

Exhibit A
2.439 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 11, Range 15, Section 30, Waterloo Township, Athens County, Carbondale, Ohio, and being more fully described as follows:
Deeded to Austin Good
Official Record Book 556, pages 987-989.
Parcels: N010300200900, N010300200800, N010300200500, N010300200400 combined.

Commencing at a six-inch diameter concrete monument at the southwest corner of the Northwest Quarter of Section 30;
Thence N07°26'39"E 50.00 feet to an iron pin set at the point of beginning of the tract herein described;

- 1.) Thence N07°26'39"E 466.80 feet along a common boundary to Good 556-987, State of Ohio 293-448, Marsh 119-947, and Kiser 445-2279 to an iron pin set, passing monuments found at 220.46 feet, 330.81 feet, and 381.40 feet;
- 2.) Thence S70°19'59"E 71.00 feet along a common boundary to Good 556-987 and Morgan 274-1140 to an iron pin set;
- 3.) Thence N56°08'27"E 34.45 feet along said common boundaries to an iron pin set;
- 4.) Thence S28°06'31"E 100.00 feet along a common boundary to Good 556-987 and Morgan 172-679 to an iron pin set;
- 5.) Thence N56°07'52"E 50.00 feet along said common boundaries to an iron pin set;
- 6.) Thence S28°03'37"E 140.71 feet along a common boundary to Good 556-987 and T&D Properties 192-16 to an iron pin set;
- 7.) Thence along a curve to the right having a radius of 1969.86 feet and length of 147.89 feet with a chord bearing of S26°16'36"E, and chord distance of 147.86 feet along said common boundaries to an iron pin set;
- 8.) Thence S65°54'06"W 357.64 feet along a common boundary to Good 556-987, Gardner 235-69, and Drydock Coal 261-526 to an iron pin set;
- 9.) Thence N84°18'53"W 50.00 feet along a common boundary to Good 556-987 and Drydock Coal 261-526 to the point of beginning containing a total of 2.439 acres.

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


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

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

Basis of bearings : Denoted west line of Section 30 using a previous State of Ohio survey.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 19, 2020.


Charles T. Newman, PS
66 Elmwood Place
Athens, Ohio 45701



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 6/24/20

JUN 25 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 2.439 Acres
Situat Ohio Company Purchase, Town 11, Range 15, Section 30,
Waterloo Township, Athens County, Carbondale, Ohio.
Deeded to Austin Good
Official Record Book 556, pages 987-989.
Parcels: N010300200900, N010300200800, N010300200500, N010300200400

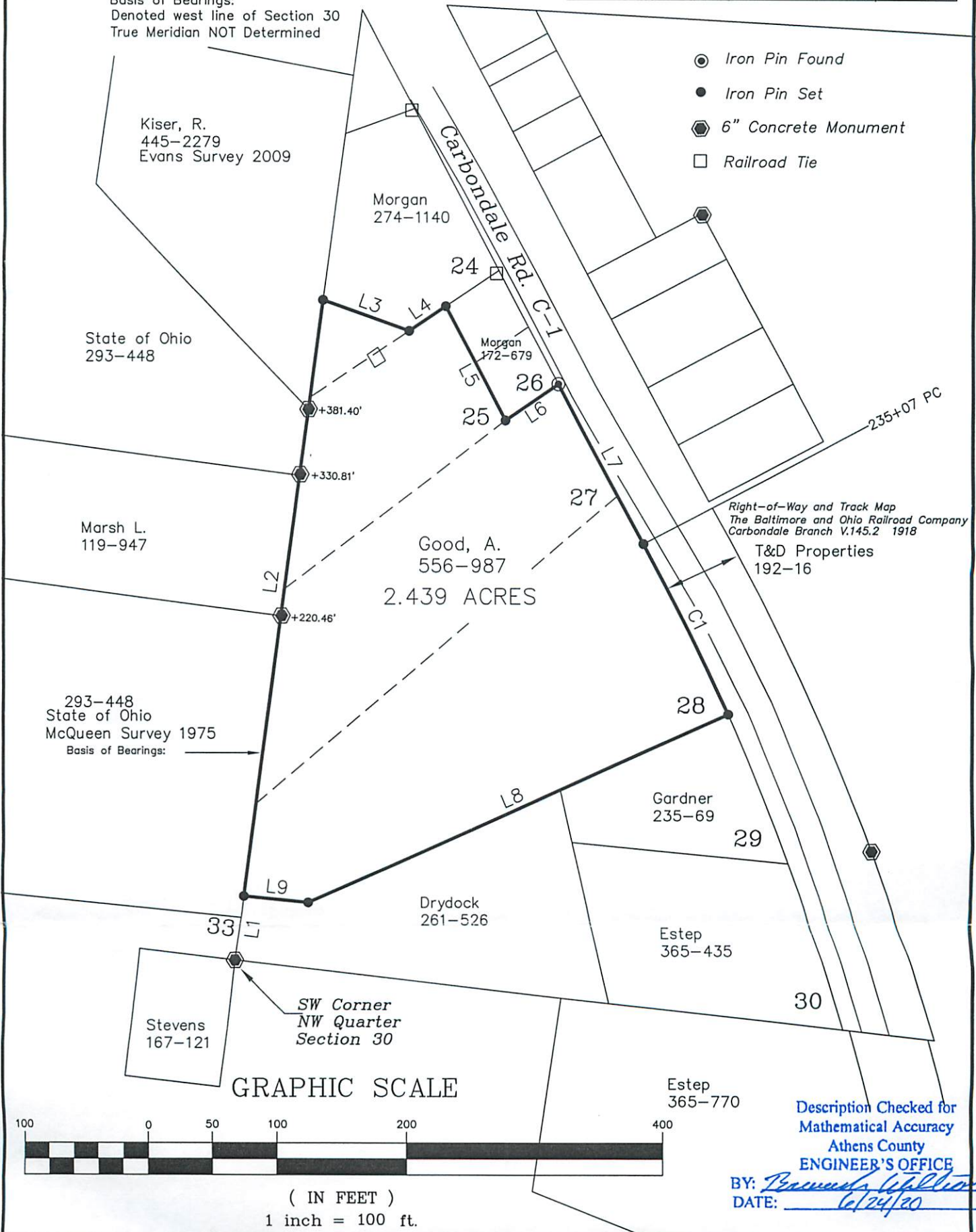
LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°26'39"E	50.00
L2	N07°26'39"E	466.80
L3	S70°19'59"E	71.00
L4	N56°08'27"E	34.45
L5	S28°06'31"E	100.00
L6	S56°07'52"W	50.00
L7	S28°03'37"E	140.71
L8	S65°54'06"W	357.64
L9	N84°18'53"W	50.00



Charles T. Newman
Charles T. Newman
Surveyed June 2020

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1969.86	147.89	S 26°16'36" E	147.86

Basis of Bearings:
Denoted west line of Section 30
True Meridian NOT Determined



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Walton*
DATE: 6/24/20