

**EXHIBIT "A"**  
**(13.781 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 west-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 463368.378, Easting 2117313.320) located on the southwest corner of the northwest quarter of Section 6, said stone monument being on the southeast corner of a 36.760 acre tract (Official Record 561, Page 384 / Kenneth W. Brandt and Richard T. Huff, Jr.);*

*Thence along the south line of the northwest quarter of Section 6, South 87° 13' 46" East a distance of 935.73 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 south line of the northwest quarter of Section 6 and with a line through the grantor's property, North 28° 42' 24" West a distance of 588.70 feet to a fence post on the southerly corner 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, North 70° 31' 54" East a distance of 176.10 feet to a 5/8" iron pin found;*

*Thence with a line through the grantor's property, South 88° 35' 43" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 1272.12 feet, going a total distance of 1297.12 feet to a magnetic nail set in the center of Sand Ridge Road (Township Road 100);*

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

- 1. South 44° 03' 02" West a distance of 50.57 feet to a magnetic spike set,*
- 2. South 50° 48' 48" West a distance of 174.62 feet to a point,*
- 3. South 33° 17' 17" West a distance of 63.98 feet to a point, and;*
- 4. South 16° 46' 31" West a distance of 75.29 feet to a magnetic spike set on the property line of a 4.297 acre tract (Official Record 587, Page 2698 / Stephanie Pennington);*

*Thence along the property line of the 4.297 acre tract the following three (3) courses:*

- 1. North 04° 48' 41" West a distance of 43.72 feet to a point,*
- 2. South 59° 07' 36" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" at 9.70 feet, going a total distance of 428.87 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805", and;*
- 3. South 16° 20' 12" West a distance of 140.28 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805";*

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

- 1. South 84° 09' 21" West a distance of 494.43 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*

*[continued on page 2]*

**EXHIBIT "A"**

- 2. North 28° 42' 24" West a distance of 103.16 feet to the **principal place of beginning**, containing **13.781 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 13.781 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

DEC 09 2024

**EXHIBIT "A"**  
**(18.018 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 2612 and Official Record 617, Page 2614 of the Athens County Recorder's Office, said tract being situated in the west-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** on a found stone monument (having an Ohio State Plane Coordinate of: Northing 463368.378, Easting 2117313.320) located on the southwest corner of the northwest quarter of Section 6, said stone monument being on the southeast corner of a 36.760 acre tract (Official Record 561, Page 384 / Kenneth W. Brandt and Richard T. Huff, Jr.);

Thence along the west line of Section 6 the following two (2) courses:

1. North 02° 50' 17" East a distance of 537.56 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805", and;
2. North 02° 52' 13" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 426.61 feet, going a total distance of 451.61 feet to a 5/8" iron pin found in Willow Creek Road (Township Road 96);

Thence along the center of Willow Creek Road the following three (3) courses:

1. South 88° 14' 44" East a distance of 65.71 feet to a point,
2. South 87° 14' 57" East a distance of 223.49 feet to a point, and;
3. North 89° 39' 07" East a distance of 37.54 feet to a magnetic spike set on the northwesterly corner of a 5.110 acre tract (Official Record 290, Page 1356 / Brenda K. Whitt);

Thence leaving Willow Creek Road and along the property line of the 5.110 acre tract, South 28° 42' 24" East, passing a 5/8" iron pin found at 16.31 feet, going a total distance of 574.99 feet to a fence post;

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

1. South 28° 42' 24" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set on the north line of the southwest quarter of Section 6 at 588.70 feet, going a total distance of 691.86 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. South 84° 09' 21" West a distance of 1002.23 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the west line of Section 6, said iron pin being on the easterly property line of a 50.000 acre tract (Official Record 456, Page 1457 / RK Retreat, LLC.);

Thence along the west line of Section 6, North 03° 05' 24" East a distance of 238.10 feet to the **place of beginning**, containing **18.018 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.

