

DEC 09 2024

EXHIBIT "A"
(5.311 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 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 on a set magnetic spike located at the intersection of the center line of Sand Ridge Road (Township Road 100) and Willow Creek Road (Township Road 96), 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 Sand Ridge Road the following five (5) courses:

1. South 25° 25' 08" East a distance of 77.92 feet to a point,
2. South 20° 59' 53" East a distance of 39.62 feet to a point,
3. South 17° 56' 58" East a distance of 83.95 feet to a point,
4. South 17° 24' 07" East a distance of 101.09 feet to a point, and;
5. South 15° 55' 19" East a distance of 146.00 feet to a magnetic spike set;

Thence leaving the center of Sand Ridge Road and continuing with a line through the grantor's property, South 70° 17' 28" 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 348.33 feet to a 5/8" iron pin found on the northeasterly corner of a 0.914 acre tract (Official Record 602, Page 2132 / Beulah M. Pennington, Etal "PENNINGTON FAMILY CEMETERY");

Thence along the property line of the 0.914 acre tract the following two (2) courses:

1. South 73° 50' 14" West a distance of 119.51 feet to a fence post, and;
2. South 73° 39' 31" West a distance of 35.05 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence with a line through the grantor's property, North 15° 00' 31" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 453.71 feet, going a total distance of 478.71 feet to a magnetic spike set in the center of Willow Creek Road;

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

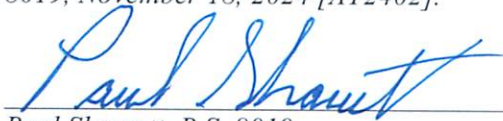
1. North 73° 59' 09" East a distance of 259.29 feet to a point, and;
2. North 76° 14' 07" East a distance of 213.41 feet to the **place of beginning**, containing **5.311 acres** more or less and being subject to the right of way of Sand Ridge Road (Township Road 100), Willow Creek Road (Township Road 96) and all other legal easements of record.

Having 5.311 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



