

DEC 09 2024

EXHIBIT "A"
(12.165 ACRE TRACT)

Jill Davidson
Athens County Auditor

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 north-half 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 stone monument (having an Ohio State Plane Coordinate of: Northing 466059.272, Easting 2117448.637) located on the northwest corner of Section 6, said stone monument being on the Lodi-Canaan Township Line;

Thence along the north line of Section 6 being along the Lodi-Canaan Township Line, South 86° 59' 46" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 399.82 feet, going a total distance of 1389.28 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 continuing along the north line of Section 6 and the Lodi-Canaan Township Line, South 86° 59' 46" East, passing a 5/8" iron pin found at 209.18 feet, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 978.89 feet, going a total distance of 1003.89 feet to a magnetic spike set in the center of Willow Creek Road (Township Road 96);

Thence leaving the north line of Section 6, Lodi-Canaan Township Line and with a line through the grantor's property being along the center of Willow Creek Road the following eleven (11) courses:

1. South 41° 22' 30" West a distance of 98.65 feet to a point,
2. South 39° 39' 35" West a distance of 155.94 feet to a point,
3. South 41° 02' 05" West a distance of 50.05 feet to a point,
4. South 45° 37' 02" West a distance of 75.04 feet to a point,
5. South 50° 40' 16" West a distance of 75.06 feet to a point,
6. South 54° 22' 46" West a distance of 145.01 feet to a magnetic spike set,
7. South 46° 54' 00" West a distance of 50.05 feet to a point,
8. South 37° 26' 10" West a distance of 40.02 feet to a point,
9. South 25° 58' 21" West a distance of 40.05 feet to a point,
10. South 18° 04' 36" West a distance of 50.15 feet to a point, and;
11. South 15° 29' 22" West a distance of 92.51 feet to a magnetic spike set;

Thence leaving the center of Willow Creek Road and continuing with a line through the grantor's property the following two (2) courses:


1. South 74° 59' 29" 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 518.55 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. North 03° 00' 14" East a distance of 843.20 to the **principal place of beginning**, containing **12.165 acres** more or less and being subject to the right of way of Willow Creek Road (Township Road 96) and all other legal easements of record.

Having 12.165 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.

