

Exhibit A
23.75 Acres

Description of a tract of land situate Ohio Company Purchase, Town 6, Range 13, Section 12, Ames Township, Athens County, Ohio.
Being part of the lands transferred by Affidavit for Transfer of Real Estate, Tamara Lynn Spencer, and Deborah Jean Withem, Official Record Book 538, pages 1780-1782.

Commencing at an iron pin set at the southeast corner of said Section 12;
Thence N03°08'36"E 118.47 feet along the east boundary of Section 12 to a point in the center of County Road 39 (Wrightstown Rd.) and being the point of beginning of the tract herein described;

- 1.) Thence N03°08'36"E 1629.68 feet along the east boundary of Section 12, being a common boundary to Spencer 538-1780, Jackson 329-439, and Abbott 540-494 to an iron pin found capped Branner 6805, passing an iron pin set at 40.00 feet, an iron pin found at 534.58 feet and an iron pin set at 957.00 feet;
- 2.) Thence N86°27'16"W 884.00 feet along a common boundary to Spencer and Abbott 540-494 to a point in the center of County Rd. 39, passing an iron pin found at 853.52 feet;
- 3.) Thence S02°36'07"W 181.23 feet to a point in the center of County Rd. 39;
- 4.) Thence S11°54'37"E 183.15 feet to a point in the center of County Rd. 39;
- 5.) Thence S20°10'56"E 132.50 feet to a point in the center of County Rd. 39;
- 6.) Thence S14°28'47"E 96.80 feet to a point in the center of County Rd. 39;
- 7.) Thence S04°27'34"E 85.80 feet to a point in the center of County Rd. 39;
- 8.) Thence S04°26'23"W 225.97 feet to a point in the center of County Rd. 39;
- 9.) Thence S05°44'32"E 108.45 feet to a point in the center of County Rd. 39;
- 10.) Thence S31°23'13"E 83.09 feet to a point in the center of County Rd. 39;
- 11.) Thence S46°38'37"E 894.18 feet to the point of beginning containing a total of 23.75 acres.

Plat of survey is attached herewith and made a part thereof.
Being subject to all prior easements, rights-of-way, and covenants of record.
Iron Pins set are 30 inch length of number 5 rebar capped NEWMAN PS-8043.
Survey completed on March 21, 2018.


Charles T. Newman
Registered Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



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

MAR 22 2018

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 23.75 Acres and 26.29 Acres.
Situatate Ohio Company Purchase Town 6, Range 13, Section 12,
Ames Township, Athens County, Ohio.
Being all of the lands transferred by Affidavit for Transfer of Real Estate,
Tamara Lynn Spencer, and Deborah Jean Withem,
Official Record Book 538, pages 1780-1782.



Charles T. Newman
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Surveyed March 2018

Richmond
307-479

Abbott
540-494

S 86°27'16" E
362.83'

N 86°27'16" W
884.00'

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S02°36'07"W | 181.23 |
| L2 | S11°54'37"E | 183.15 |
| L3 | S20°10'56"E | 132.50 |
| L4 | S14°28'47"E | 96.80 |
| L5 | S04°27'34"E | 85.80 |
| L6 | S04°26'23"W | 225.97 |
| L7 | S05°44'32"E | 108.45 |
| L8 | S31°23'13"E | 83.09 |
| L9 | S46°38'37"E | 894.18 |

- ▲ Railroad Spike Set
- Iron Pin Found
- Iron Pin Set
- Notched Stone Found

23.75 ACRES

26.29 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Deborah Withem*
DATE: 3/21/18

Section 12 N 86°31'10" W
Section 11 1245.97'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Holdcroft
478-340
N 03°06'55" E
1749.57'

+957.00'
N 03°08'36" E
1629.68'

Abbott
540-494

+534.58'
Section 12
Section 6

Jackson
329-439

S 03°08'36" W
118.47' POB

+40.00'

+52.83'

+107.13'

SE
Corner
Section 12