

Exhibit A
Description of 40.312 Acres

Description of a parcel of land situate Ohio Company Purchase, Town 5, Range 11, Section 11, Troy Township, Athens County, Ohio and being more fully described as follows:

Being deeded to Mildred J. McDonald and Thomas F. McDonald
Official Record Book 288, pages 1-2.
Auditor Parcel L010010057400
Known as 28099 Clark Road, Coolville, OH 45723

Commencing at a notched stone at the northwest corner of said Section 11;
Thence S01°17'45"W 1404.17 feet, (passing iron pins found at 1175.01 feet and 1353.29 feet) to a point in the center of Township Road 177, Clark Rd. and being the point of beginning of the parcel herein described;

- 1.) Thence S69°34'51"E 69.02 feet to point in the center of Clark Road;
- 2.) Thence S76°29'27"E 183.28 feet to a point in the center of Clark Road;
- 3.) Thence S70°15'45"E 159.15 feet to a point in the center of Clark Road;
- 4.) Thence S75°33'23"E 115.33 feet to a point in the center of Clark Road;
- 5.) Thence S72°29'59"E 104.07 feet to a point in the center of Clark Road;
- 6.) Thence S71°33'31"E 112.09 feet to a point in the center of Clark Road;
- 7.) Thence S77°36'47"E 169.50 feet to a point in the center of Clark Road;
- 8.) Thence S82°46'20"E 94.48 feet to a point in the center of Clark Road;
- 9.) Thence S86°37'08"E 88.31 feet to a point in the center of Clark Road;
- 10.) Thence N89°23'41"E 278.42 feet to a railroad spike found in the center of Clark Road;
- 11.) Thence S00°55'36"W 1093.31 feet, (passing an iron pin set at 33.50 feet) along a common boundary to McDonald 288-1, McDaniel 468-524, and Hamrick 489-596 to a notched stone found;
- 12.) Thence N88°57'26"W 1046.81 feet along a common boundary to McDonald 288-1 and Murphy 524-281 to an iron pin set, passing an iron pin set at 940.30 feet;
- 13.) Thence S29°27'15"E 146.02 feet along a common boundary to McDonald 288-1 and Murphy 524-281 to an iron pin set, passing a fence post at 32.80 feet and continuing along the same common boundary for the next (3) courses;
- 14.) Thence S19°02'45"W 198.00 feet to an iron pin set;
- 15.) Thence S08°17'45"W 161.70 feet to an Oak Tree with a tree diameter of two feet;
- 16.) Thence S61°53'45"W 340.13 feet to an iron pin set;
- 17.) Thence N01°17'45"E 1975.84 feet along a common boundary to McDonald 288-1, Zoller 221-593, and Whited 250-341 to the point of beginning containing a total of 40.312 acres.

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

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

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

Basis of Bearings being the denoted west boundary of Section 11 using a previous survey.

A True Meridian has not been determined.

Survey completed on July 2, 2020 by Charles T. Newman, an Ohio Licensed Professional Surveyor.

Charles T. Newman
Charles T. Newman
Professional Surveyor 8043
66 Elmwood Place
Athens, Ohio 45701



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Richard Williams*
DATE: 7/9/20

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

JUL 13 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



Plat of Survey of 40.312 Acres
Situat Ohio Company Purchase Town 5, Range 11, Section 11,
Troy Township, Athens County, Ohio.
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Charles T. Newman
Charles T. Newman
Surveyed July 2020

18 12
17 11

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°34'51"E	69.02
L2	S76°29'27"E	183.28
L3	S70°15'45"E	159.15
L4	S75°33'23"E	115.33
L5	S72°29'59"E	104.07
L6	S71°33'31"E	112.09
L7	S77°36'47"E	169.50
L8	S82°46'20"E	94.48
L9	S86°37'08"E	88.31
L10	N89°23'41"E	278.42
L11	S00°55'36"W	1093.31
L12	N88°57'26"W	1046.81
L13	S29°27'15"E	146.02
L14	S19°02'45"W	198.00
L15	S08°17'45"W	161.70
L16	S61°53'45"W	340.13
L17	N01°17'45"E	1975.84

Highland Survey 2008
69.728 Acres

Baker
361-579

+1175.01
+1353.29'

+1935.84'

Buck
333-487

Clark Rd. T-177
+33.50'
McDaniel
468-524

Whited 250-341

40.312 ACRES

Hamrick
489-596

Murphy 524-281

Zoller 221-593

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Thomas F. McDonald*
DATE: 7/9/20

⬢ Fence Post

🌳 Oak Tree Diameter 2'

⚠ Railroad Spike Found

⊙ Iron Pin Found capped HIGHLAND

● Iron Pin Set capped NEWMAN

■ Notched Stone Found 5"x 10"

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.