

BY: Barbara Utzheim  
DATE: 8/31/18

EXHIBIT A

Description of survey for C.R. Pratt

Being part of a 0.2007 acre, more or less tract of land transferred to Joyce F. Archer as recorded in Official Records Volume 123 at page 756 and also being part of a 0.2403 acre, more or less tract of land transferred to Joyce F. Archer as recorded in Deed Book Volume 325 at page 477, Athens County Recorder's Office, Athens County, Ohio, also being a part of Section 12, Township-12, Range-15, York Township, City of Nelsonville, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin set on the northerly right-of-way line of State Route #78, being the southwesterly corner of said 0.2403 acre Archer tract which bears South 86°30'00" East a distance of 319.33 feet and North 03°30'00" East a distance of 1803.62 feet from the Southwest corner of said Section 12, T-12, R-15;

Thence leaving said right-of-way of State Route #78 and along the boundary of a 10.170 acre tract transferred to Gary F. and Carolyn Bookman as recorded in Official Records Volume 339 at page 509 the following four courses;

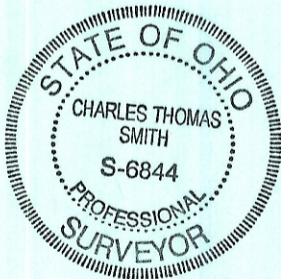
1. North 20°32'00" West, a distance of 134.21 feet to an existing 5/8" iron pin;
2. North 87°57'30" East, a distance of 100.00 feet to an existing 5/8" iron pin;
3. North 61°55'26" East, a distance of 100.36 feet to an existing 1/2" iron pin;
4. South 39°27'02" East, a distance of 70.19 feet to an existing 1/2" iron pin being on the Northerly right-of-way line of said State Route #78;

Thence leaving said Bookman boundary and along said right-of-way line the following two courses;

1. South 54°12'31" West, a distance of 126.71 feet to a point;
2. South 59°56'05" West, a distance of 96.17 feet to the principal point of beginning containing 0.2007 acres more or less from Parcel No. P030380000501 and 0.2403 acres more or less from Parcel No. P030380001100 for a total of 0.4410 acres more or less subject to all legal easements and rights of way.

Bearings are assumed 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 28<sup>th</sup> day of August, 2018, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.



C. Thomas Smith  
Ohio Professional Surveyor No. 6844

Together with an easement for ingress, egress and regress for access purposes on, over and through real property of Gary F. Bookman and Carolyn Bookman, located in Section 12 of York Township, Athens County, Ohio, the same being more particularly described in deed recorded in Volume 339, Page 509, Official Records, Athens County, Ohio, and described as follows:

Said easement shall be for the benefit of Grantee's adjacent real property which is further described in deeds recorded in Volume 325, Page 477, Athens County Deed Records, and Volume 123, Page 756 and Volume 280, Page 474, Athens County Official Records.

The easement to be used shall be the roadway that presently exists which runs from State Route 78 across Grantor's property up to and along Grantee's property.

Grantor expressly agrees that Grantor will not erect or permit the erection of any building or obstruction within the confines of the easement herein granted.

This easement shall run with the land and shall remain an appurtenant right to Grantee's property, and shall be for the use and benefit of the Grantee, her successors, heirs, and assigns, and all persons using the same for the benefit of any of them to freely pass and repass on foot or with vehicles for all lawful purposes incident or proper to the enjoyment of Grantee's land.

