

Exhibit A
Description of 11.471 Acres

Description of a tract of land situate the Ohio Company Purchase Town 11 Range 14, Fraction 3, Section 9, Trimble Township, Athens County, Glouster, Ohio.
Survey describes all of the lands deeded to Michael McClelland.
Official Record Book 566, pages 2196-2200, Parcel M010010012901, and
Official Record Book 567, pages 728-731, Parcels M040090000100, M010010013000.

Commencing at the northeast corner of Lot 770 of the C.F. Robey's Addition to the Village of Glouster Envelope 151B a recorded plat of record;

Thence S86°00'03"E 369.95 feet to an iron pin found at the point of beginning of the tract herein described;

- 1.) Thence N07°43'14"E 123.61 feet along a common boundary to McClelland 567-728, and Roell 526-706 to an iron pin found;
- 2.) Thence N21°39'58"W 196.50 feet along said common boundary to an iron pin found;
- 3.) Thence N03°30'00"E 153.50 feet along said common boundary to an iron pin found;
- 4.) Thence S85°31'12"E 652.16 feet along a common boundary to McClelland 567-728, and Harris 542-773 to an iron pin found;
- 5.) Thence S04°25'56"W 100.38 feet along a common boundary to McClelland 567-728, and Limo 37-743 to an iron pin found;
- 6.) Thence S80°56'37"E 343.47 feet along said common boundary to a point in Walnut Hill Road, passing an iron pin set at 321.55 feet;
- 7.) Thence S30°09'38"W 190.77 feet to a point in Walnut Hill Road;
- 8.) Thence S31°54'18"W 155.80 feet to a point in Walnut Hill Road;
- 9.) Thence S19°05'07"W 124.10 feet to a point in Walnut Hill Road;
- 10.) Thence S88°50'36"W 291.69 feet along a common boundary to McClelland 567-728, and Mohler 293-2006 to an iron pin set, passing an iron pin found at 11.30 feet;
- 11.) Thence S21°32'06"W 414.58 feet along said common boundary to an iron pin set;
- 12.) Thence N17°24'23"W 571.89 feet along a common boundary to McClelland 566-2196, and Skipper 302-472 to an iron pin set;

13.) Thence N86°00'15"W 101.61 feet along said common boundary to the point of beginning containing a total of 11.471 acres.

Auditor Acreages:

Parcel M040090000100 with 3.132 acres.

Parcel M010010013000 with 6.071 acres.

Parcel M010010012901 with 2.304 acres.

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

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

Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the denoted north boundary of Lot 770.

A true meridian has not been determined.

The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor 8043 on May 18, 2020.



Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



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

MAY 20 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



Prior Survey



Plat of Survey of 11.471 Total Acres after combining (3) parcels.
Situate Ohio Company Purchase, Town 11, Range 14, Fraction 3,
Section 9, Trimble Township, Athens County, Glouster, Ohio.
Being the lands deeded to Michael A. McClelland,
Official Record Book 566, pages 2196-2200, M010010012901
Official Record Book 567, pages 728-731, M040090000100, M010010013000

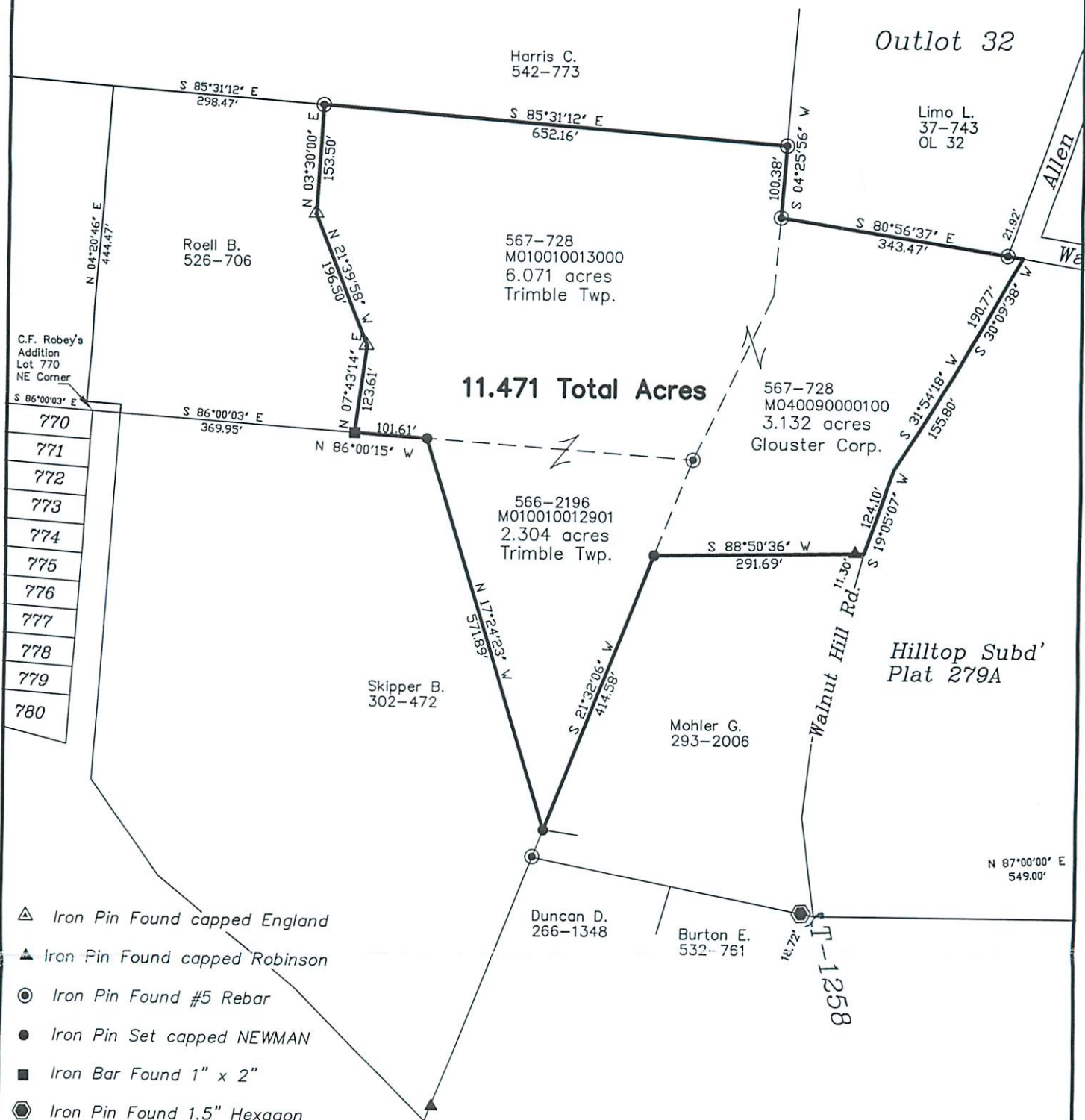
Documents Referenced:
Ackley Survey 1853
Wright Survey 1999
Robinson's Surveys 2000
C.F. Robey's Addition Plat 151B

Basis of Bearings:
Denoted North Boundary of Lot 770
True North NOT Determined



Charles T. Newman
Charles T. Newman
Surveyed May 2020

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Raymond Williams*
DATE: *5/20/20*



11.471 Total Acres

- △ Iron Pin Found capped England
- ▲ Iron Pin Found capped Robinson
- ⊙ Iron Pin Found #5 Rebar
- Iron Pin Set capped NEWMAN
- Iron Bar Found 1" x 2"
- ⊕ Iron Pin Found 1.5" Hexagon

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.