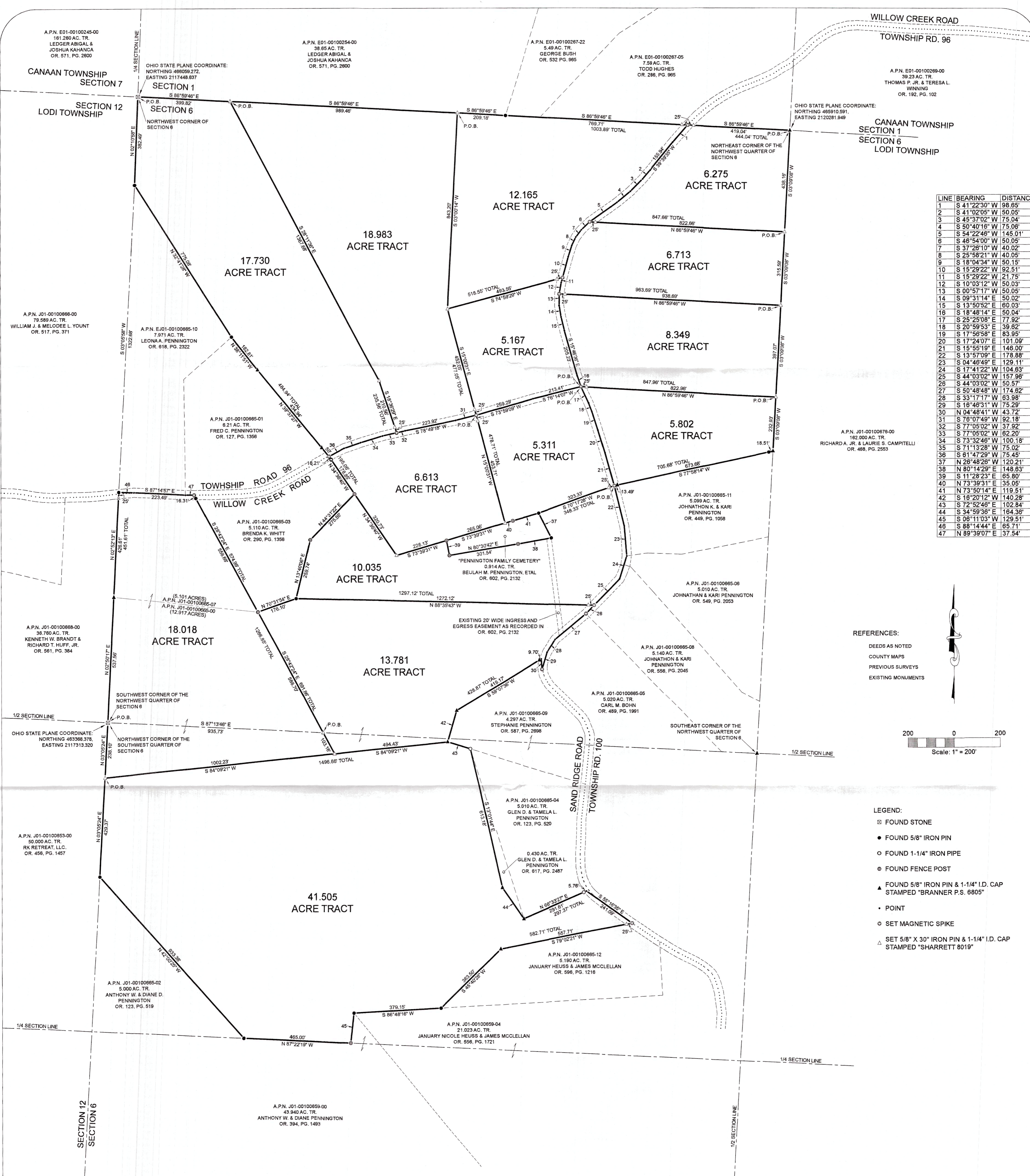
The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, November 18, 2024 [AT2402].


Paul Sharrett, P.S. 8019
11-18-24
Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

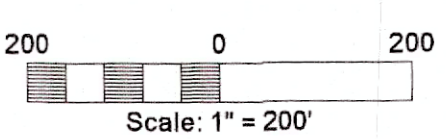
BY: 
DATE: 12/9/24





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	75.06'
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	39.82'
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 86°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 2612 AND 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).

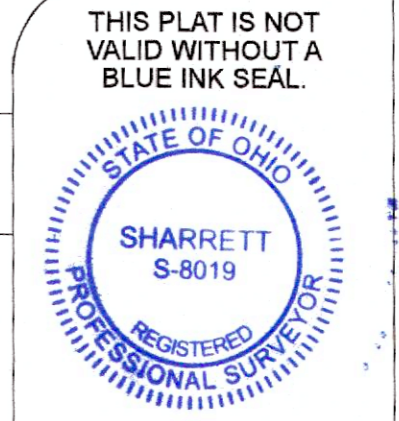
- 5.802 ACRE TRACT
HAVING 5.802 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 5.311 ACRE TRACT
HAVING 5.311 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 6.613 ACRE TRACT
HAVING 6.613 ACRES OUT OF 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: 11/18/24

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



THIS PLAT IS NOT VALID WITHOUT A BLUE INK SEAL.

PSPS SURVEYING, INC.
 740-775-3548
 800-848-3548
 PROFESSIONAL SURVEYOR
 REG. NO. 15,108
 CLANSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS
1	

FOR: AGRI-SOILS LTD.

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

JOB	DRAWN	DATE	FILENAME
AT2402	P.R.S.	11/18/24	AT2402.DWG