

EXHIBIT "A"
(10.035 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Agri-Soils LTD., an Ohio Limited Liability Company as recorded in Official Record 617, Page 2614 of the Athens County Recorder's Office, said tract being situated in the east-half of the northwest quarter of Section 6, T-4-N, R-13-W, Lodi Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 5/8" iron pin with a 1-1/4" plastic identification cap stamped "BRANNER P.S. 6805" (having an Ohio State Plane Coordinate of: Northing 465910.591, Easting 2120281.949) located on the northeast corner of the northwest quarter of Section 6, said iron pin being on the Lodi-Canaan Township Line, also being the northwest corner of a 162.000 acre tract (Official Record 468, Page 2553 / Richard A. and Laurie S. Campitelli);

Thence leaving the north line of Section 6, Lodi-Canaan Township Line and along the east line of the northwest quarter of Section 6, South 03° 09' 08" West, passing a 5/8" iron pins with 1-1/4" plastic identification caps set at 438.16 feet, 753.75 feet and 1150.82 feet, going a total distance of 1383.75 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" on the northeast corner of a 5.099 acre tract (Official Record 449, Page 1058 / Johnathon K. and Kari Pennington);

*Thence leaving the east line of the northwest quarter of Section 6 and along the property line of the 5.099 acre tract, South 77° 58' 14" West, passing a 5/8" iron pin found at 18.51 feet, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" at 692.19 feet, going a total distance of 705.68 feet to a magnetic spike set in the center of Sand Ridge Road (Township Road 100), said magnetic spike being the **principal place of beginning** of the tract herein described;*

Thence along the center of Sand Ridge Road the following four (4) courses:

- 1. South 13° 57' 09" East a distance of 178.88 feet to a point,*
- 2. South 04° 46' 49" East a distance of 129.11 feet to a point,*
- 3. South 17° 41' 22" West a distance of 104.63 feet to a point, and;*
- 4. South 44° 03' 02" West a distance of 157.96 feet to a magnetic spike set;*

Thence leaving the center of Sand Ridge Road and with a line through the grantor's property, North 88° 35' 43" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 25.00 feet, going a total distance of 1297.12 feet to a 5/8" iron pin found on the property line of a 5.110 acre tract (Official Record 290, Page 1356 / Brenda K. Whitt);

Thence along the property line of the 5.110 acre tract the following two (2) courses:

- 1. North 13° 40' 06" East a distance of 259.74 feet to a fence post, and;*
- 2. North 44° 31' 22" East a distance of 275.55 feet to a fence post;*

Thence with a line through the grantor's property the following two (2) courses:

- 1. South 34° 36' 40" East a distance of 320.73 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 2. North 73° 39' 31" East a distance of 226.13 feet to a fence post on the northwesterly corner of a 0.914 acre tract (Official Record 602, Page 2132 / Beulah M. Pennington, Etal "PENNINGTON FAMILY CEMETERY");*

[continued on page 2]

EXHIBIT "A"

Thence along the property line of the 0.914 acre tract the following four (4) courses:

1. South 11° 28' 23" East a distance of 65.80 feet to a fence post,
2. North 80° 30' 42" East a distance of 301.54 feet to a fence post,
3. North 80° 14' 29" East a distance of 148.63 feet to a 5/8" iron pin found, and;
4. North 26° 48' 26" West a distance of 120.21 feet to a 5/8" iron pin found;

Thence with a line through the grantor's property, North 70° 17' 28" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 323.33 feet, going a total distance of 348.33 feet to the **principal place of beginning**, containing **10.035 acres** more or less and being subject to the right of way of Sand Ridge Road (Township Road 100) and all other legal easements of record.

Having 10.035 acres out of Auditor's Parcel J01-00100665-00, a 171.35 acre tract (121.346 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 22, 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 18, 2024 [AT2402].


