

EXHIBIT A  
Description of survey

Being tracts of land transferred to Karlen Joyce Smith et al as recorded in Official Records Volume 565 at page 478, Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 17, Section 22 and also being a part of Section 16, Township-5, Range-11, Troy Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin set on the southerly limited access right of way line of ATH-50-35.45 known as U.S. Route 50 being 180.00 feet right of centerline station 1964+86.40 which bears North 02°27'18" East a distance of 220.87 feet and South 87°32'42" East a distance of 495.71 feet from a stone found being the northeast corner of said Fraction 17;

Thence leaving said southerly limited access right of way line and along the boundary of a tract transferred to Jordan Brandeberry as recorded in Official Records Volume 528 at page 408 the following two courses;

1. South 22°22'42" West a distance of 229.97 feet to a 5/8" iron pin set;
2. South 34°31'45" West a distance of 785.93 feet to an existing iron pin found;

Thence leaving said boundary and along the north line of a tract transferred to Trey Acres Incorporated as recorded in Deed Volume 5 at page 941 North 87°34'08" West a distance of 535.77 feet to a 5/8" iron pin set being a point on the southerly limited access right of way line of ATH-50-35.45 known as U.S. Route 50;

Thence leaving said north line and along said southerly limited access right of way line the following five courses;


1. North 29°21'22" East a distance of 347.34 feet to a 5/8" iron pin set;
2. Along a curve to the right having a length of 190.56 feet, delta being 03°00'00", with a radius of 3639.46 feet, chord bearing North 50°28'52" East, a chord distance of 190.54 feet to a 5/8" iron pin set;
3. Along a curve to the right having a length of 405.18 feet, delta being 08°38'49", with a radius of 2684.79 feet, chord bearing North 56°18'22" East, a chord distance of 404.80 feet to a 5/8" iron pin set;
4. North 74°05'00" East a distance of 236.57 feet to a 5/8" iron pin set;
5. North 56°25'21" East a distance of 224.18 feet to the principal point of beginning containing 4.663 acres more or less Fraction 17, Section 22 and 3.825 acres more or less in Section 16 for a total of 8.488 acres more or less subject to all legal easements and rights of way.

Being Parcel # L010010035600 and part of Parcel # L010010048700.

Bearings are based on ATH-50-35.45 right of way and are for the determination of angles only.

All iron pins set are 5/8" rebar with 1 1/4" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 15th day of January, 2021, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

  
Ohio Professional Surveyor No. 6844




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

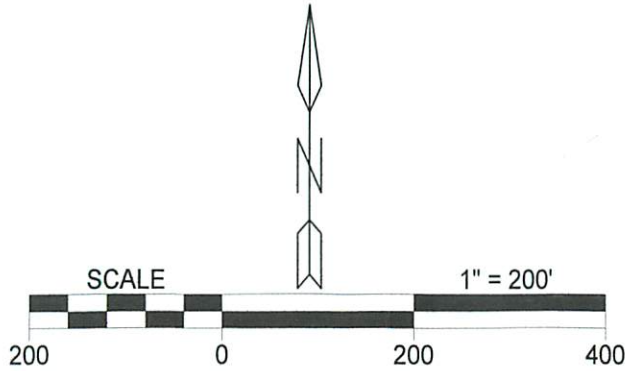
FEB 11 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 1/28/21

BEING A PART OF FRACTION 17, SECTION 22 AND ALSO PART OF SECTION 16,  
TOWNSHIP-5, RANGE-11, TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.



REFERENCES  
Current Tax Plats  
Previous surveys  
Deeds: as noted  
ATH-50-35.45 R/W plans  
Athens County GIS



**LEGEND**

△	Iron pin set
▲	Iron pin found
•	Point
■	Stone (f)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perennial* *William*  
DATE: 1/28/21

Note: Bearings are based on ATH-50-35.45 right of way and are for the the determination of angles only.

All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".



Plat prepared from an actual survey made on the 15th day of January, 2021 by,

*Charles Thomas Smith*  
C. Thomas Smith Ohio Professional Surveyor No. 6844

Surveyed & platted by:  
C. Thomas Smith  
Ohio Professional Surveyor No 6844  
P.O. Box 1152  
Logan, Ohio 43138  
740-949-2524  
ctssurveying@gmail.com