

EXHIBIT "A"
(9.407 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Jones & Jones Albany Rentals, LLC. as recorded in Official Record 485, Page 1379 of the Athens County Recorder's Office, said tract being situated in the west-half of the southeast quarter of Section 8, T-10-N, R-15-W, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 3/4" iron pin (having an Ohio State Plane Coordinate of: Northing 445759.994, Easting 2047991.195) located on the northwest corner of the southeast quarter of Section 8;

Thence along the west line of the southeast quarter of Section 8 being the easterly property line of a 46.324 acre tract (Official Record 625, Page 2338 / James E. and Heather A. Trout), South 03° 48' 44" West a distance of 452.67 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 west line of the southeast quarter of Section 8 and with a line through the grantor's property the following five (5) courses:

- 1. South 82° 41' 18" East a distance of 593.45 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 2. South 03° 56' 43" West a distance of 449.41 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 3. South 86° 03' 16" East a distance of 40.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 4. South 03° 56' 43" West a distance of 69.83 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 5. South 03° 26' 42" West a distance of 541.98 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the northerly right of way of Washington Road (County Road 12);*

Thence along the northerly right of way of Washington Road, South 60° 32' 25" West a distance of 47.65 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southeast corner of an 8.617 acre tract (Official Record 325, Page 1881 / George E. and Cheryl L. Hall);

Thence leaving the northerly right of way of Washington Road and along the property line of the 8.617 acre tract the following five (5) courses:

- 1. North 03° 26' 42" East a distance of 568.05 feet to a 5/8" iron pin found,*
- 2. South 62° 36' 20" West a distance of 239.42 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 3. North 25° 05' 45" West a distance of 15.71 feet to a 5/8" iron pin found,*
- 4. South 66° 58' 01" West a distance of 62.43 feet to a 5/8" iron pin found, and;*
- 5. North 87° 44' 00" West a distance of 323.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the west line of the southeast quarter of Section 8, said iron pin being on the easterly property line of a 5.555 acre tract (Official Record 578, Page 2662 / Dustin A. Hoy);*

[continued on page 2]

EXHIBIT "A"

Thence along the west line of the southeast quarter of Section 8, North 03° 48' 44" East a distance of 702.84 feet to the **principal place of beginning**, containing **9.407 acres** more or less and being subject to all legal easements and right of ways of record.

Having 8.833 acres out of Auditor's Parcel H01-00100021-00.
Having 0.410 acres out of Auditor's Parcel H01-00100020-00.
Having 0.164 acres out of Auditor's Parcel H01-00100023-00.

All iron pins set being 5/8" x 30" with a 1-1/4" plastic identification cap stamped "SHARRETT 8019".

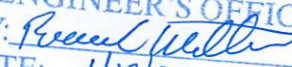
Bearings are based on GPS observations taken on October 9, 2025 using the Ohio State Plane Coordinate System – South (NAD83) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, November 20, 2025 [AT2501].


Paul Sharrett, P.S. 8019

11-20-25
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/13/26

NORTHWEST CORNER OF THE
SOUTHEAST QUARTER OF
SECTION 8
OHIO STATE PLANE COORDINATE:
NORTHING 445759.994,
EASTING 2047991.195

NOTES:

BEING A PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF JONES & JONES ALBANY RENTALS, LLC. AS RECORDED IN OFFICIAL RECORD 485, PAGE 1379 OF THE ATHENS COUNTY RECORDER'S OFFICE.

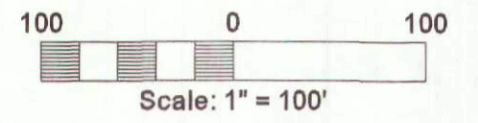
HAVING 8.833 ACRES OUT OF AUDITOR'S PARCEL H01-00100021-00.
HAVING 0.410 ACRES OUT OF AUDITOR'S PARCEL H01-00100020-00.
HAVING 0.164 ACRES OUT OF AUDITOR'S PARCEL H01-00100023-00.

