

EXHIBIT A

Description of survey

Being tracts of land transferred to Karlen Joyce Smith etal as recorded in Official Records Volume 565 at page 478, Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 23, 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 for reference at a stone found being the southeast corner of said Fraction 23;

Thence along the south line of said fraction North 87°36'33" West a distance of 374.01 feet to a point;

Thence leaving said south line North 02°23'27" East a distance of 103.42 feet to an iron pin found in concrete being a point on the northerly limited access right of way line of ATH-50-35.45, known as U.S. Route 50 and is 160.00 feet left of centerline station 1956+70.10;

Thence leaving said northerly limited access right of way line and along the east line of a tract transferred to the Board of County Commissioners of Athens County as recorded in Official Records Volume 449 at page 2260 North 07°03'48" West passing an iron pin found with plastic I.D. cap stamped ODOT DISTRICT 10 at a distance of 205.19 feet and a bent iron pin found in broken concrete being 0.44 feet left at a distance of 430.01 feet and going a total distance of 450.40 feet to a point in the centerline of Township Road 175;

Thence leaving said east line and along said centerline the following three courses;

1. North 63°51'17" East a distance of 84.14 feet to a point;
2. North 59°36'06" East a distance of 330.80 feet to a point;
3. North 63°28'22" East a distance of 113.30 feet to a point on the boundary of a tract transferred to David Gillilan as recorded in Official Record Volume 50 at page 648;

Thence leaving said centerline and along said boundary the following two courses;

1. South 03°15'08" West passing a 5/8" iron pin set at a distance of 25.00 feet and going a total distance of 163.02 feet to a 5/8" iron pin found;
2. South 86°49'13" East a distance of 140.24 feet to an iron pipe found being a point on the boundary of a tract transferred to David Gillilan as recorded in Deed Volume 362 at page 773;

Thence along said boundary the following two courses;

1. North 89°33'46" East a distance of 147.39 feet to an iron pipe found;
2. North 01°41'41" East passing a 1/2" iron pin found at a distance of 150.01 feet and going a total distance of 180.43 feet to a point in the centerline of Township Road 157;

Thence leaving said boundary and said centerline and along the grantor's north line and being within the right of way of said Township Road 157 South 87°24'06" East a distance of 636.90 feet to a point;

Thence leaving said north line and along the boundary of a tract transferred to Jordan Brandeberry etal as recorded in Official Records Volume 528 at page 408 South 00°49'26" West passing a 5/8" iron pin set at a distance of 25.00 feet and going a total distance of 141.79 feet to a 5/8" iron pin set being a point on the northerly limited access right of way line of ATH-50-35.45 known as U.S. Route 50;

Thence leaving said boundary and along said northerly limited access right of way line the following four courses;

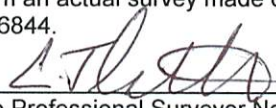
1. Along a curve to the left having a length of 199.36 feet, delta being 03°46'35" with a radius of 3024.79 feet, chord bearing South 79°30'58" West, chord distance of 199.32 feet to a 5/8" iron pin set;
2. South 78°18'13" West a distance of 318.18 feet to a 5/8" iron pin set;
3. South 65°01'49" West a distance of 318.28 feet to a 5/8" iron pin set;
4. Along a curve to the left having a length of 612.29 feet, delta being 11°35'53" with a radius of 3024.79 feet, chord bearing South 59°49'45" West, a chord distance of 611.24 feet to principal point of beginning containing 4.459 acres more or less Fraction 23, Section 22 and 4.757 acres more or less in Section 16 for a total of 9.216 acres more or less subject to all legal easements and rights of way.

Being Parcel # L010010048900 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

