

EXHIBIT A

BY: Don E. Blum
DATE: 11/26/19



Architects • Engineers • Surveyors

PICKERING ASSOCIATES INC. • 11283 EMERSON AVE. •
PARKERSBURG, WV 26104
PHONE 304.464.5305 • 800.954.5305 • FAX 304.464.4428

PROPERTY DESCRIPTION

20.637 ACRES

TROY TOWNSHIP

SECTION 27, TOWN 5 NORTH, RANGE 11 WEST

PARCEL L020040004501

OFFICIAL RECORD 430, PAGE 2425

SITUATE IN AND BEING A PART OF FRACTION 32, SECTION 27, TOWN 5 NORTH, RANGE 11 WEST, VILLAGE OF COOLVILLE, TROY TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MARKED STONE FOUND, SAID STONE BEING A COMMON CORNER TO THE 4.000 ACRE (TAXED) FAITH HARVEST CHURCH TRACT (OFFICIAL RECORD 276, PAGE 1635), TO THE 7.61 ACRE (TAXED) JOHNSTON ARNOLD TRACT (OFFICIAL RECORD 233, PAGE 445) AND TO THE 16.362 ACRE (TAXED) PAWNEE PRECAST INC. TRACT (OFFICIAL RECORD 430, PAGE 2425), FROM WHERE THE SOUTHWEST CORNER OF FRACTION 32 BEARS S 19°00'28" W 1683.03 FEET;

THENCE N 86°41'48" W 43.87 FEET, WITH SAID 4.000 ACRE (TAXED) FAITH HARVEST CHURCH TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER;

THENCE N 03°24'52" E 695.40 FEET, WITH SAID 4.000 ACRE (TAXED) FAITH HARVEST CHURCH TRACT, TO A MINE BOLT FOUND AT A COMMON CORNER TO THE 0.840 ACRE (TAXED) FAITH HARVEST CHURCH TRACT (OFFICIAL RECORD 276, PAGE 1654);

THENCE N 14°21'40" E 613.60 FEET, WITH SAID 0.840 ACRE (TAXED) FAITH HARVEST CHURCH TRACT, TO A POINT IN THE CENTERLINE OF COOLVILLE CEMETERY ROAD, PASSING A 5/8" IRON REBAR FOUND AT 591.72 FEET;

THENCE S 73°55'42" E 930.93 FEET, WITH THE CENTERLINE OF COOLVILLE CEMETERY ROAD AND THEN WITH THE 1.991 ACRE (TAXED) CM PROPERTIES COOLVILLE LLC TRACT (OFFICIAL RECORD 429, PAGE 481), TO A POINT IN THE JAMES A. RHODES APPALACHIAN HIGHWAY RIGHT OF WAY (ALSO KNOWN AS UNITED STATES ROUTE NUMBER 50 AND OHIO STATE ROUTE NUMBER 7) (ODOT PROJECT ATH-7-1.37-2.88), PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED ROBINSON #8049) AT 781.90 FEET AND ALSO PASSING A CONCRETE MARKER FOUND AT 850.30 FEET;

THENCE S 18°45'18" W 244.03 FEET TO A POINT IN THE CENTERLINE OF JAMES A. RHODES APPALACHIAN HIGHWAY RIGHT OF WAY;

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All transfers are subject to
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OCT 10 2019

Jill Thompson
Athens County Auditor



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THENCE S 36°30'38" W 960.83 FEET, WITH THE CENTERLINE OF JAMES A. RHODES APPALACHIAN HIGHWAY RIGHT OF WAY, TO A POINT;

THENCE, WITH THE CENTERLINE OF JAMES A. RHODES APPALACHIAN HIGHWAY RIGHT OF WAY AND A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 63.14 FEET, WITH A RADIUS OF 10417.41 FEET AND WITH A **CHORD BEARING S 36°41'05" W 63.14 FEET**, TO A POINT;

THENCE N 86°41'48" W 357.10 FEET, LEAVING THE CENTERLINE OF JAMES A. RHODES APPALACHIAN HIGHWAY RIGHT OF WAY AND WITH SAID 7.61 ACRE (TAXED) JOHNSTON ARNOLD TRACT, TO THE POINT OF BEGINNING, PASSING A 3/4" IRON PIPE FOUND AT 180.44 FEET;

CONTAINING 20.637 ACRES, INCLUDING 4.273 ACRES IN THE JAMES A. RHODES APPALACHIAN HIGHWAY RIGHT OF WAY, 0.345 ACRE IN THE COOLVILLE CEMETERY ROAD RIGHT OF WAY AND 0.014 ACRE IN THE OLD COUNTY ROAD 56 RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 9/09/2019 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO PAWNEE PRECAST INC. IN OFFICIAL RECORD 430, PAGE 2425.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II
RANDALL R. CLINE II, PS #8096 OH
PROJECT NUMBER: 2192868



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