

EXHIBIT A

PARCELS K01-001-00330-00, K01-001-00331-00, K01-001-00332-00, K01-001-00333-00  
21.077 ACRES

Situate in the State of Ohio, County of Athens, Township of Rome, T6, R12, Section 17 of the Ohio Company Purchase Survey, bounded and described as follows:

Being a parcel of land now or formerly conveyed to Peter Eugene Hayes, by a deed recorded in Official Record 470, Page 1366 of the records of the Athens County Recorder's Office, more fully described as follows:

Commencing at the northeast corner of Section 17, thence along the line common to Section 17 and Section 18 North 87°36'37" West, a distance of 2778.14 feet to the center of Federal Creek, the northeast corner of the subject parcel and the POINT OF BEGINNING of the parcel herein described;

Thence following the east line of the subject parcel and the centerline of Federal Creek the following 3 courses:

1. (L1) South 25°43'23" West, a distance of 521.28 feet to a point;
2. (L2) South 08°22'06" West, a distance of 94.55 feet to a point;
3. (L3) South 15°57'49" East, a distance of 278.91 feet to the southeast corner of the subject parcel and the north point of a parcel of land now or formerly conveyed to David A & Rosetta M Butcher, by a deed recorded in Official Record 610, Page 164 of the records of the Athens County Recorder's Office;

Thence coincident with the southerly line of the subject parcel, and the northwesterly line of said Butcher, (L4) South 30°00'22" West a distance of 246.36 feet to a 5/8 inch diameter rebar found capped "Stevens PS 8716";

Thence coincident with the southerly line of the subject parcel and the right of way of Ohio State Route 329, as recorded in Deed Volume 129 Page 459 of the records of the Athens County Recorder's Office the following 4 courses:

1. (L5) North 08°49'42" West, a distance of 140.00 feet to a concrete monument found at Station 316+50.00, 50.00' R, as per ODOT plan ATH-329-5.32 – 7.56;
2. (L6) South 81°10'18" West, a distance of 90.00 feet to a concrete monument found at Station 316+50.00, 40.00' L, as per said ODOT plan;
3. (L7) South 06°31'42" East, a distance of 250.20 feet to a concrete monument found at Station 314+00.00, 50.00' L, as per said ODOT plan;
4. (L8) South 51°09'18" West, a distance of 173.92 feet to a 5/8 inch diameter rebar found at Station 313+13.00, 200.60' L, as per said ODOT plan, also being the southwest corner of the subject parcel and a point on the east line of a parcel of land now or formerly conveyed to Chelsea Croston, Trustee, by a deed recorded in Official Record 597, Page 1788 of the records of the Athens County Recorder's Office;

Thence coincident with the westerly line of the subject parcel North 32°30'48" West, a distance of 1582.33 feet to the northwest corner of the subject parcel, witnessed by a 5/8 inch rebar found capped "Newman PS 8043" bearing North 32°30'48" West, a distance of 5.28 feet, said corner also being found on the north line of Section 17 and the south line of a parcel of land now or formerly conveyed to Big Wood, LLC, by a deed recorded in Official Record 596, Page 1955 of the records of the Athens County Recorder's Office;

Thence coincident with the north line of the subject parcel and said Section 17 South 87°36'37" East, a distance of 1355.61 feet, returning to the POINT OF BEGINNING of the parcel herein described, and passing a 5/8" rebar found capped "LPG 6344 " at 489.20 feet on the southwest corner of a parcel of

land now or formerly conveyed to Big Wood, LLC , by a deed recorded in Official Record 596, Page 1955 of the records of the Athens County Recorder's Office, and passing calculated corners of a parcel of land now or formerly conveyed to John C McCoy , by a deed recorded in Deed Volume 38, Page 378 of the records of the Athens County Recorder's Office at 728.61 feet and 943.11 feet, and passing a perpendicular point at 1051.79 feet witnessed by a rebar found bearing (L9) South 02°23'23" West, a distance of 16.14 feet, and passing a perpendicular point at 1261.31 feet witnessed by a rebar found capped "LPG 6344" bearing (L10) South 02°23'23" West, a distance of 45.85 feet, and passing a perpendicular point at 1281.64 feet witnessed by a 1" square bar bearing (L11) North 02°23'23" East, a distance of 10.63 feet.

The above described area includes all of Athens County Auditor's Parcel Numbers K01-001-00330-00 (7.760 acres), K01-001-00331-00 (4.861 acres), K01-001-00332-00 (7.430 acres), K01-001-00333-00 (1.026 acres) and contains a total combined 21.077 acres (918,102 square feet) of land.

