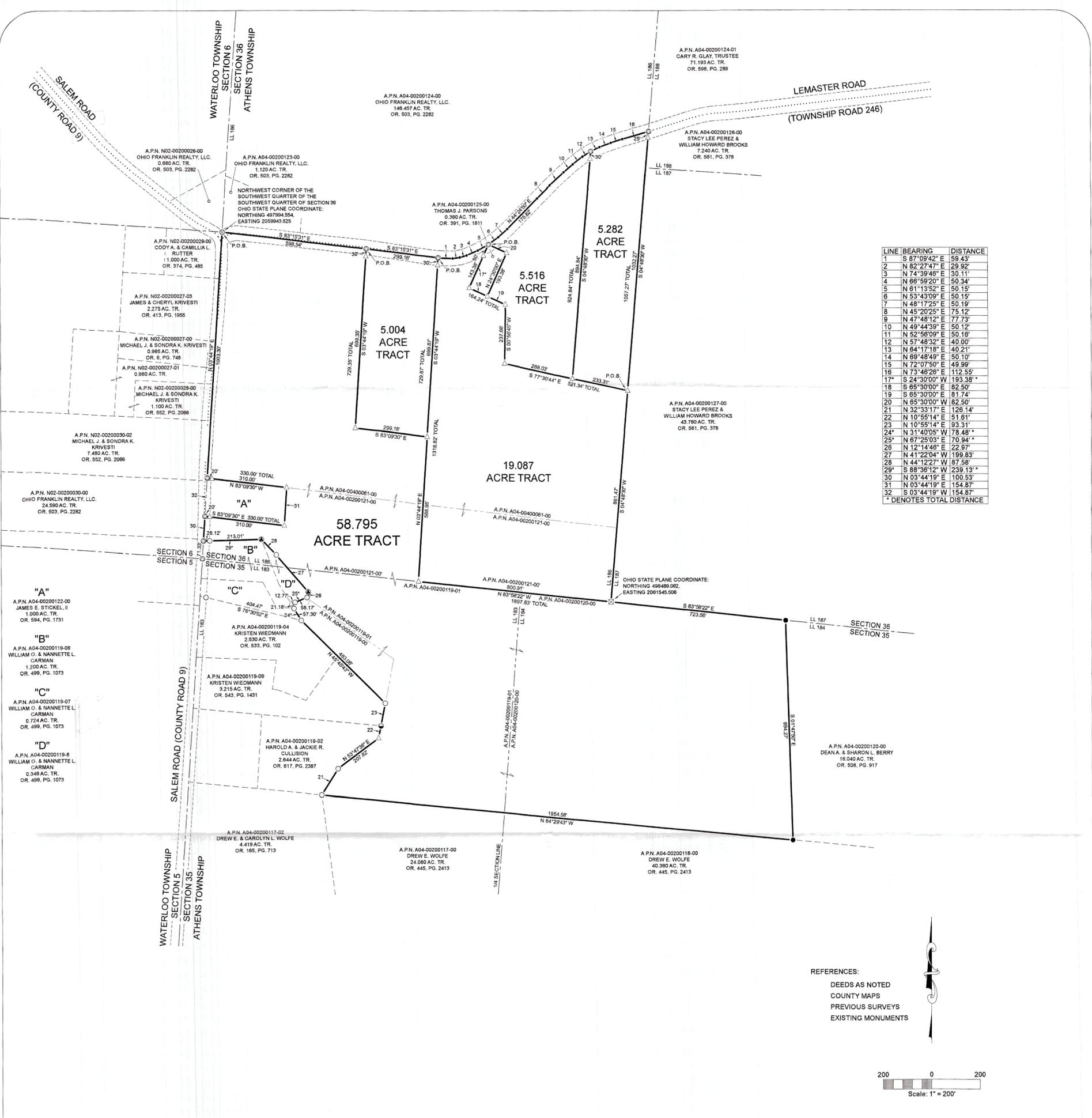
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

JAN 08 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

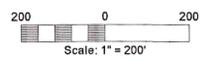
BY:   
DATE: 1/8/25



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°11'35" 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.

**PSPS SURVEYING, INC.**  
 740-775-3548  
 800-848-3548  
 • LOTS  
 • FARMS  
 • SUBDIVISIONS  
 • CONSTRUCTION