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 9, 2025, USING THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

REFERENCES:

- DEEDS AS NOTED
- COUNTY MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS



LEGEND:

- FOUND 3/4" IRON PIN
- FOUND 5/8" IRON PIN
- ⊙ FOUND CONCRETE MONUMENT
- △ SET 5/8" IRON PIN WITH A 1-1/4" PLASTIC I.D. CAP STAMPED "SHARRETT 8019"

A.P.N. H01-00100052-00
46.324 ACRES
JAMES E. & HEATHER A.
TROUT
OR. 625, PG. 2338

**9.407
ACRE TRACT**

(9.407 ACRE TRACT)

Beginning for reference on a found 3/4" iron pin (having an Ohio State Plane Coordinate of: Northing 445759.994, Easting 2047991.195) located on the northwest corner of the southeast quarter of Section 8;

Thence along the west line of the southeast quarter of Section 8 being the easterly property line of a 46.324 acre tract (Official Record 625, Page 2338 / James E. and Heather A. Trout), South 03° 48' 44" West a distance of 452.67 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 west line of the southeast quarter of Section 8 and with a line through the grantor's property the following five (5) courses:

1. South 82° 41' 18" East a distance of 593.45 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
2. South 03° 56' 43" West a distance of 449.41 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
3. South 86° 03' 18" East a distance of 40.00 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
4. South 03° 56' 43" West a distance of 69.83 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
5. South 03° 26' 42" West a distance of 541.98 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the northerly right of way of Washington Road (County Road 12);

Thence along the northerly right of way of Washington Road, South 60° 32' 25" West a distance of 47.65 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the southeast corner of a 8.817 acre tract (Official Record 325, Page 1881 / George E. and Cheryl L. Hall);

Thence leaving the northerly right of way of Washington Road and along the property line of the 8.817 acre tract the following five (5) courses:

1. North 03° 26' 42" East a distance of 568.05 feet to a 5/8" iron pin found,
2. South 62° 36' 20" West a distance of 239.42 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,
3. North 25° 05' 45" West a distance of 15.71 feet to a 5/8" iron pin found,
4. South 66° 58' 01" West a distance of 62.43 feet to a 5/8" iron pin found, and;
5. North 87° 44' 00" West a distance of 323.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the west line of the southeast quarter of Section 8, said iron pin being on the easterly property line of a 5.555 acre tract (Official Record 578, Page 2662 / Dustin A. Hoy);

Thence along the west line of the southeast quarter of Section 8, North 03° 48' 44" East a distance of 702.84 feet to the principal place of beginning, containing 9.407 acres more or less and being subject to all legal easements and right of ways of record.

A.P.N. H01-00803012-00
5.555 ACRES
DUSTIN A. HOY
OR. 578, PG. 2862

A.P.N. H01-00100021-01
8.817 ACRES
GEORGE E. & CHERYL L. HALL
OR. 325, PG. 1881

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul Sharrett*
DATE: 11/3/26

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 20th DAY OF NOVEMBER, 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 11-20-25
PAUL SHARRETT, PS 8019 DATE

LINE	BEARING	DISTANCE
1	S 86° 03' 16" E	40.00'
2	S 03° 56' 43" W	69.83'
3	N 25° 05' 45" W	15.71'
4	S 66° 58' 01" W	62.43'

THIS PLAT IS NOT
VALID WITHOUT BLUE
INK SEAL:



PSPS SURVEYING, INC.

740-775-3548
800-848-3548

PAUL SHARRETT
PROFESSIONAL SURVEYOR
8720 ST. RT. 138
CLARKSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS
AT2501	P.R.S. 11/20/2025

FOR: ERIC METCALF

SITUATED IN THE WEST-HALF OF THE
SOUTHEAST QUARTER OF SECTION 8, T-10-N, R-15-W,
LEE TOWNSHIP, ATHENS COUNTY,
STATE OF OHIO

FILENAME: AT2501.DWG