

S.A. ENGLAND SURVEYING
 Professional Land Surveying
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EXHIBIT "A"

**Legal Description
 20.134 Acres**

Part Richard E. Cone II, Trustee Parcel

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 34, Lease Lot 35, and Lease Lot 37 in Section 7, Township 9N, Range 14W, and being more being more particularly described as follows;

Being a Survey of a part of Parcel One (P.P.N. A01-00100273-00) and all of Parcel Five (P.P.N. A02-92000004-01 & P.P.N. A02-000005-02), conveyed to Richard E. Cone II, Trustee, as recorded in O.R. Book 297, Page 568 and O.R. Book 583, Page 1767, in the Athens County Deed Records, and further described as follows;

Commencing at a stone found marking the Southwest corner of Lease Lot 34 and a 9.7 Acre parcel conveyed to Richard Antorietto, ETAL, as recorded in O.R. Book 586, Page 1254, also being on the North line of a 6.504 Acre parcel conveyed to William D. Jones, as recorded in O.R. Book 526, Page 656, being the Southeast corner of Lease Lot 35 and said parcel conveyed to Cone of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **20.134 Acre** parcel herein to be described;

Thence, **N 85°52'51" W 434.57 feet** with the South line of Lease Lot 35 and said parcel conveyed to Cone (OR297,Pg.568 & OR583,Pg1767), the same being the North line of said parcel conveyed to Jones (OR526,Pg.656), to an iron pin set on the East Limited Access Right of Way Line of U.S. Route 33, as shown on Plan No. ATH-33-30.980 (19.25), as recorded at the Ohio Department of Transportation District 10 Office in Marietta, Ohio;

Thence with the Limited Access Right of Way Line of U.S. Route 33, with the following six (6) courses and distances:

- 1) **N 19°50'46" W 164.73 feet** to an iron pin set;
- 2) **N 00°42'05" E 1328.46 feet** to an iron pin set;
- 3) **N 09°32'09" E 401.32 feet** to an iron pin set;
- 4) **N 56°35'24" E 91.21 feet** to an iron pin set;
- 5) **S 16°50'58" E 323.72 feet** to an iron pin set;
- 6) **N 66°32'59" E 159.81 feet** to a point in the centerline of Frum Road (T-1271)(40' Wide R/W), and passing over an iron pin set tat 139.81 feet;

Thence with the centerline of said Frum Road, with the following eight (8) courses and distances:

- 7) **S 15°09'20" E 47.64 feet** to a point;
- 8) **S 16°15'34" E 76.23 feet** to a point;
- 9) **S 21°54'12" E 245.02 feet** to a point;
- 10) **S 26°05'35" E 60.72 feet** to a point;
- 11) **S 29°46'17" E 40.50 feet** to a point;
- 12) **S 31°59'14" E 75.33 feet** to a point;
- 13) **S 36°07'15" E 53.12 feet** to a point;
- 14) **S 43°07'30" E 26.74 feet** to a point marking the Northwest corner of a 0.688 Acre parcel conveyed to William R. Dix, III & Karen Stacy Hall, as recorded in O.R. Book 437, Page 559;

Thence, **S 19°31'14" W 9.80 feet** leaving Frum Road with the West line of said parcel conveyed to Dix & Hall (OR437,Pg.559), to a 5/8" o.d. iron pin found marking the Northeast corner of a 0.376 Acre parcel conveyed to Richard Duff & Linda Cochran, as recorded in O.R. Book 508, Page 2444;

Thence, **N 57°31'17" W 129.98 feet** with the North line of said parcel conveyed to Duff & Cochran, to a 3/4" square bolt found marking the Northwest corner of Lease Lot 34, and being the Southwest corner of Lease Lot 37;

Thence, **S 01°51'44" W 170.45 feet** with the West line of Lease Lot 34 and said parcel conveyed to Duff & Cochran (OR508,Pg.2444), to a 5/8" o.d. iron pin found marking the Northwest corner of a 4.00 Acre parcel conveyed to Peter William Howison, as recorded in O.R. Book 534, Page 1230;

Thence, **S 01°54'02" W 434.61 feet** with the West line of Lease Lot 34 and said parcel conveyed to Howison (OR534,Pg.1230), the same being the East line of Lease Lot 35 and said parcel conveyed to Cone (OR297,Pg568 & OR583,Pg1767), to a 5/8" o.d. iron pin found marking the Northwest corner of said parcel conveyed to Antorietto, ETAL (OR586,Pg.1254);



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Thence, S 03°38'04" W 608.84 feet with the West line of Lease Lot 34 and said parcel conveyed to Antorietto, ETAL (OR586,Pg.1254), the same being the East line of Lease Lot 35 and said parcel conveyed to Cone (OR297,Pg568 & OR583,Pg.1767), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **20.134 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The above described 20.134 Acre parcel contains 20.003 Acres in P.P.N. A01-00100273-00, 0.057 Acres in P.P.N. A02-92000004-01, and 0.074 acres in P.P.N. a02-92000005-01.