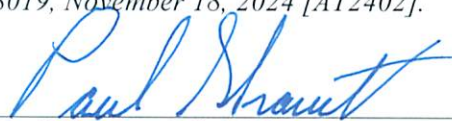
Having 12.917 acres out of Auditor's Parcel J01-00100665-00, a 171.35 acre tract (121.346 acres as surveyed).

Being all of Auditor's Parcel J01-00100665-07, a 5.101 acre tract.

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



**EXHIBIT "A"**  
**(41.505 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 west-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 463368.378, Easting 2117313.320) located on the northwest corner of the southwest quarter of Section 6, said stone monument being on the northeast corner of a 50.000 acre tract (Official Record 456, Page 1457 / RK Retreat, LLC.);*

*Thence along the west line of Section 6, South 03° 05' 24" West a distance of 238.10 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 Section 6 and with a line through the grantor's property, North 84° 09' 21" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 1002.23 feet, going a total distance of 1496.66 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" on the westerly corner of a 4.297 acre tract (Official Record 587, Page 2698 / Stephanie Pennington);*

*Thence along the property line of the 4.297 acre tract, South 72° 52' 46" East a distance of 102.84 feet to a 1-1/4" iron pipe found on the northerly corner of a 0.430 acre tract (Official Record 617, Page 2487 / Glen D. and Tamela L. Pennington);*

*Thence along the property line of the 0.43 acre tract the following two (2) courses:*

- 1. South 13° 01' 44" East a distance of 613.18 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805", and;*
- 2. South 34° 59' 36" East a distance of 164.36 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" on the southwesterly corner of a 5.101 acre tract (Official Record 123, Page 2487 / Glen D. and Tamela L. Pennington);*

*Thence along the property line of the 5.101 acre tract, North 66° 33' 27" East, passing a 1-1/4" iron pipe found at 291.61 feet, going a total distance of 297.37 feet to a point in Sand Ridge Road (Township Road 100);*

*Thence along Sand Ridge Road, South 55° 16' 35" East a distance of 241.09 feet to a magnetic nail set in the center of Sand Ridge Road, said magnetic spike being the northerly corner of a 5.190 acre tract (Official Record 596, Page 1216 / January Heuss and James McClellan);*

*Thence leaving Sand Ridge Road and along the property line of the 5.190 acre tract the following two (2) courses:*

- 1. South 79° 02' 21" 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 582.71 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805", and;*
- 2. South 45° 40' 28" West a distance of 363.50 feet to a 5/8" iron pin found on the northerly property line of a 21.023 acre tract (Official Record 556, Page 1721 / January Nicole Heuss and James McClellan);*

*[continued on page 2]*

**EXHIBIT "A"**

Thence along the property line of the 21.023 acre tract, South 86° 48' 16" West a distance of 379.15 feet to a 5/8" iron pin found on the northeasterly corner of a 43.940 acre tract (Official Record 394, Page 1493 / Anthony W. and Diane Pennington);

Thence along the property line of the 43.940 acre tract, South 06° 11' 03" West a distance of 129.51 feet to a fence post on the south line of the northwest quarter of the southwest quarter of Section 6;

Thence continuing along the property line of the 43.940 acre tract being the south line of the northwest quarter of the southwest quarter of Section 6, North 87° 22' 19" West a distance of 465.00 feet to a 5/8" iron pin found on the easterly corner of a 5.000 acre tract (Official Record 123, Page 519 / Anthony W. and Diane D. Pennington);

Thence leaving the south line of the northwest quarter of the southwest quarter of Section 6 and along the property line of the 5.000 acre tract, North 42° 00' 25" West a distance of 933.38 feet to a 5/8" iron pin found on the west line of Section 6, said iron pin being on the easterly property line of the above mentioned 50.000 acre tract (Official Record 456, Page 1457 / RK Retreat, LLC.);


Thence along the west line of Section 6, North 03° 05' 24" East a distance of 429.37 feet to the **principal place of beginning**, containing **41.505 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 41.505 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




