

EXHIBIT "A"
(1.564 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Duane Richard Covert and Lana June McGrath as recorded in Official Record 326, Page 88 of the Athens County Recorder's Office, said tract being situated in the northwest quarter of the northwest quarter of Section 13, T-12-N, R-15-W, York Township, Athens County, State of Ohio and being more particularly described as follows;

Beginning for reference on a found stone monument located on the northeast quarter of the northwest quarter of the northwest quarter of Section 13, said stone monument also being the northeast corner of a 10.00 acre tract (Official Record 316, Page 1210);

Thence along the east line of the northwest quarter of the northwest quarter of Section 13 and the property line of the 10.00 acre tract, South 04° 14' 32" West a distance of 435.59 feet to a stone monument found;

Thence leaving the east line of the northwest quarter of the northwest quarter of Section 13 and continuing along the property line of the 10.00 acre tract, North 86° 29' 50" West a distance of 441.04 feet to a 5/8" iron pin with a plastic identification cap set being the **principal place of beginning** of the tract herein described;

Thence leaving the property line of the 10.00 acre tract and along the grantor's property line the following two (2) courses:

1. South 03° 30' 09" West a distance of 220.20 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. North 86° 29' 50" West, passing a 5/8" iron pin with a plastic identification cap set at 216.67 feet, going a total distance of 246.67 feet to a railroad spike set in the center of Spice Lick Road (Township Road 267);

Thence along the center of Spike Lick Road the following four (4) courses:

1. North 17° 46' 27" West a distance of 41.39 feet to a point,
2. North 25° 54' 05" West a distance of 40.50 feet to a point,
3. North 31° 05' 01" West a distance of 60.61 feet to a point, and;
4. North 32° 23' 09" West a distance of 119.05 feet to a railroad spike set on the southwest corner of the above mentioned 10.00 acre tract (Official Record 306, Page 1210);

Thence leaving the center of Spice Lick Road and along the property line of the 10.00 acre tract, South 86° 29' 50" East, passing a 1" iron pipe found at 16.27 feet, going a total distance of 385.77 feet to the **principal place of beginning**, containing **1.564 acres** more or less and being subject to the right of way of Spice Lick Road (Township Road 267) and all other legal easements of record.

Being all of Auditor's Parcel I.D. P010010044600 a 1.00 acre tract (**1.046 acres as surveyed**).

Being all of Auditor's Parcel I.D. P010010044601 a 0.48 acre tract (**0.518 acres as surveyed**).

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

Bearings are based on GPS observations taken December 12, 2018 utilizing the ODOT Cors VRS (Virtual Reference System) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 13, 2018, [AT1801].

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

DEC 21 2018

Jill Thompson
Athens County Auditor

Paul Sharrett



EXHIBIT "A"
(10.538 ACRE TRACT)

Being a tract of land that is now or formerly in the name of Duane Richard Covert and Lana June McGrath as recorded in Official Record 326, Page 88 of the Athens County Recorder's Office, said tract being situated in the northwest quarter of the northwest quarter of Section 13, T-12-N, R-15-W, York Township, Athens County, State of Ohio and being more particularly described as follows;

Beginning for reference on a found stone monument located on the northeast quarter of the northwest quarter of the northwest quarter of Section 13, said stone monument also being the northeast corner of a 10.00 acre tract (Official Record 316, Page 1210);

Thence along the east line of the northwest quarter of the northwest quarter of Section 13 and the property line of the 10.00 acre tract, South 04° 14' 32" West a distance of 435.59 feet to a stone monument found being the **principal place of beginning** of the tract herein described;

Thence leaving the property line of the 10.00 acre tract and continuing east line of the northwest quarter of the northwest quarter of Section 13, South 04° 43' 44" West a distance of 889.85 feet to a stone monument found on the southeast corner of the northwest quarter of the northwest quarter of Section 13;

Thence along the south line of the northwest quarter of the northwest quarter of Section 13, North 86° 07' 48" West, passing a 5/8" iron pin with a plastic identification cap set at 281.80 feet, going a total distance of 331.80 feet to a railroad spike set in the center of Spice Lick Road (Township Road 267);

Thence along the center of Spice Lick Road the following nine (9) courses:

1. North 28° 24' 57" West a distance of 125.39 feet to a point,
2. North 32° 46' 39" West a distance of 208.66 feet to a point,
3. North 29° 58' 39" West a distance of 74.44 feet to a point,
4. North 28° 40' 09" West a distance of 49.36 feet to a point,
5. North 22° 17' 35" West a distance of 48.40 feet to a point,
6. North 15° 28' 31" West a distance of 49.26 feet to a point,
7. North 10° 04' 50" West a distance of 47.93 feet to a point,
8. North 06° 31' 56" West a distance of 110.36 feet to a point, and;
9. North 12° 11' 31" West a distance of 45.08 feet to a railroad spike set;