Subject to an ingress/egress easement across the above described 20.134 acre parcel, and being more particularly described as follows;

Commencing at a 3/4" square bolt found marking the Northwest corner of Lease Lot 34, also being the Southwest corner of Lease Lot 37, and being on the East line of Lease Lot 35 and said 20.134 Acre parcel, of which this description is a part, and being the **PRINCIPLE PLACE OF BEGINNING** of the **ingress/egress easement** herein to be described;

Thence N 01°52'58" E 41.34 feet with the East line of Lease Lot 35, the same being the West line of Lease Lot 37, to a point;

Thence, S 57°31'17" E 73.46 feet with a line across said 20.134 Acre parcel, to a point on the East line thereof in the centerline of Frum Road (T-1271);

Thence with the centerline of said Frum Road, with the following two (2) courses and distances:

- 15) S 36°07'15" E 53.12 feet to a point;
- 16) S 43°07'30" E 26.74 feet to a point marking the Northwest corner of a 0.688 Acre parcel conveyed to William R. Dix, III & Karen Stacy Hall, as recorded in O.R. Book 437, Page 559;

Thence, S 19°31'14" W 9.80 feet leaving Frum Road with the West line of said parcel conveyed to Dix & Hall (OR437,Pg.559), to a 5/8" o.d. iron pin found marking the Northeast corner of a 0.376 Acre parcel conveyed to Richard Duff & Linda Cochran, as recorded in O.R. Book 508, Page 2444;

Thence, N 57°31'17" W 129.98 feet with the North line of said parcel conveyed to Duff & Cochran, the same being the boundary of said 20.134 Acre parcel, to the **PRINCIPLE PLACE OF BEGINNING** of the **ingress/egress easement** herein to be described, and containing **0.089 Acres**, more or less.

The bearings of the above description are based on the South line of Lease Lot 35, as being N 85°52'01" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2022.

Dated 12/12/22

Job No. 4035-22AT

Scott A. England P.S.
 Ohio Registered Surveyor #7452

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

DEC 09 2022

Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY:
 DATE: 12/9/22



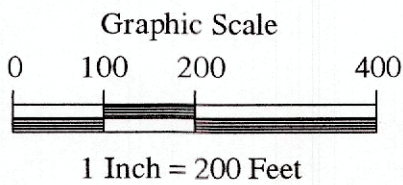
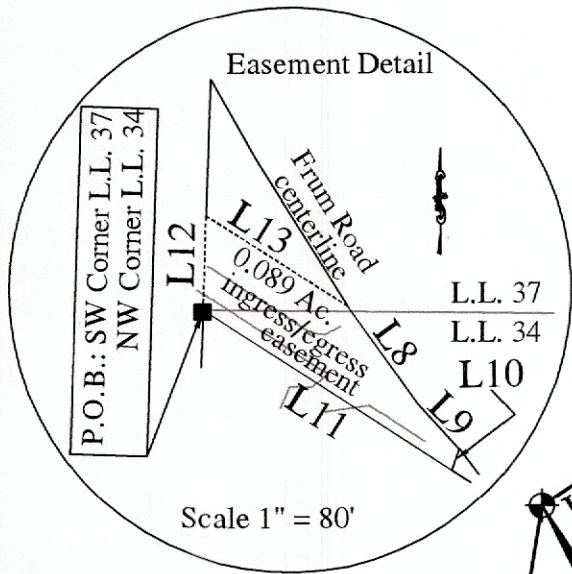
Plat of Survey

Township of Athens, County of Athens, State of Ohio part Lease Lot 34, Lease Lot 35 & Lease Lot 37 in Section 7, Township 9N, Range 14W.

PROPERTY LOCATION:

Being a Survey of a part of Parcel One and all of Parcel Five conveyed to Richard E. Cone II, Trustee, as recorded in O.R. Book 297, Page 568 & O.R. Book 583, Page 1767, in the Athens County Deed Records, being part of Auditor's P.P.N. A01-00100273-00 & all of P.P.N. A02-92000004-01 & P.P.N. A02-92000005-01.

The bearings of this plat are based on the South line of Lease Lot 35, as being N 85°52'01" W, and is an assumed Meridian used to denote angles only.