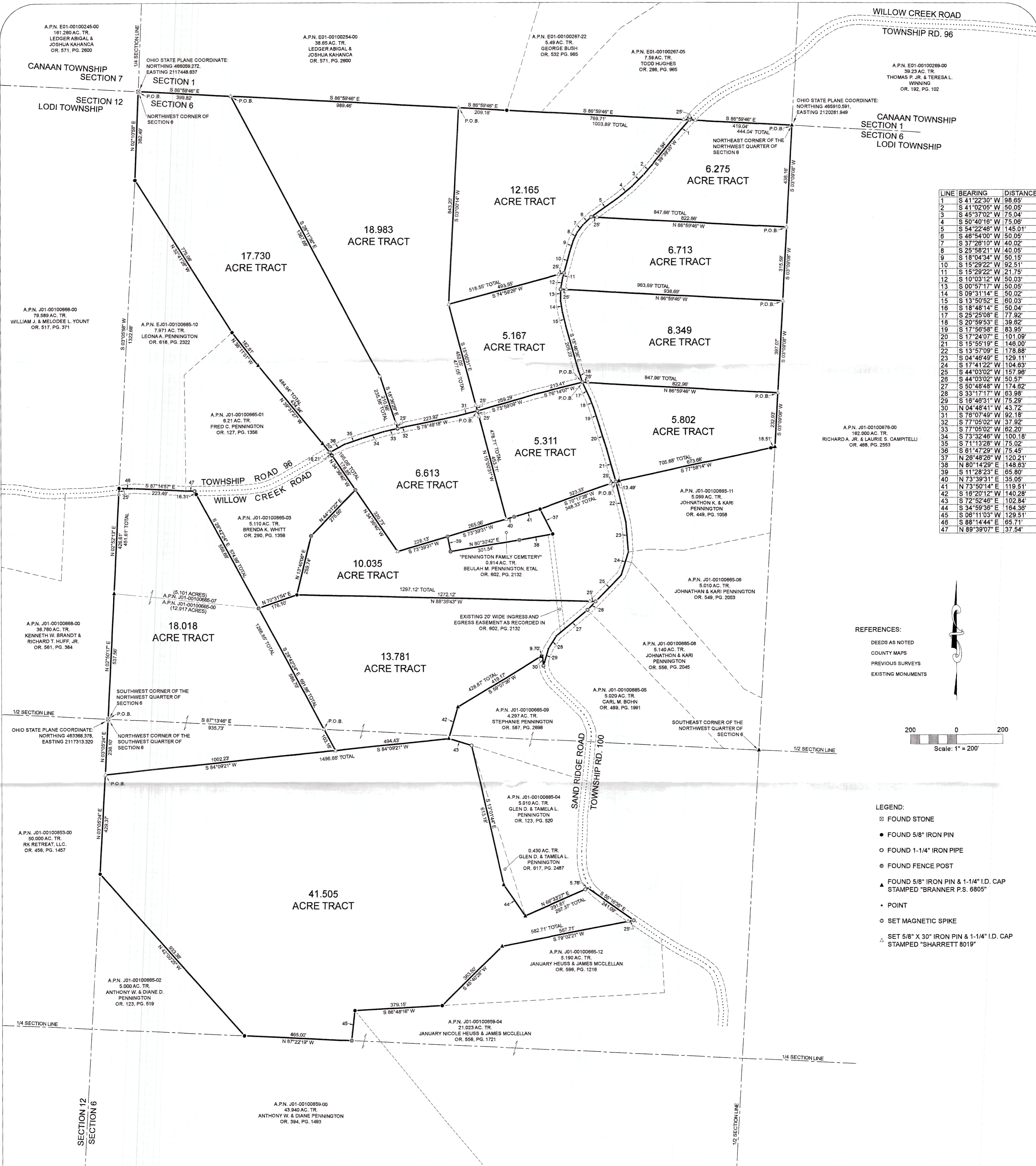
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

DEC 09 2024

Jill Davidson  
Athens County Auditor

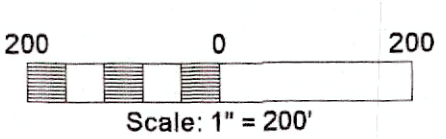
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

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	75.06'
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	39.62'
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	148.63'
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 PLAN 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 PLAN 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