

EXHIBIT "A"
(9.426 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 Salem Road (County Road 9) and Lemaster Road (Township Road 246);

*Thence along the west line of Section 36 and LL 186 being along Salem Road, South 03° 44' 19" West a distance of 728.30 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, said iron pin being on the east edge of Salem Road;*

Thence leaving the west line of Section 36, LL 186, roadway of Salem Road and with a line through the grantor's property, South 83° 09' 30" East, passing 5/8" iron pins with 1-1/4" plastic identification caps set at 20.00 feet and 299.36 feet, going a total distance of 598.60 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" on the southwest corner of a 5.004 acre tract (Official Record 621, Page 2363 / Christopher Paul and Amy Elizabeth Cappel);

Thence along the property line of the 5.004 acre tract, 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 found stamped "SHARRETT 8019" on the westerly property line of a 19.087 acre tract (Official Record 621, Page 2363 / Christopher Paul and Amy Elizabeth Cappel);

Thence along the property line of the 19.087 acre tract, 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 found stamped "SHARRETT 8019" on the south line of Section 36, also being the south line of LL 186;

Thence with a line through the grantor's property being along the south line of Section 36 and LL 186, North 83° 58' 22" West a distance of 373.36 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence leaving the south line of Section 36, LL 186 and continuing with a line through the grantor's property, North 44° 12' 27" West a distance of 261.13 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" on the southeast corner of a 1.000 acre tract (Official Record 594, Page 1731 / James E. Stickel, II);

Thence along the property line of the 1.000 acre tract the following two (2) courses:

- 1. North 03° 44' 19" East a distance of 154.87 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019", and;*
- 2. North 83° 09' 30" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "SHARRETT 8019" at 310.00 feet, going a total distance of 330.00 feet to a magnetic nail found on the west line of Section 36 and LL 186, said iron pin being in the roadway of Salem Road;*

[continued on page 2]

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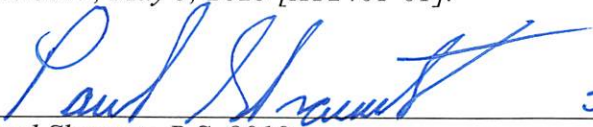
Thence along the west line of Section 36 and LL 186 being along Salem Road, North 03° 44' 19" East a distance of 275.00 feet to the **principal place of beginning**, containing **9.426 acres** more or less and being subject to the right of way of Salem Road (County Road 9) and all other legal easements of record.

Having 9.426 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

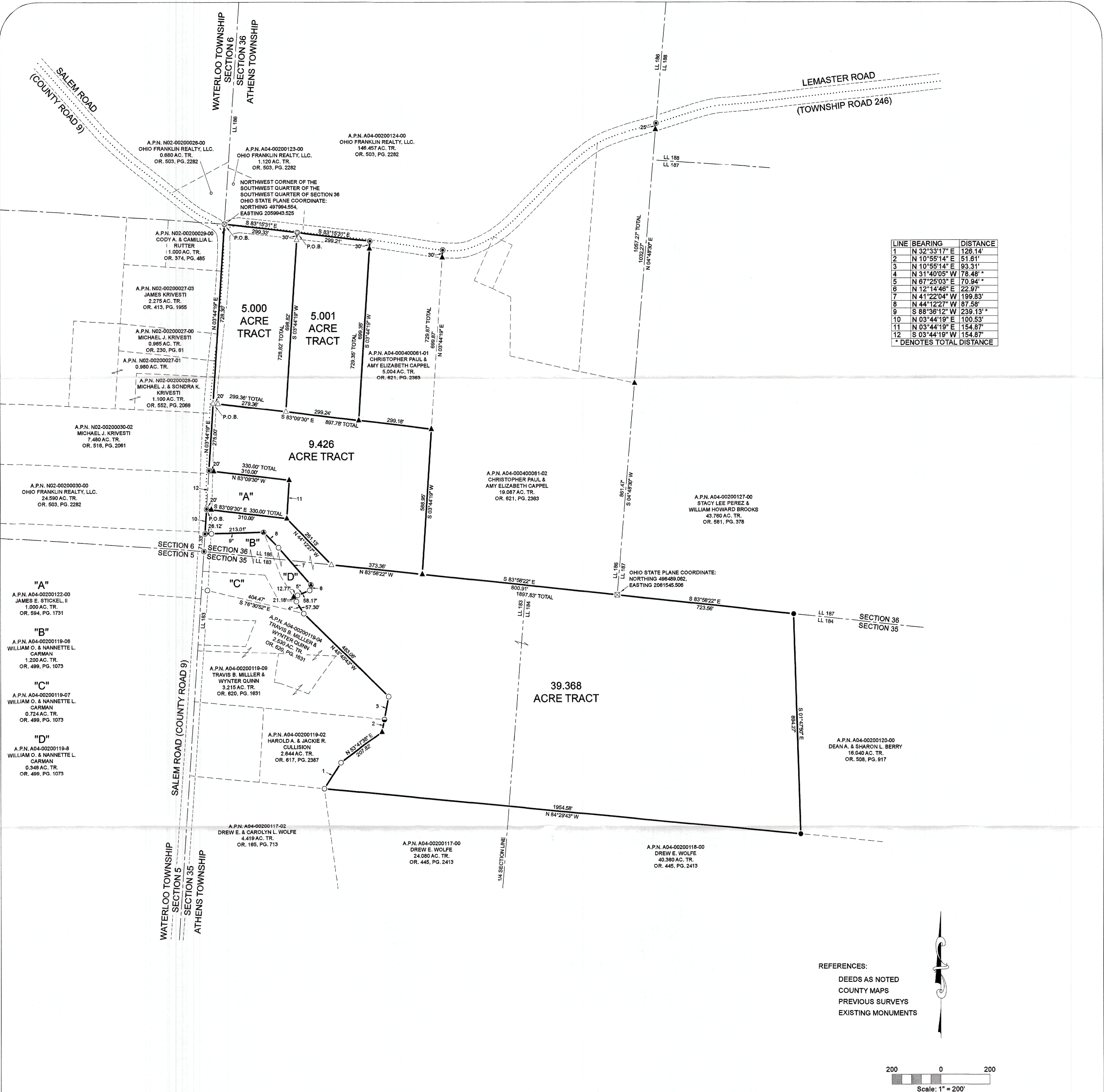


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 16 2025

Jill Davidson
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."

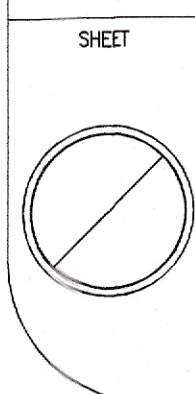
BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON OCTOBER 14, 2024, USING THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

- 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	REVISIONS
1	

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