Paul Sharrett, P.S. 8019

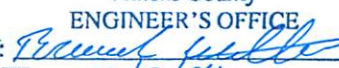
11-18-24
Date

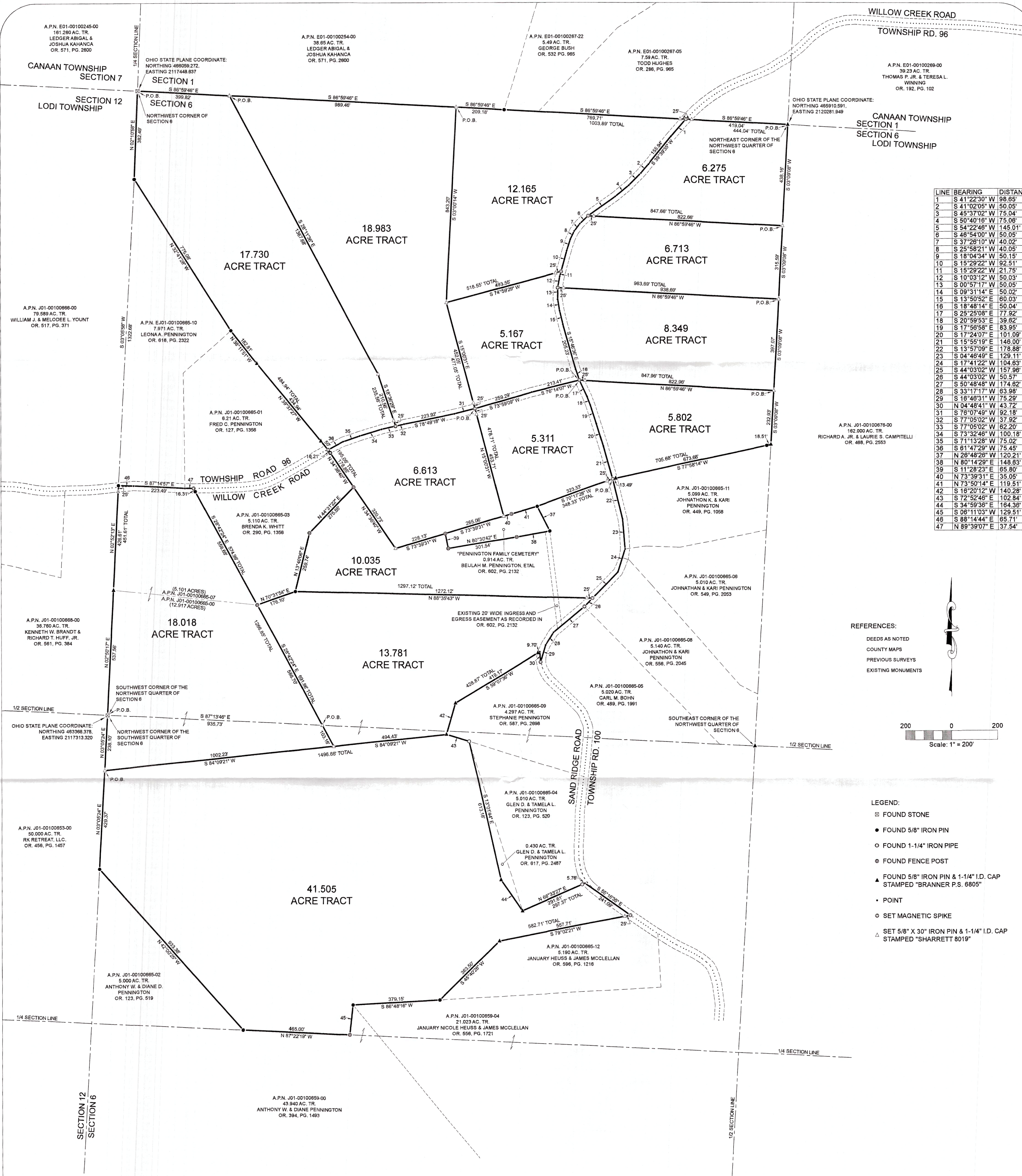


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 09 2024

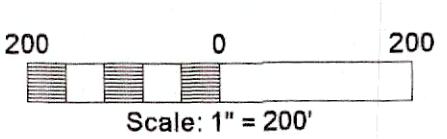
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/9/24