Thence leaving the center of Spice Lick Road and along the grantor's property line the following two (2) courses:

1. South 86° 29' 50" East, passing a 5/8" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 246.67 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. North 03° 30' 09" East a distance of 220.20 feet to a 5/8" iron pin with a plastic identification cap set on the southwest corner of the above mentioned 10.00 acre tract (Official Record 306, Page 1210);

[continued on page 2]

EXHIBIT "A"

Thence along the property line of the 10.00 acre tract, South 86° 29' 50" East a distance of 441.04 feet to the **principal place of beginning**, containing **10.538 acres** more or less and being subject to the right of way of Spice Lick Road (Township Road 267) and all other legal easements of record.

Being all of Auditor's Parcel I.D. P010010044700 a 11.15 acre tract (**10.538 acres as surveyed**).

All iron pins set being 5/8" x 30" with a plastic identification cap stamped "SHARRETT-8019".

Bearings are based on GPS observations taken December 12, 2018 utilizing the ODOT Cors VRS (Virtual Reference System) and are to be used to denote angles only.

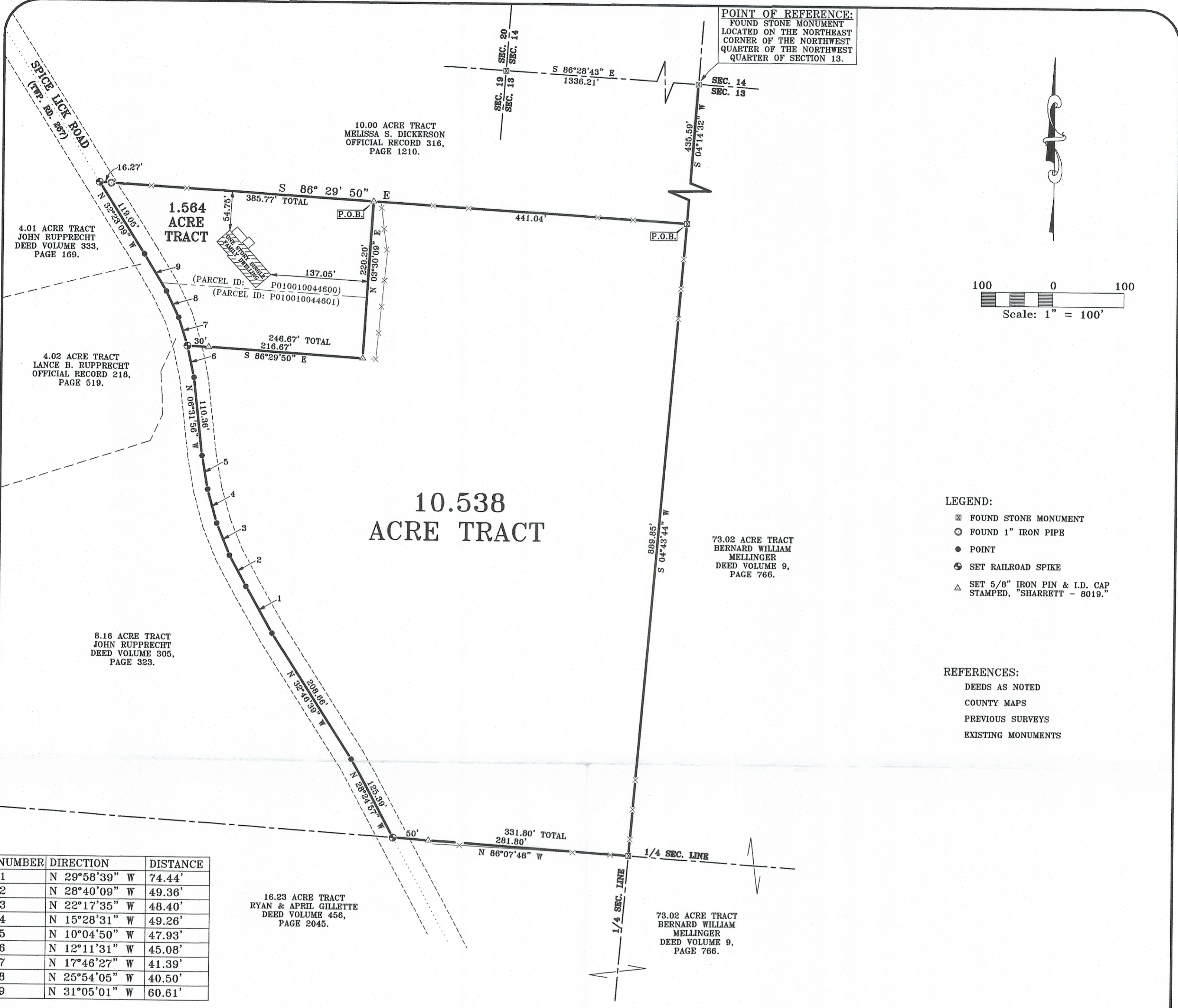
The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, December 13, 2018, [AT1801].



