

EXHIBIT "A"
(5.516 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, 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;

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), said magnetic spike being the **principal place of beginning** of the tract herein described;*

Thence continuing along the center of Lemaster Road the following eight (8) courses:

- 1. North 53° 43' 09" East a distance of 50.15 feet to a point,*
- 2. North 48° 17' 25" East a distance of 50.19 feet to a point,*
- 3. North 44° 24' 50" East a distance of 175.82 feet to a point,*
- 4. North 45° 20' 25" East a distance of 75.12 feet to a point,*
- 5. North 47° 48' 12" East a distance of 77.73 feet to a point,*
- 6. North 49° 44' 39" East a distance of 50.12 feet to a point,*
- 7. North 52° 56' 09" East a distance of 50.16 feet to a point, and;*
- 8. North 57° 48' 32" East a distance of 40.00 feet to a magnetic spike set;*

Thence leaving the center of Lemaster Road and with a line through the grantor's property the following four (4) courses:

- 1. South 04° 48' 30" 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 924.84 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 2. North 77° 30' 44" West a distance of 288.03 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 3. North 00° 56' 45" East a distance of 237.66 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 4. North 65° 30' 00" West a distance of 81.74 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southerly corner of the above mentioned 0.360 acre tract (Official Record 391, Page 1811 / Thomas J. Parsons);*

[continued on page 2]

EXHIBIT "A"

Thence along the property line of the 0.360 acre tract the following two (2) courses:

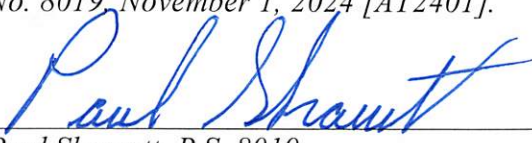
1. North 24° 30' 00" East a distance of 193.38 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. North 65° 30' 00" West a distance of 82.50 feet to the **principal place of beginning**, containing **5.516 acres** more or less and being subject to the right of way of Lemaster Road (Township Road 246) and all other legal easements of record.

Having 5.516 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

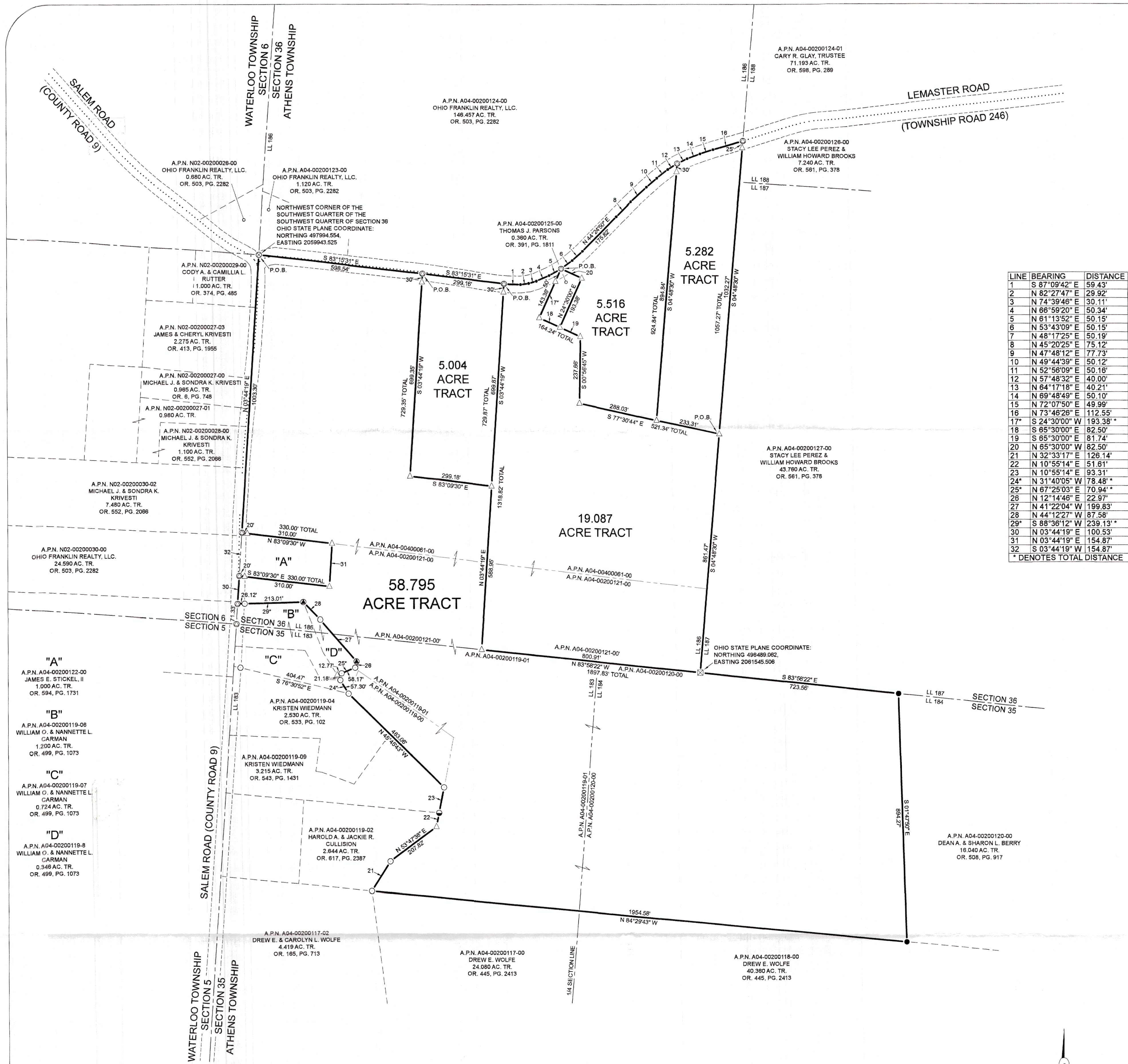


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 08 2025

Jill Davidson
Athens County Auditor

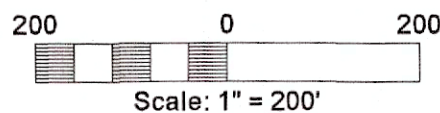
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/8/25



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 61°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°56'09" 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	128.14'
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°14'46" 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 616, 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

THIS PLAT IS NOT
VALID WITHOUT A
BLUE INK SEAL.



SPSP
SURVEYING, INC.

740-775-3548
800-848-3548

PAUL SHARRETT
PROFESSIONAL SURVEYOR
#750 ST. RT. 158
CLAYTON, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

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.

SHEET REVISIONS

JOB ATZ401
DRAWN N.R.S.
DATE 11/1/2024
FILENAME: ATZ401.DWG