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EXHIBIT A

**Legal Description**

**2.079 Acres**

**All of Innova Residential, LLC Properties: O.R. Book 479, Page 144**

Situated in the Township of Dover, County of Athens, State of Ohio, and being a part of 100 Acre River Lot 346 & Lot 347, Section 19, Township 10N, Range 14W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of 3 Parcels conveyed to Innova Residential, LLC, as recorded in O.R. Book 479, Page 144, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-01901035-00, P.P.N. G01-01901036-00, & P.P.N. G01-01901037-00, and further described as follows;

Commencing at a  $\frac{3}{4}$ " o.d. iron pipe found on East Line of the West Half of Lot 346 (North-South Mid Line) marking the Northeast corner of a parcel conveyed to J.J. Jacobs Developing, Ltd., as recorded in O.R. Book 397, Page 225, also being on the West line of a parcel conveyed to Russell E. Shields, as recorded in O.R. Book 167, Page 624, and being the **PRINCIPLE PLACE OF BEGINNING** of the 2.079 Acre parcel herein to be described: said iron pipe bears N  $04^{\circ}50'22''$  E 547.02 feet from 1989 Survey by Leonard F. Swoyer, II, P.S. 6765;

Thence, N  $86^{\circ}21'46''$  W 304.56 feet with the North line of said parcel conveyed to J.J. Jacobs Developing, Ltd. (OR397, Pg225), to a  $\frac{5}{8}$ " o.d. iron pin found at an angle point;

Thence, S  $75^{\circ}53'57''$  W 167.54 feet continuing with the North line of said parcel conveyed to J.J. Jacobs Developing, Ltd. (OR397, Pg225), to a 1" o.d. iron pipe found w/aluminum cap stamped "O.D.O.T." on the East Right of Way Line of State Route 682 (North Plains Road)(variable widths) marking centerline Station 271+04.13, 32.00' RT, as shown on Plan No. ATH-682-4.13, as recorded at the Ohio Department of Transportation District 10 Office, Marietta, Ohio;

Thence with the East Right of Way Line of State Route 682, with the following five (5) courses and distances:

- 1) N  $14^{\circ}14'29''$  W 87.87 feet to a 1" o.d. iron pipe found w/aluminum cap stamped "O.D.O.T." marking centerline Station 271+92.00, 32.00' RT;
- 2) S  $75^{\circ}45'31''$  W 3.36 feet to an iron pin set;
- 3) N  $14^{\circ}29'27''$  W 135.78 feet to a 1" o.d. iron pipe found w/aluminum cap stamped "O.D.O.T." marking centerline Station 273+27.76, 28.04' RT;
- 4) S  $86^{\circ}17'49''$  E 10.00 feet to a 1" o.d. iron pipe found w/aluminum cap stamped "O.D.O.T.";
- 5) N  $14^{\circ}29'27''$  W 7.37 feet to a 1" o.d. iron pipe found w/aluminum cap stamped "O.D.O.T." marking centerline Station 273+32.05, 37.53' RT, and being on the South line of a parcel conveyed to Mark B. Searles, as recorded in O.R. Book 479, Page 108;

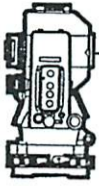
Thence, S  $86^{\circ}35'44''$  E 257.19 feet with the South line of said parcel conveyed to Searles (OR479, Pg108), and extending along the South line of a parcel conveyed to Patrick R. & Karen D. Hynes, as recorded in O.R. Book 353, Page 207, to a  $\frac{5}{8}$ " o.d. iron pin found marking the Southwest corner of a parcel conveyed to Robert E. & Tracey L. Dupler, as recorded in O.R. Book 366, Page 652;

Thence, S  $86^{\circ}16'27''$  E 273.81 feet with the South line of said parcel conveyed to Robert & Tracey Dupler (OR366, Pg652), and extending along the South line of 2 parcels conveyed to Steven M. & Trisha A. Dupler, as recorded in O.R. Book 366, Page 281, and extending the South line of a parcel conveyed to David W. Dupler, as recorded in O.R. Book 383, Page 594, to a  $\frac{5}{8}$ " o.d. iron pin found on said North-South Mid Line of Lot 346, also being the West line of a parcel conveyed to George C. Buckley, as recorded in O.R. Book 233, Page 726, passing over a  $\frac{3}{4}$ " o.d. iron pipe found at 66.76 feet, and passing over a  $\frac{5}{8}$ " o.d. iron pin found at 112.91 feet;

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

APR 03 2020

Jill Thompson  
Athens County Auditor



**S.A. ENGLAND SURVEYING**  
*Professional Land Surveying*  
 P.O. Box 1770  
 Buckeye Lake, Ohio 43008



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Thence, **S 04°22'04" W 168.21 feet** with said North-South Midline of said Lot 346, the same being the West line of said parcel conveyed to Buckley (OR233,Pg726) and extending along the West line of Chestnut Street (50' Wide R/W), and extending along the West line of said parcel conveyed to Russell (OR167,Pg624), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 3/4" o.d. iron pipe found at 34.67 feet, and passing over a 5/8" o.d. iron pin found at 84.55 feet, and containing **2.079 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

**The above described 2.079 Acre parcel contains 0.994 Acres in P.P.N. G01-01901035-00, 0.982 Acres in P.P.N. G01-01901036-00, & 0.103 Acres in P.P.N. G01-01901037-00.**


The bearings of the above description are based on the centerline of State Route 682 (North Plains Road)(variable widths), as per Plan No. ATH-682-4.13, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, as being N 14°14'29" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2020.