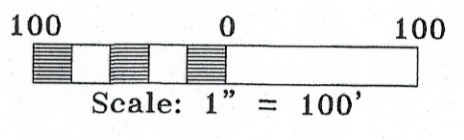
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 21 2018

Jill Thompson
Athens County Auditor



POINT OF REFERENCE:
 FOUND STONE MONUMENT
 LOCATED ON THE NORTHEAST
 CORNER OF THE NORTHWEST
 QUARTER OF SECTION 13.



- LEGEND:**
- ☒ FOUND STONE MONUMENT
 - FOUND 1" IRON PIPE
 - POINT
 - ⊕ SET RAILROAD SPIKE
 - △ SET 5/8" IRON PIN & I.D. CAP STAMPED, "SHARRETT - 8019."

- REFERENCES:**
- DEEDS AS NOTED
 - COUNTY MAPS
 - PREVIOUS SURVEYS
 - EXISTING MONUMENTS

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| 1 | N 29°58'39" W | 74.44' |
| 2 | N 28°40'09" W | 49.36' |
| 3 | N 22°17'35" W | 48.40' |
| 4 | N 15°28'31" W | 49.26' |
| 5 | N 10°04'50" W | 47.93' |
| 6 | N 12°11'31" W | 45.08' |
| 7 | N 17°46'27" W | 41.39' |
| 8 | N 25°54'05" W | 40.50' |
| 9 | N 31°05'01" W | 60.61' |

NOTES:

BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF DUANE RICHARD COVERT & LANA JUNE McGRATH AS RECORDED IN OFFICIAL RECORD 326, PAGE 88 OF THE ATHENS COUNTY RECORDER'S OFFICE.

1.564 ACRE TRACT:

BEING ALL OF AUDITOR'S PARCEL I.D. P010010044600, A 1.00 ACRE TRACT (1.046 ACRES AS SURVEYED).
 BEING ALL OF AUDITOR'S PARCEL I.D. P010010044601, A 0.48 ACRE TRACT (0.518 ACRES AS SURVEYED).

10.538 ACRE TRACT:

BEING ALL OF AUDITOR'S PARCEL I.D. P010010044700, AN 11.15 ACRE TRACT (10.538 ACRES AS SURVEYED).

ALL 5/8" x 30" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE STAMPED, "SHARRETT - 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN DECEMBER 12, 2018 USING THE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM) NETWORK AND ARE TO BE USED TO DENOTE ANGLES ONLY.

THIS PLAT IS NOT VALID WITHOUT THE BLUE INK SEAL LOCATED NEAR THE BOTTOM RIGHT OF THIS PAGE.

MORTGAGE LOCATION FOR 1.564 ACRE TRACT:

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO.

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, PLEASE REFER TO THE BOUNDARY SECTION OF THIS SURVEY PLAT.

THIS PLAT MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Paul Sharrett*
 DATE: 12/20/18

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 13th DAY OF DECEMBER, 2018 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

Paul Sharrett
 PAUL SHARRETT
 PROFESSIONAL SURVEYOR No. 8019

THIS PLAT IS NOT VALID WITHOUT BLUE INK SEAL BELOW:



P.S. PS SURVEYING

740-775-3548
 800-848-3548

PAUL SHARRETT
 PROFESSIONAL SURVEYOR
 14 S. PAINT ST. (SUITE 24)
 CHELLOCOHE, OHIO 45601

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

| SHEET | REVISIONS |
|--------|-----------------|
| AT1801 | N.R.S. 12/13/18 |

FOR: DUANE RICHARD COVERT & LANA JUNE McGRATH
 C/O LCNB NATIONAL BANK

SITUATED IN THE NORTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 13, T-12-N, R-15-W,
 YORK TOWNSHIP, ATHENS COUNTY,
 STATE OF OHIO.

FILENAME: AT1801.DWG