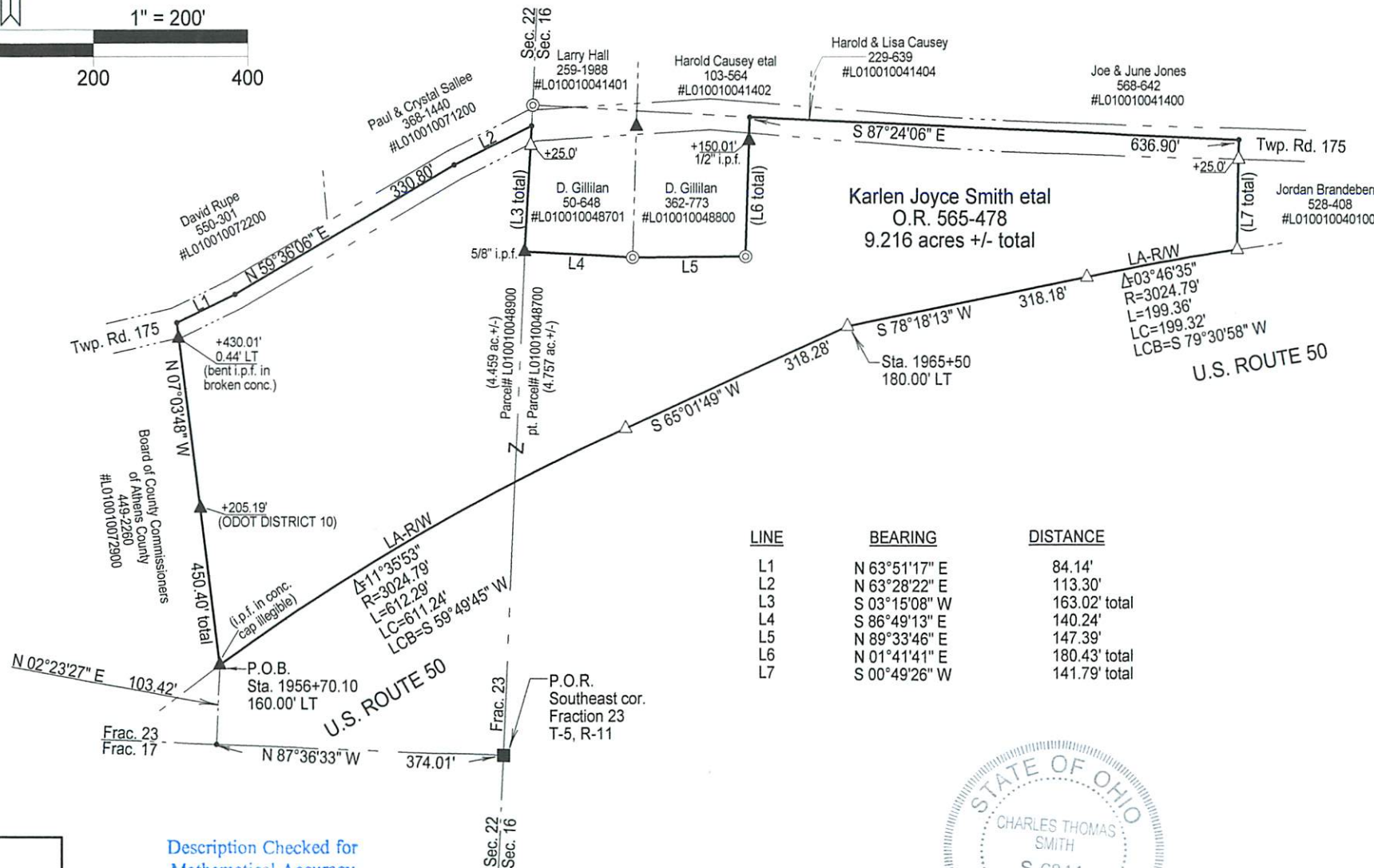
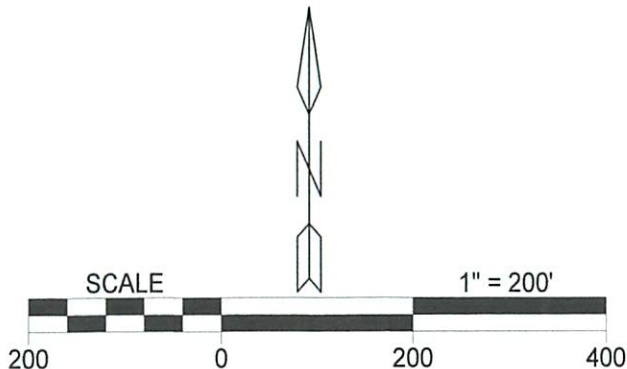
FEB 11 2021

Jill Thompson,  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Perannah Williams  
DATE: 1/28/21

BEING A PART OF FRACTION 23, SECTION 22 AND ALSO SECTION 16,  
TOWNSHIP-5, RANGE-11, TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.



**LEGEND**

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

LINE	BEARING	DISTANCE
L1	N 63°51'17" E	84.14'
L2	N 63°28'22" E	113.30'
L3	S 03°15'08" W	163.02' total
L4	S 86°49'13" E	140.24'
L5	N 89°33'46" E	147.39'
L6	N 01°41'41" E	180.43' total
L7	S 00°49'26" W	141.79' total

Note: 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"X30" rebar with plastic ID cap stamped "CTS-6844".

Surveyed & platted by:  
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Ohio Professional Surveyor No 6844  
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Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perceval Williams*  
DATE: 1/28/21

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



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