Dated 4/2/20

Job No. 3408-20AT

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452





# Plat of Survey

Township of Dover, County of Athens, State of Ohio, part River Lot 346 & Lot 347 of 100 Acre Lots, Section 19, Township 10N, Range 14W, of the Ohio Company's Purchase

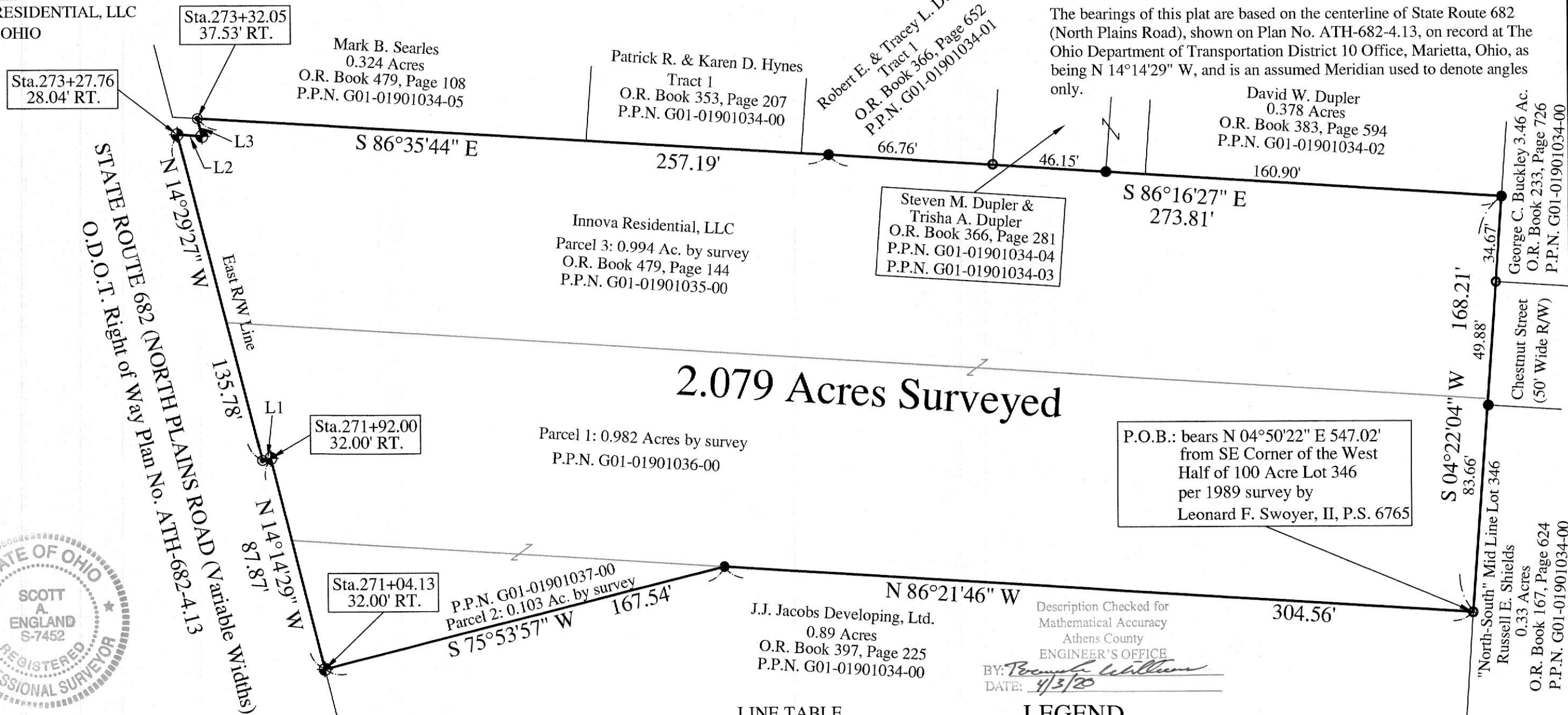
PREPARED BY:  
INNOVA RESIDENTIAL, LLC  
ATHENS, OHIO

### PROPERTY LOCATION:

Being a Survey of 3 Parcels conveyed to Innova Residential, LLC, as recorded in O.R. Book 479, Page 144, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-01901036-00, P.P.N. G01-01901037-00, & P.P.N. G01-01901035-00.

### BASIS OF BEARING

The bearings of this plat are based on the centerline of State Route 682 (North Plains Road), shown on Plan No. ATH-682-4.13, on record at The Ohio Department of Transportation District 10 Office, Marietta, Ohio, as being N 14°14'29" W, and is an assumed Meridian used to denote angles only.



2.079 Acres Surveyed

P.O.B.: bears N 04°50'22" E 547.02' from SE Corner of the West Half of 100 Acre Lot 346 per 1989 survey by Leonard F. Swoyer, II, P.S. 6765



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.  
Date: 4/2/20  
Scott A. England, P.S.  
Ohio Registered Surveyor #S-7452

PREPARED BY:  
S.A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PHONE: 740-323-0644  
email: saengland@surveyohio.com

LINE TABLE

No.	Bearing	Distance
L1	S 75°45'31" W	3.36'
L2	S 86°17'49" E	10.00'
L3	N 14°29'27" W	7.37'

Description Checked for Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Boonville Williams*  
DATE: 4/3/20

### LEGEND

- - 1" Iron Pipe Found w/Aluminum cap stamped "O.D.O.T."
- - 5/8" o.d. Iron Pin Found
- - 5/8" o.d.x 30" Iron Pin Set w/red cap labeled "S.A. ENGLAND #S-7452"
- - 3/4" o.d. Iron Pipe Found

