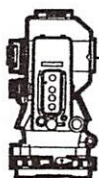


Exhibit "A"



**S.A. ENGLAND SURVEYING**

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**

**8.305 Acres**

**All "First Tract" of Christopher Cody Kovach Parcel: O.R. Book 539, Page 201**

Situated in the Township of Trimble, County of Athens, State of Ohio, and being part of Fractional Lot 19 in Section 20, Township 11N, Range 14W, and being more particularly described as follows;

Being a Re-Survey of "First Tract" (8.346 Acres) conveyed to Christopher Cody Kovach, as recorded in O.R. Book 539, Page 201, in the Athens County Deed Records, and being all of Auditor's P.P.N. M01-00100491-00, and further described as follows;

Commencing at a 1" o.d. iron pin found at the Northwest corner of the East Half of Fractional Lot 19, being on the South line of Fractional Lot 25 and a 158.53 Acre parcel conveyed to Appalachia Ohio Alliance, as recorded in O.R. Book 412, Page 1820, also being the Northeast corner of a 3.65 Acre parcel conveyed to Christopher C. Kovach, as recorded in O.R. Book 433, Page 852, and being the **PRINCIPLE PLACE OF BEGINNING**, of the **8.305 Acre** parcel herein to be described;

Thence, **S 85°50'34" E 489.89 feet** with the North line of Fractional Lot 19, the same being the South line of Fractional Lot 25 and said parcel conveyed to Appalachia Ohio Alliance, to a 5/8" o.d. iron pin found at the Northwest corner of a 3.457 Acre parcel conveyed to Christopher Cody Kovach, as recorded in O.R. Book 539, Page 201;

Thence, **S 03°58'05" W 929.50 feet** with the West line of said 3.457 Acre parcel conveyed to Kovach, to a point in the centerline of Greens Run Road (Co. Road 96) and passing over a 5/8" o.d. iron pin found at 894.11 feet;

Thence with the centerline of State Route 93, with the following three (3) courses and distances:

- 1) **N 50°50'54" W 72.17 feet** to a point;;
- 2) **N 47°07'29" W 206.51 feet** to a point;
- 3) **N 47°18'20" W 345.88 feet** to 5/8" o.d. iron pin found at the Southeast corner of said 3.65 Acre parcel conveyed to Kovach;

Thence, **N 03°55'46" E 543.45 feet** leaving Greens Run Road with the East line of said 3.65 Acre parcel conveyed to Kovach, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 1/2" o.d. iron pin found at 30.04 feet, and containing **8.305 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of this description are based on the North line of Fractional Lot 19, as being S 85°50'34" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-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 2025.

Dated

4/2/25

Job No. 4458-25AT

Scott A. England P.S.

Ohio Registered Surveyor #7452

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:

DATE:

4/7/25





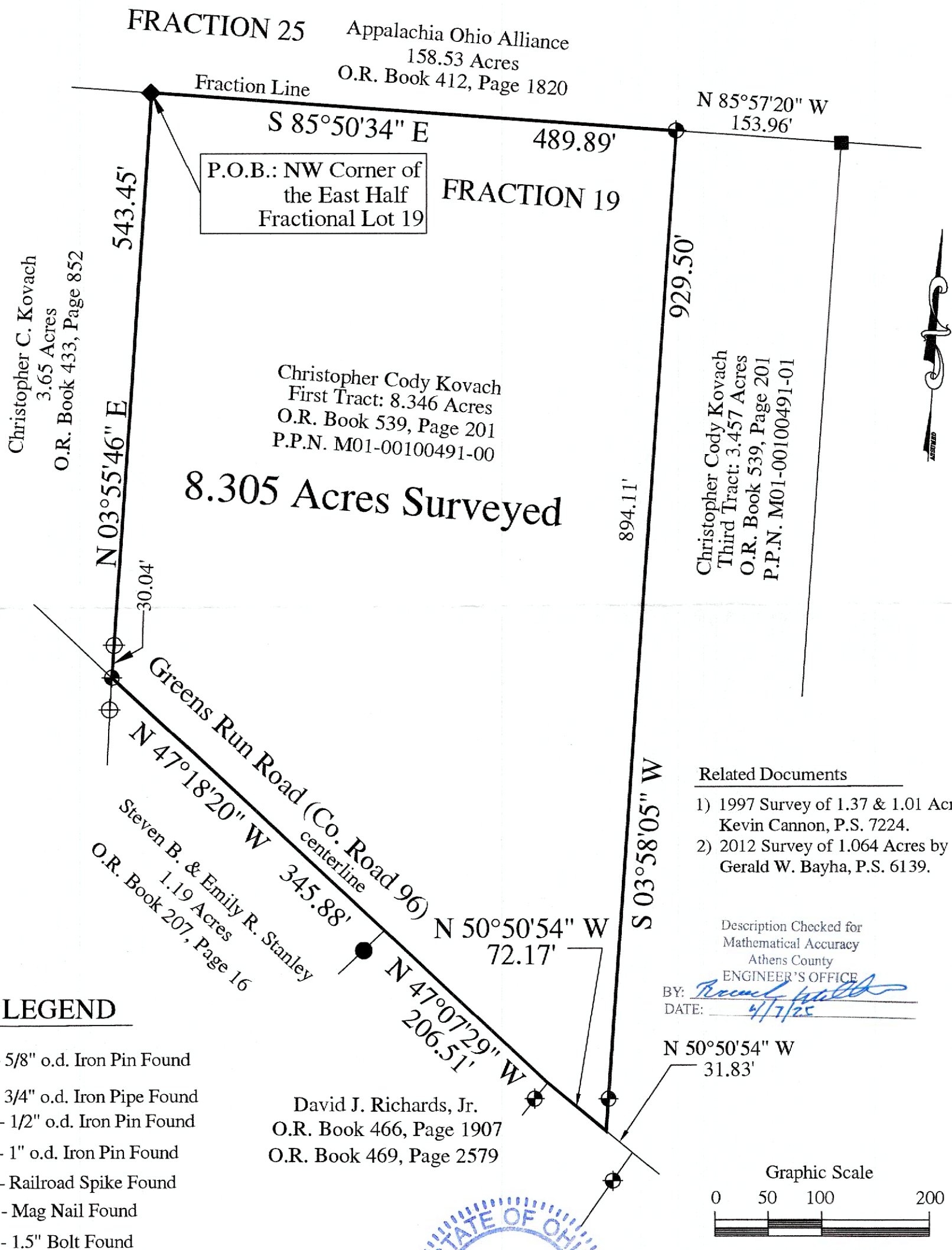
Plat of Survey  
Township of Trimble, County of Athens, State of Ohio, part  
Fractional Lot 19, Section 20, Township 11N, Range 14W

PROPERTY LOCATION:

Being a Re-Survey of the First Tract conveyed to Christopher Cody Kovach, as recorded in O.R. Book 539, Page 201, in the Athens County Deed Records, and being all of Auditor's P.P.N. M01-00100491-00.

BASIS OF BEARING

The bearings of this plat are based on the North line of Fractional Lot Line 19, as being S 85°50'34" E, and is an assumed Meridian used to denote angles only.



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated *4/16/25*

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

PREPARED BY:

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