

DEC 09 2024

**EXHIBIT "A"**  
**(5.167 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** on a set magnetic spike located at the intersection of the center line of Willow Creek Road (Township Road 96) and Sand Ridge Road (Township Road 100), said magnetic spike bears, South 39° 29' 02" West, 1431.25 feet from a 5/8" iron pin with a 1-1/4" plastic identification cap found 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;

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

1. South 76° 14' 07" West a distance of 213.41 feet to a point,
2. South 73° 59' 09" West a distance of 259.29 feet to a magnetic nail 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. North 15° 00' 31" 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 477.05 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;
2. North 74° 59' 29" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 493.55 feet, going a total distance of 518.55 feet to a magnetic nail set in the center of Willow Creek Road (Township Road 96);

Thence continuing with a line through the grantor's property being along the center of Willow Creek Road the following seven (7) courses:


1. South 15° 29' 22" West a distance of 21.75 feet to a point,
2. South 10° 03' 12" West a distance of 50.03 feet to a magnetic spike set,
3. South 00° 57' 17" West a distance of 50.05 feet to a point,
4. South 09° 31' 14" East a distance of 50.02 feet to a point,
5. South 13° 50' 52" East a distance of 60.03 feet to a point,
6. South 15° 46' 36" East a distance of 205.23 feet to a point, and;
7. South 18° 48' 14" East a distance of 50.04 feet to **place of beginning**, containing **5.167 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 5.167 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].

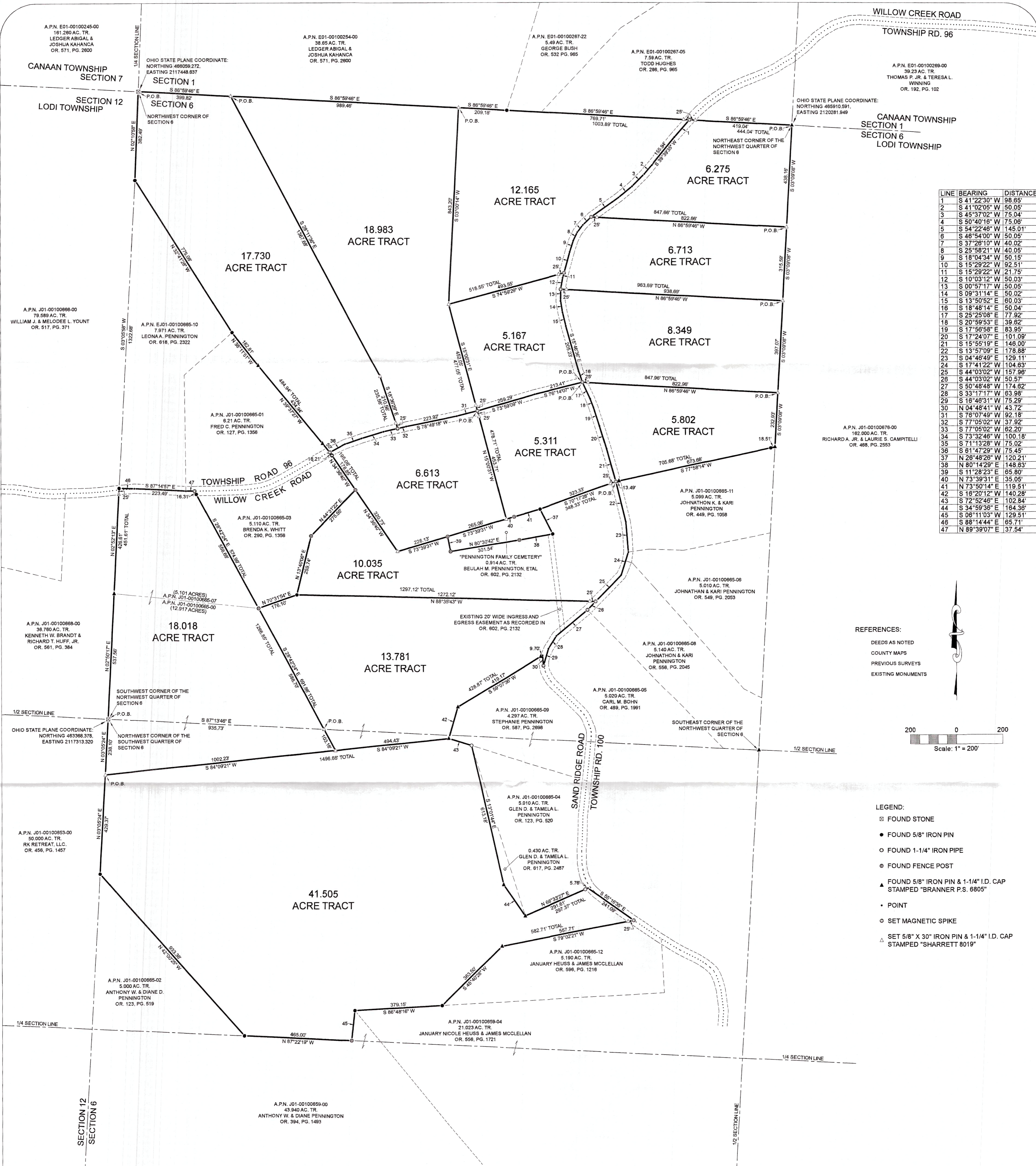
  
Paul Sharrett, P.S. 8019  
11-18-24  
Date



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

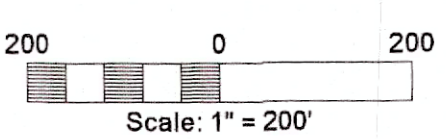
BY:   
DATE: 12/9/24





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 23°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).

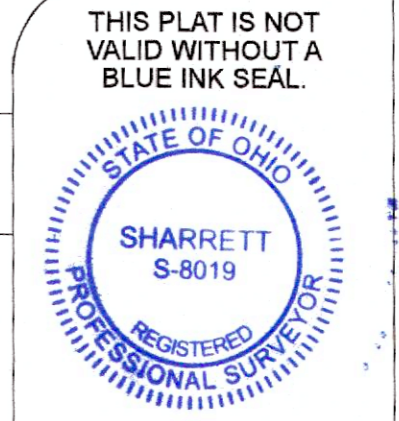
- 5.802 ACRE TRACT  
HAVING 5.802 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 5.311 ACRE TRACT  
HAVING 5.311 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 6.613 ACRE TRACT  
HAVING 6.613 ACRES OUT 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. 18,108  
 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