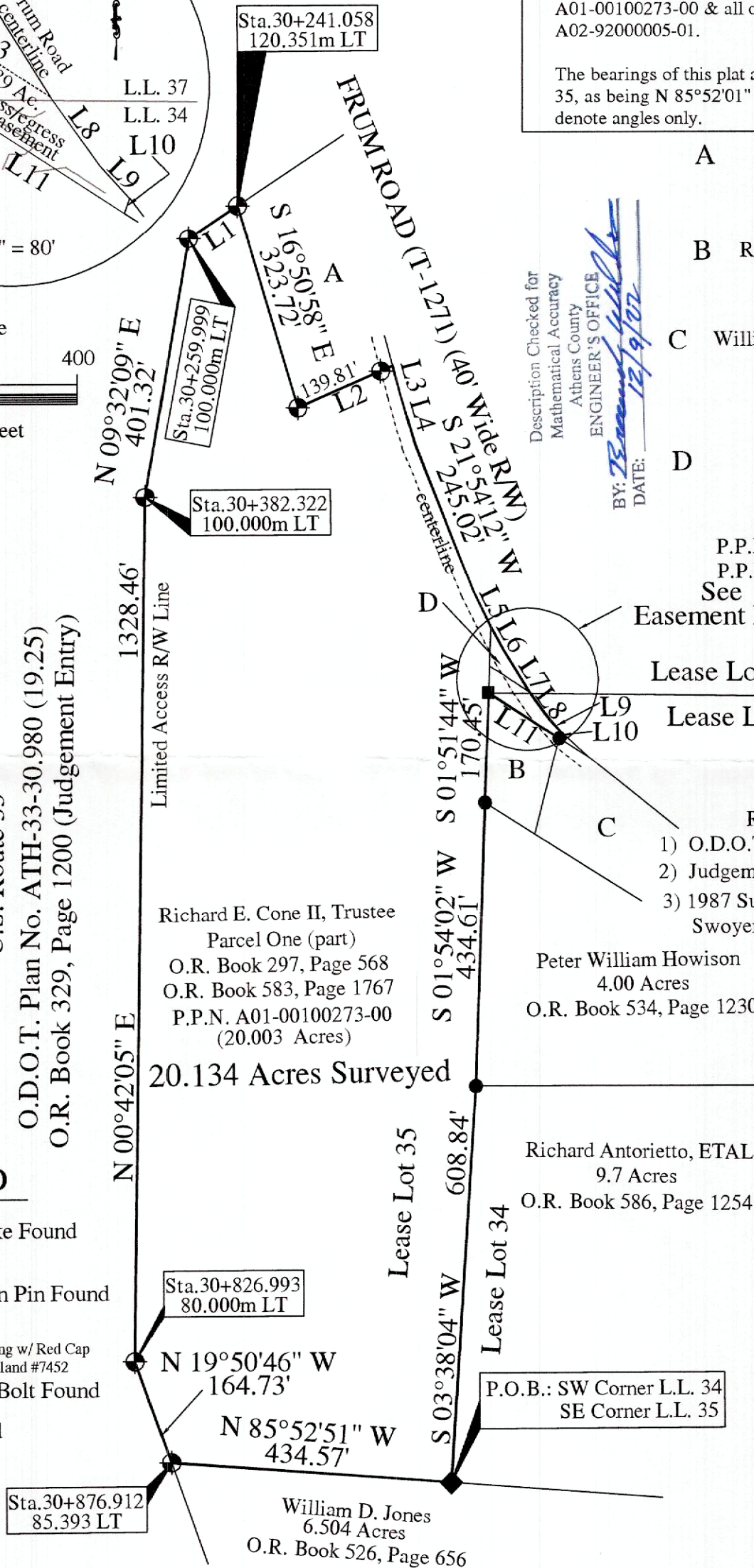


U.S. Route 33

O.D.O.T. Plan No. ATH-33-30.980 (19.25)
O.R. Book 329, Page 1200 (Judgement Entry)

LEGEND

- △ - Railroad Spike Found
- ▲ - Mag Nail Set
- - 5/8" o.d. Iron Pin Found
- ⊕ - Iron Pin Set
5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- - 3/4" Square Bolt Found
- ◆ - Stone Found



- A State of Ohio
1.81 Acres
O.R. Book 329, Page 1200
- B Richard Duff & Linda Cochran
0.376 Acres
O.R. Book 508, Page 2444
- C William R. Dix, III & Karen Stacy Hall
0.688 Acres
O.R. Book 437, Page 559
- D Richard E. Cone II, Trustee
Parcel Five
O.R. Book 297, Page 568
O.R. Book 583, Page 1767
P.P.N. A02-92000004-01 (0.057 Acres)
P.P.N. A02-92000005-01 (0.074 Acres)

See Easement Detail

Lease Lot 37
Lease Lot 34

RELATED DOCUMENTS

- 1) O.D.O.T. R/W Plans (shown)
- 2) Judgement Entry: O.R. Book 329, Page 1200
- 3) 1987 Survey of 4.000 Acres by Leonard F. Swoyer, P.S. 6765

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Scott A. England*
DATE: 12/9/07

LINE TABLE

No.	Bearing	Distance
L1	N 56°35'24" E	91.21'
L2	N 66°32'59" E	159.81'
L3	S 15°09'20" E	47.64'
L4	S 16°15'34" E	76.23'
L5	S 26°05'35" E	60.72'
L6	S 29°46'17" E	40.50'
L7	S 31°59'14" E	75.33'
L8	S 36°07'15" E	53.12'
L9	S 43°07'30" E	26.74'
L10	S 19°31'14" W	9.80'
L11	N 57°31'17" W	129.98'
L12	N 01°52'58" E	41.34'
L13	S 57°31'17" E	73.46'

I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated 12/2/07

Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #7452



PREPARED BY:

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