LINE	BEARING	DISTANCE
1	S 41°22'30" W	98.65'
2	S 41°02'05" W	50.05'
3	S 45°37'02" W	75.04'
4	S 50°40'16" W	75.08'
5	S 54°22'46" W	145.01'
6	S 48°54'00" W	50.05'
7	S 37°26'10" W	40.02'
8	S 25°58'21" W	40.05'
9	S 18°04'34" W	50.15'
10	S 15°29'22" W	92.51'
11	S 15°29'22" W	21.75'
12	S 10°03'12" W	50.03'
13	S 00°57'17" W	50.05'
14	S 09°31'14" E	50.02'
15	S 13°50'52" E	60.03'
16	S 18°48'14" E	50.04'
17	S 25°25'08" E	77.92'
18	S 20°59'53" E	39.62'
19	S 17°56'58" E	83.95'
20	S 17°24'07" E	101.09'
21	S 15°55'19" E	146.00'
22	S 13°57'09" E	178.88'
23	S 04°46'49" E	129.11'
24	S 17°41'22" W	104.63'
25	S 44°03'02" W	157.96'
26	S 44°03'02" W	50.57'
27	S 50°48'48" W	174.62'
28	S 33°17'17" W	63.98'
29	S 18°46'31" W	75.29'
30	N 04°48'41" W	43.72'
31	S 76°07'49" W	92.18'
32	S 77°05'02" W	37.92'
33	S 77°05'02" W	62.20'
34	S 73°32'46" W	100.18'
35	S 71°13'28" W	75.02'
36	S 61°47'29" W	75.45'
37	N 26°48'26" W	120.21'
38	N 80°14'29" E	148.83'
39	S 11°28'23" E	65.80'
40	N 73°39'31" E	35.05'
41	N 73°50'14" E	119.51'
42	S 16°20'12" W	140.28'
43	S 72°52'46" E	102.84'
44	S 34°59'36" E	164.36'
45	S 06°11'03" W	129.51'
46	S 88°14'44" E	65.71'
47	N 89°39'07" E	37.54'

REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



- LEGEND:
- FOUND STONE
 - FOUND 5/8" IRON PIN
 - FOUND 1-1/4" IRON PIPE
 - FOUND FENCE POST
 - FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "BRANNER P.S. 6805"
 - POINT
 - SET MAGNETIC SPIKE
 - SET 5/8" X 30" IRON PIN & 1-1/4" I.D. CAP STAMPED "SHARRETT 8019"

NOTES:
BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF AGRI-SOILS, LTD. AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN OFFICIAL RECORD 617, PAGE 2614 OF THE ATHENS COUNTY RECORDER'S OFFICE.

17.730 ACRE TRACT
HAVING 17.730 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

18.983 ACRE TRACT
HAVING 18.983 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

12.165 ACRE TRACT
HAVING 12.165 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

5.167 ACRE TRACT
HAVING 5.167 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

6.275 ACRE TRACT
HAVING 6.275 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

6.713 ACRE TRACT
HAVING 6.713 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

8.349 ACRE TRACT
HAVING 8.349 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

5.802 ACRE TRACT
HAVING 5.802 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

5.311 ACRE TRACT
HAVING 5.311 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

6.613 ACRE TRACT
HAVING 6.613 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

10.035 ACRE TRACT
HAVING 10.035 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

18.018 ACRE TRACT
HAVING 12.917 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
BEING ALL OF AUDITOR'S PARCEL J01-00100665-07, A 5.101 ACRE TRACT.

13.781 ACRE TRACT
HAVING 13.781 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

41.505 ACRE TRACT
HAVING 41.505 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

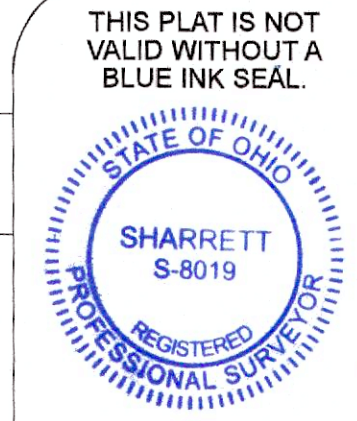
ALL SET 5/8" X 30" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON OCTOBER 22, 2024, USING THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE AND ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 18th DAY OF NOVEMBER, 2024 AND THAT THIS 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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul Sharrett*
DATE: 11/19/24

Paul Sharrett 11/18/24
PAUL SHARRETT, PS 8019 DATE



SPS SURVEYING, INC.

740-775-3548
800-848-3548

PROFESSIONAL SURVEYOR
SINCE 1918
CLARKSBURG, OHIO 43115

• LOTS
• FARMS
• SUBDIVISIONS
• CONSTRUCTION

SHEET	REVISIONS	FOR: AGRI-SOILS LTD.
1		
JOB	DRAWN	DATE
AT2402	P.R.S.	11/18/24
FILENAME: AT2402.DWG		

SITUATED IN THE
WEST-HALF OF SECTION 6, T-4-N, R-13-W,
LODI TOWNSHIP, ATHENS COUNTY,
STATE OF OHIO