The basis of bearings in this description is based on the Ohio State Plane Coordinates, South Zone, NAD83(2011), epoch 2010.00, with distances expressed in US Survey Feet, Grid.

Subject to all conditions, restrictions, and easements, if any, contained in all former conveyances of record for the parent tracts.

The description was prepared April 18, 2025 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed by James E. Deitrick, P.S. No. 8664 on November 11, 2024.



James E. Deitrick, Professional Surveyor #8664

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 4/29/25

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

MAY 05 2025

Jill Davidson  
Athens County Auditor

RECEIVED  
JAN 10 1968

1000 1 1 1000

RECEIVED  
JAN 10 1968  
RECEIVED  
JAN 10 1968





REFERENCES

DEEDS OF RECORD, AS SHOWN  
DV 36 PG 320 HANNAH FANCIER  
DV 38 PG 297 JOHN C MCCOY  
DV 55 PG 149 LUCRIETIA HALL  
OR 299 PG 533 PETER EUGENE HAYES  
OR 470 PG 1366 HAYES  
INST NO. 201200002178 PROBATE CERTIFICATE OF TRANSFER  
GERSTNER SURVEY Rome\_18\_SW\_5.382ac\_LG  
GERSTNER SURVEY Rome-18-NW,SW-171.463AC-LG  
STEVENS SURVEY Rome\_17\_NE\_1.790ac\_DS

ODOT ROW PLANS FOR ATH-329-5.32 - 7.56  
CURRENT & HISTORICAL TAX PLATS

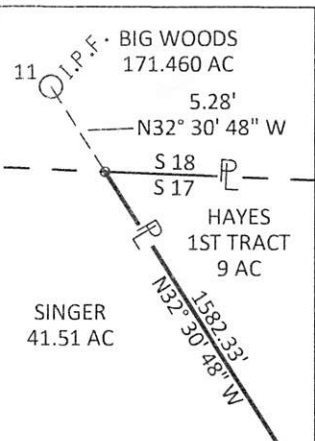
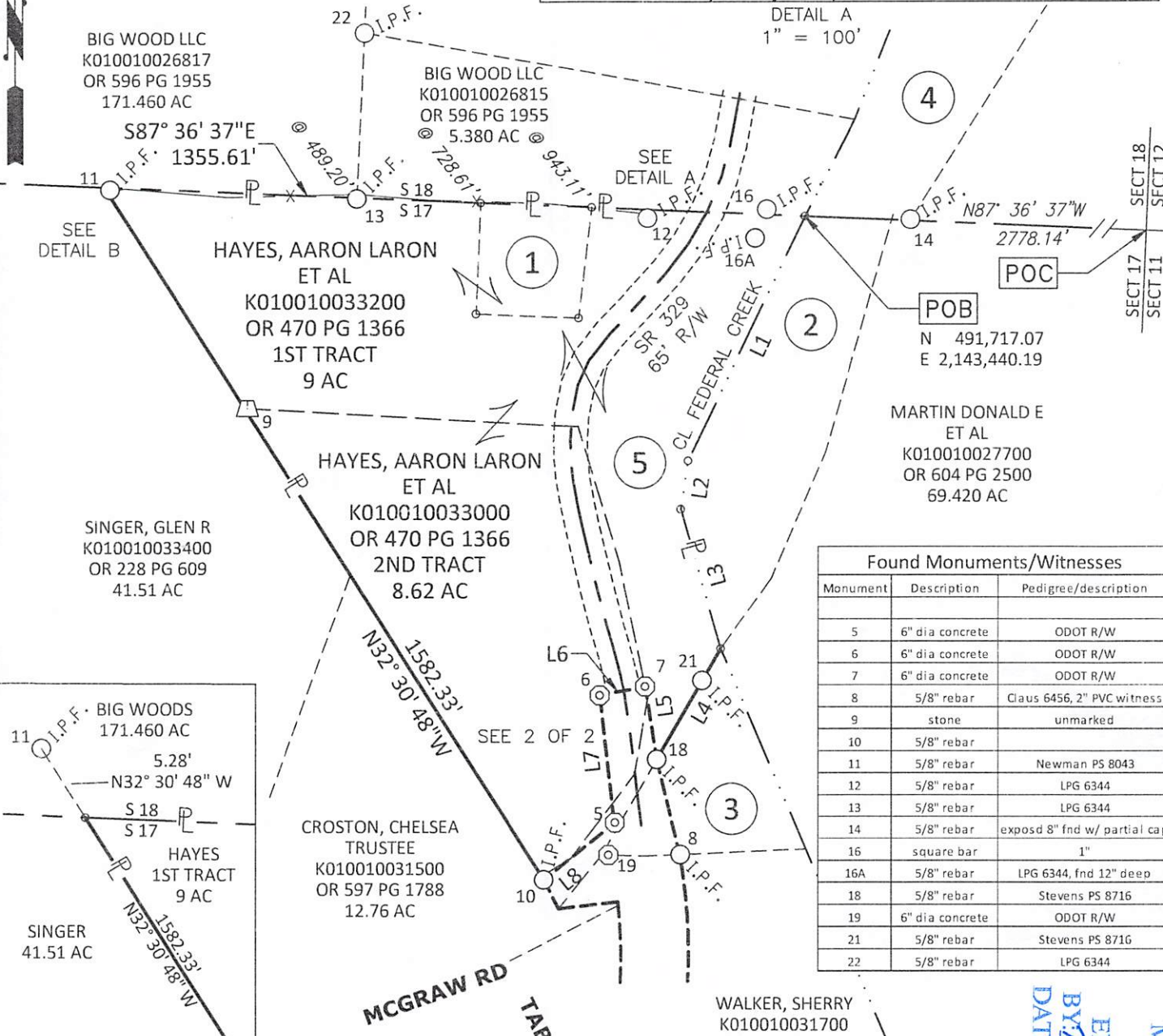
1 MCCOY, JOHN C  
K010010033300  
DV 38 PG 378  
1 AC

