

EXHIBIT A 38.388 ACRES

Description of a tract of land situate Ohio Company Purchase, Town 11, Range 14, Section 18, Trimble Township, Athens County, Ohio, and being more fully described as follows:
Being all the lands deeded to David M. Arbogast, Official Record Book 556, pages 2589-2591.

Commencing at a 6-inch channel beam at the southwest corner of said Section 18;
Thence N04°39'54"E 3114.12 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N04°39'54"E 924.68 feet along a common boundary to Holmes 541-2404 to an iron pin found with an unidentifiable cap, passing iron pins set at 135.45 feet, 420.86 feet and 694.39 feet;
- 2.) Thence S85°31'46"E 1080.87 feet along a common boundary to U.S.A. 62-225 to a point on the west right-of-way of an abandoned railroad, passing iron pins set at 336.28 feet, 610.50 feet, 813.18 feet and 1010.00 feet;
- 3.) Thence along a curve to the right having a radius of 921.88 feet, length of 439.31 feet, and chord bearing of S05°08'55"E, and a chord distance of 435.17 feet along a common boundary to CCU Coal 564-1423 to a point on the west right-of-way of an abandoned railroad;
- 4.) Thence S08°30'05"W 918.76 feet along said right-of-way to a point ;
- 5.) Thence along a curve to the right having a radius of 1010.60 feet, length of 104.04 feet, and chord bearing of S11°27'02"W and a chord distance of 103.99 feet to an iron pin set on the west right-of-way of said abandoned railroad;
- 6.) Thence S34°44'16"W 689.30 feet along the center of Oakdale Road, County Rd. 31 and being a common boundary to Fouts 462-2107 to a point;
- 7.) Thence S47°54'08"W 42.89 feet to a point in the center of County Rd. 31;
- 8.) Thence N14°52'36"W 410.06 feet, passing an iron pin set at 35.83 feet along a common boundary to Coffman 128-224 to an iron pin set;
- 9.) Thence N83°43'18"E 54.49 feet along a common boundary to Lowery 217-496 to an iron pin set;
- 10.) Thence N18°32'46"W 432.28 feet along said common boundary to an iron pin set;
- 11.) Thence S58°28'20"W 207.78 feet, passing an iron pin set at 173.92 feet along said common boundary to a point in the center of Johnson Road, County Rd. 68;
- 12.) Thence N42°16'21"W 81.37 feet to a point in the center of County Rd. 68;
- 13.) Thence N43°03'54"E 150.00 feet, passing an iron pin set at 26.81 feet along a common boundary to Holmes 307-167 to an iron pin set;
- 14.) Thence N43°37'19"W 248.84 feet along said common boundary to an iron pin set;
- 15.) Thence N37°24'13"E 70.98 feet along said common boundary to an iron pin set;
- 16.) Thence N60°43'07"W 188.23 feet along said common boundary to the point of beginning containing a total of 38.388 acres.

Plat of Survey is attached herewith and made a part thereof.


Subject to all easements, rights-of-way, and covenants and agreements of record.

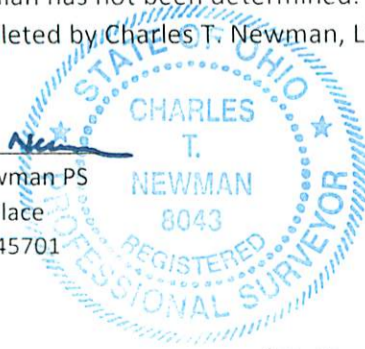
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted west boundary to Section 18


A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 24, 2021


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/26/21

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

MAR 25 2021

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
740-591-5269

Plat of Survey of 38.388 Acres
Situate Ohio Company Purchase Town 11, Range 14, Section 18,
Trimble Township, Athens County, Ohio.
Being all of the lands deeded to:
David M. Arbogast, Official Record Book 556 pages 2589-2591.



Charles T. Newman
Charles T. Newman
Surveyed 3/24/2021

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *David E. Shaw*
DATE: *3/26/21*

U.S.A. 62-225
Arbogast 556-2589
38.388 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'08"W	42.89'
L2	N14°52'36"W	410.06'
L3	N83°43'18"E	54.49'
L4	N18°32'46"W	432.28'
L5	S58°28'20"W	207.78'
L6	N42°16'21"W	81.37'
L7	N43°03'54"E	150.00'
L8	N43°37'19"W	248.84'
L9	N37°24'13"E	70.98'
L10	N60°43'07"W	188.23'

- Iron Pin capped CLS 7224
- ▲ Railroad Rail
- ▲ 1.5" Diameter Steel scribed X
- Iron Pin Found cap is unreadable
- Iron Pin Set capped NEWMAN
- 6" Steel Channel Beam
- 2"x2" Hub Found

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	921.88	439.31'	S 05°08'55" E	435.17'
C2	1010.60	104.04'	S 11°27'02" W	103.99'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

