

0.091 ACRE TRACT

EXHIBIT A

Situated in the City of Nelsonville, County of Athens, State of Ohio; also being all of Lot 862 and a portion of Lot 861 of Welch & Pendleton's Addition to Nelsonville as recorded in Plat Book 1 Page 79; being more particularly described as follows:

Commencing at the intersection of the southerly line of an 8.25' wide alley and the westerly right-of-way line of Watkins Street, said point being the northeasterly corner of Lot 863 of said Welch & Pendleton's Addition to Nelsonville; thence,

Along the westerly right-of-way line of Watkins Street, also being along the easterly line of said Lot 863, *South 04° 03' 43" West, for a distance of 39.50'* to an iron pin set, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the westerly right-of-way line of Watkins Street, also being along the easterly line of said Lot 862 and a portion of the easterly line of said Lot 861, *South 04° 03' 43" West, for a distance of 39.58'* to an iron pin set; thence,

Along a line through said Lot 861, *North 85° 55' 30" West, for a distance of 72.00'* to a 5/8" iron pin found; thence,

Along a line through said Lots 861 and 862, *North 41° 41' 14" West, for a distance of 62.33'* to a 5/8" iron pin found; thence,

Along a portion of said Lot 862, also being along the easterly line of an alley, *North 04° 03' 43" East, for a distance of 1.14'* to an iron pin set; thence,

Along the northerly line of said Lot 862, *South 83° 27' 01" East, for a distance of 116.76'* to the point of beginning, containing 0.091 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January, 2015 and August, 2015.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-2011).

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "KLEINGERS & ASSOC".



*Michael L. Keller* \_\_\_\_\_ *1/14/16*  
Michael L. Keller Date  
Professional Surveyor, Ohio License No. 7978

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Davis E. Stone*  
DATE: *1/20/16*

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

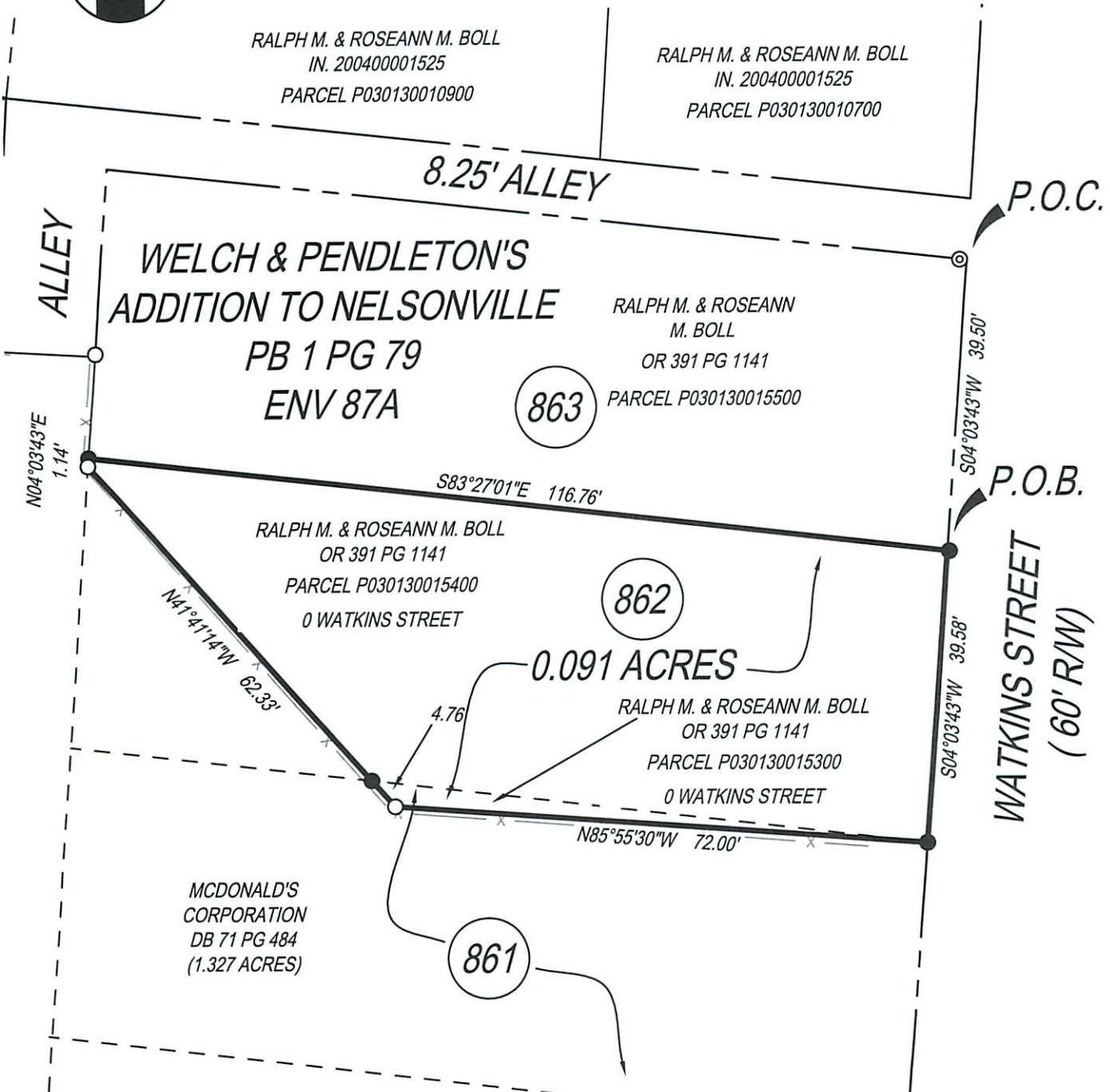
JAN 20 2016

Jill Thompson  
Athens County Auditor



BASIS OF BEARINGS:  
STATE PLANE COORDINATES,  
OHIO S ZONE (NAD83-2011)

ATTACHMENT B



LEGEND

- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- 5/8" IRON PIN SET


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: David E. Stoltz  
DATE: 1/20/16



I HEREBY CERTIFY THAT THIS PLAT IS BASED  
UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

Michael L. Keller 1/14/16  
MICHAEL L. KELLER DATE  
OHIO PROFESSIONAL SURVEYOR NO. 7978

 <p>                 CIVIL ENGINEERING                  SURVEYING                  LANDSCAPE                  ARCHITECTURE                  www.kleingers.com                  350 Worthington Rd, Ste B                  Westerville, OH 43082                  614.882.4311             </p>	<p><b>0.091 ACRE TRACT</b></p> <p>                     PT LOT 861 &amp; LOT 862                      WELCH &amp; PENDLETON'S                      ADDITION TO NELSONVILLE                      PB 1 PG 79                      ENV. 87A                      CITY OF NELSONVILLE,                      ATHENS COUNTY, OHIO                 </p>	PROJECT NO: <b>140627.001</b>
		DATE: <b>01/13/16</b>
		SCALE: 1"=20'
		SHEET NO. <b>1 OF 1</b>