2 MARTIN DONALD E, ET AL  
K010010031200  
OR 604 PG 1978  
2.5 AC

3 BUTCHER, DAVID A &  
ROSETTA M  
K010010032900  
OR 610 PG 164  
1.79 AC

4 WILLIAMS JOSHUA L  
K010010027300  
OR 611 PG 128  
19.125 AC

5 HAYES, AARON  
LARON, ET AL  
K010010033100  
OR 470 PG 1366  
1 AC



Found Monuments/Witnesses		
Monument	Description	Pedigree/description
5	6" dia concrete	ODOT R/W
6	6" dia concrete	ODOT R/W
7	6" dia concrete	ODOT R/W
8	5/8" rebar	Claus 6456, 2" PVC witness
9	stone	unmarked
10	5/8" rebar	
11	5/8" rebar	Newman PS 8043
12	5/8" rebar	LPG 6344
13	5/8" rebar	LPG 6344
14	5/8" rebar	exposed 8" fnd w/ partial cap
16	square bar	1"
16A	5/8" rebar	LPG 6344, fnd 12" deep
18	5/8" rebar	Stevens PS 8716
19	6" dia concrete	ODOT R/W
21	5/8" rebar	Stevens PS 8716
22	5/8" rebar	LPG 6344

LEGEND

- STONE
- I.P.F. IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- POST FOUND
- CALCULATED POINT

BEARINGS & DISTANCES EXPRESSED IN GRID COORDINATES,  
OH-SPC SOUTH, NAD83(2011), EPOCH 2010.00, UNITS OF US  
SURVEY FEET. BASED ON FIELD SURVEY COMPLETED 11/11/2024  
BY JAMES E DEITRICK, PS 8664.



Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 4/18/25

JAMES E. DEITRICK, PS 8664 DATE



UTILITY  
TECHNOLOGIES  
INTERNATIONAL

UTI PROJECT #:  
24-300

DATE:  
04/18/2025

SCALE:  
AS NOTED

PLAT OF SURVEY  
AARON LARON HAYES ET AL

10955 SR 329, STEWART, OHIO  
PARCEL NUMBERS K010010033200, K010010033000  
ROME TWP, ATHENS COUNTY, STATE OF OHIO

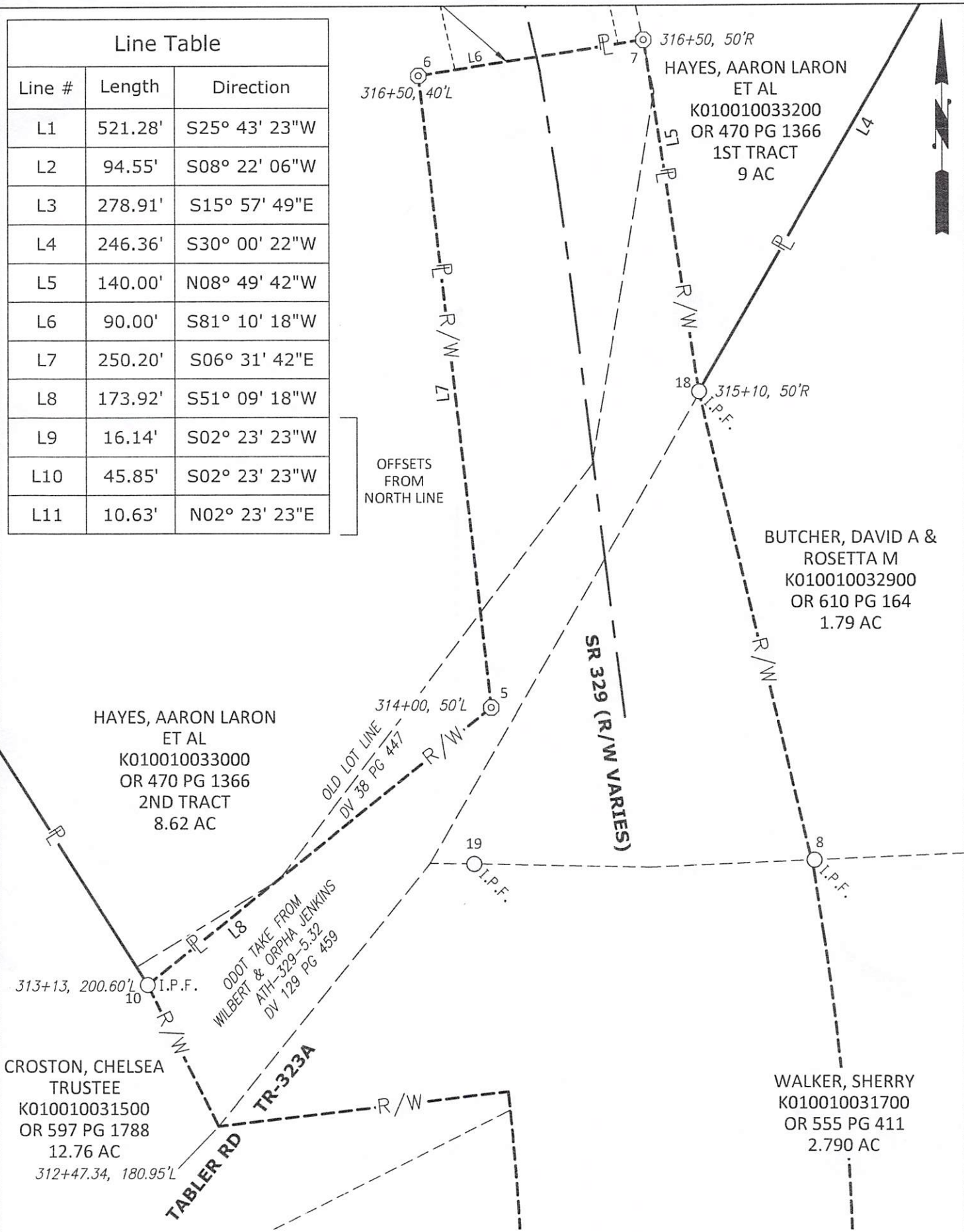




P:\Client\Survey\24300 Hayes Boundary Survey Mapping\24300 Hayes Boundary Survey.dwg Layout:85x14 Plat of Survey 2 by:jdeitrick on 04/18/2025 @ 10:01:21 am ~ © Utility Technologies International

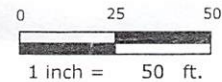
Line Table		
Line #	Length	Direction
L1	521.28'	S25° 43' 23"W
L2	94.55'	S08° 22' 06"W
L3	278.91'	S15° 57' 49"E
L4	246.36'	S30° 00' 22"W
L5	140.00'	N08° 49' 42"W
L6	90.00'	S81° 10' 18"W
L7	250.20'	S06° 31' 42"E
L8	173.92'	S51° 09' 18"W
L9	16.14'	S02° 23' 23"W
L10	45.85'	S02° 23' 23"W
L11	10.63'	N02° 23' 23"E

OFFSETS  
FROM  
NORTH LINE



LEGEND

- STONE
- I.P.F. IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- POST FOUND
- M.N.S. MAG NAIL SET
- CAPPED REBAR SET



BEARINGS & DISTANCES EXPRESSED IN GRID COORDINATES, OH-SPC SOUTH, NAD83(2011), EPOCH 2010.00, UNITS OF US SURVEY FEET. BASED ON FIELD SURVEY COMPLETED 11/11/2024 BY JAMES E DEITRICK, PS 8664.



JAMES E. DEITRICK, PS 8664 DATE



UTILITY  
TECHNOLOGIES  
INTERNATIONAL

UTI PROJECT #: 24-300	DATE: 04/18/2025	SCALE: AS NOTED
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PLAT OF SURVEY  
AARON LARON HAYES ET AL

10955 SR 329, STEWART, OHIO  
PARCEL NUMBERS K010010033200, K010010033000  
ROME TWP, ATHENS COUNTY, STATE OF OHIO