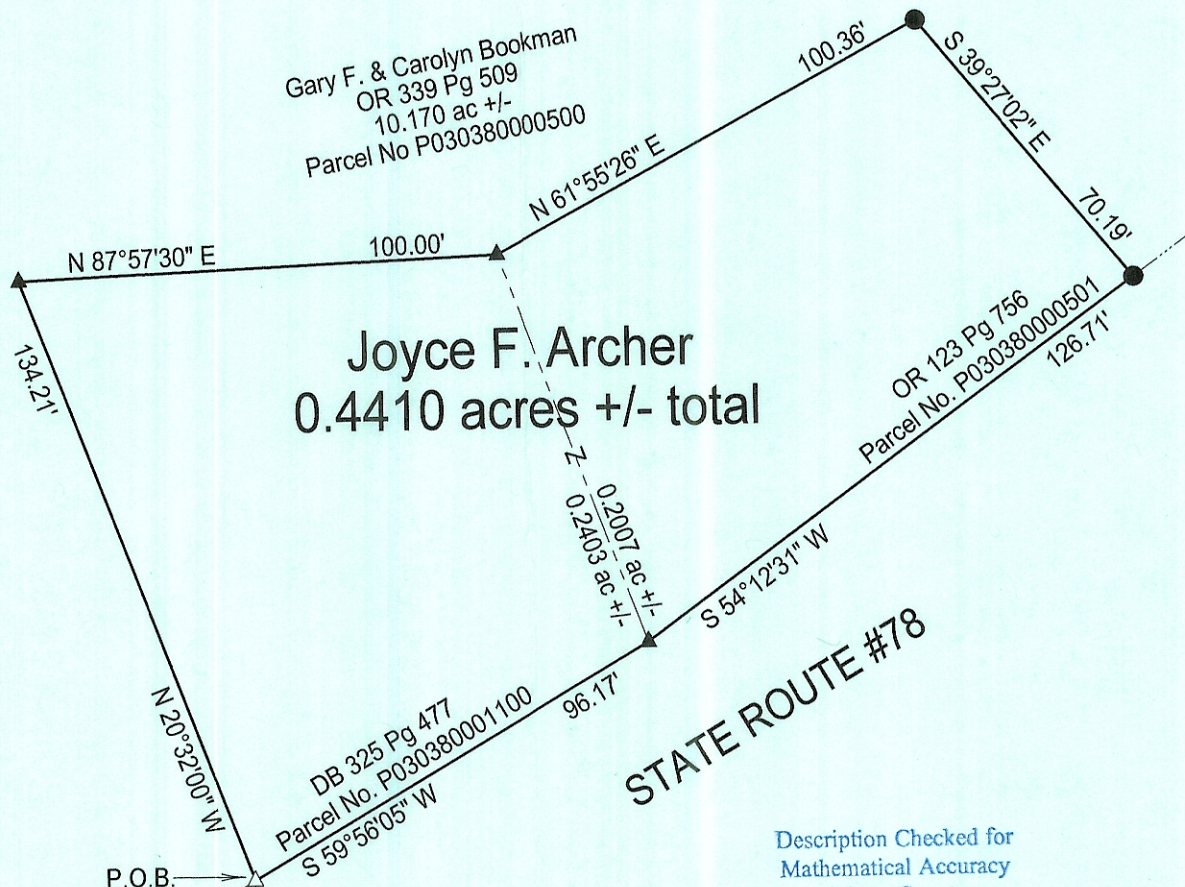
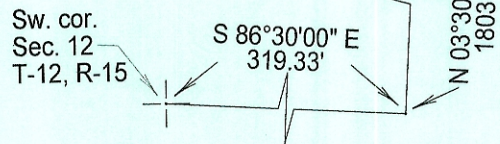
BEING A PART OF SECTION 12, TOWNSHIP-12, RANGE-15, YORK TOWNSHIP, CITY OF NELSONVILLE, ATHENS COUNTY, STATE OF OHIO

**LEGEND**

- △ 5/8" iron pin set w/ I.D. cap (CTS-6844)
- ▲ 5/8" iron pin (f)
- 1/2" iron pin (f)
- point

REFERENCES  
 Current Tax Plats  
 Previous surveys  
 Deeds: as noted  
 Aerial Photographs  
 U.S.G.S. Topo Maps  
 Athens County GIS

Surveyed & platted by:  
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 Ohio Professional Surveyor No 6844  
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 740-949-2524  
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Gary F. & Carolyn Bookman  
 OR 339 Pg 509  
 10.170 ac +/-  
 Parcel No P030380000500

Joyce F. Archer  
 0.4410 acres +/- total

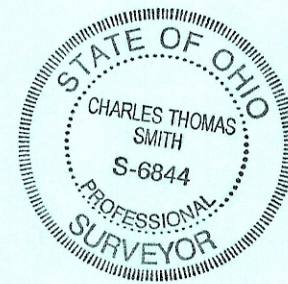
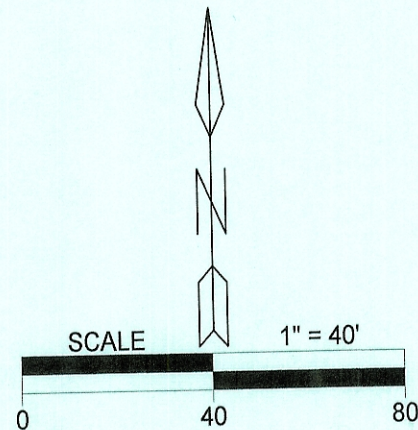
OR 123 Pg 756  
 Parcel No. P030380000501

STATE ROUTE #78

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Priscilla Williams*  
 DATE: 8/31/18

Plat prepared from an actual survey made on the 28th day of August, 2018 by,

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



Note: Bearings are assumed and are for the determination of angles only.

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