


Exhibit A  
Description of 6.380 Acres

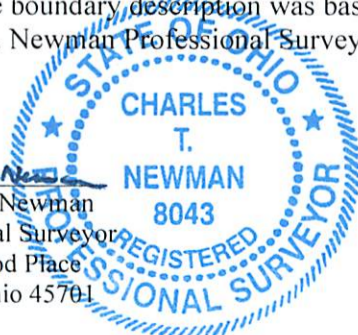
Description of a parcel of land situate the Ohio Company Purchase Town 9, Range 14, Lease Lot 108, Pruden's Lot No. 95, Auditor's Section 23, Athens Township, Athens County, Ohio. Being all of the lands deeded to John E. Reeves and Roseann Reeves, Official Record Book 468, pages 1221-1225, Auditor Parcel: A040020023400, and being more fully described as follows:

Commencing at a point at said northeast corner of Lease Lot 107, Pruden's Number 133; Thence N03°21'54"E 211.61 feet to an iron pin found at the point of beginning of the parcel herein described;

- 1.) Thence N69°22'33"W 499.40 feet along a common boundary to Reeves 18-769 and Martin 184-769 to an iron pin found;
- 2.) Thence N69°22'33"W 125.00 feet along a 0.271 acre parcel to an iron pin set;
- 3.) Thence N29°00'00"E 13.50 feet along a common boundary to Nellis 519-103 to an iron pin found;
- 4.) Thence N18°56'42"E 75.99 feet along a common boundary to Vance 184-769 to an iron pin found;
- 5.) Thence N76°58'50"W 105.09 feet along said common boundary to an iron pin found;
- 6.) Thence N32°37'43"E 45.30 feet along the eastern right-of-way of State Rt. 682 to an iron pin found;
- 7.) Thence N38°05'46"E 41.28 feet along the eastern right-of-way of State Rt. 682 to an iron pin found;
- 8.) Thence S53°41'51"E 106.03 feet along a common boundary to NDS Properties 466-1508 to an iron pin set;
- 9.) Thence N36°18'09"E 68.00 feet along said common boundary to an iron pin set;
- 10.) Thence N53°30'00"W 34.30 feet along said common boundary to an iron pin set;
- 11.) Thence N31°40'44"E 44.35 feet along said common boundary to an iron pin set;
- 12.) Thence N39°27'08"E 147.99 feet along the eastern right-of-way of State Rt. 682 to an iron pin found;
- 13.) Thence N25°33'11"E 90.32 feet along the eastern right-of-way of State Rt. 682 to an iron pin found;
- 14.) Thence S85°26'25"E 388.51 feet along a common boundary to Wymer 386-2178 to an iron pin set;
- 15.) Thence S03°21'54"W 614.04 feet along a common boundary to Birchfield 277-1181 to the point of beginning containing a total of 6.380 acres.

Plat of Survey is attached herewith and made a part thereof.  
Subject to all easements, rights-of-way, covenants and agreements of record.  
Iron pins set are #5 rebar of 30 inches capped NEWMAN 8043.  
Basis of bearings being ODOT ATH-682-3.00 199/204  
A true meridian has NOT been determined.  
The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on June 18, 2019.

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



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

JUN 19 2019

Jill Thompson  
Athens County Auditor

Point	Bearing	Distance	Northing	Easting	Elevation
Database opened by owner: Tuesday, June 18, 2019 12:20 PM.					
Assigned Point					
1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	69.2233NW	499.40			
TR	N 69° 22' 33" W	499.40			
2			5175.90688	4532.60602	
Raw:	69.2233NW	125.00			
TR	N 69° 22' 33" W	125.00			
3			5219.93643	4415.61714	
Raw:	29.0000NE	13.50			
TR	N 29° 00' 00" E	13.50			
4			5231.74380	4422.16207	
Raw:	18.5642NE	75.99			
TR	N 18° 56' 42" E	75.99			
5			5303.61747	4446.83301	
Raw:	76.5850NW	105.09			
TR	N 76° 58' 50" W	105.09			
6			5327.29232	4344.44449	
Raw:	32.3743NE	45.30			
TR	N 32° 37' 43" E	45.30			
7			5365.44323	4368.86986	
Raw:	38.0546NE	41.28			
TR	N 38° 05' 46" E	41.28			
8			5397.92963	4394.33890	
Raw:	53.4151SE	106.03			
TR	S 53° 41' 51" E	106.03			
9			5335.15475	4479.78873	
Raw:	36.1809NE	68.00			
TR	N 36° 18' 09" E	68.00			
10			5389.95611	4520.04802	
Raw:	53.3000NW	34.30			
TR	N 53° 30' 00" W	34.30			
11			5410.35853	4492.47573	
Raw:	31.4044NE	44.35			
TR	N 31° 40' 44" E	44.35			
12			5448.10059	4515.76649	
Raw:	39.2708NE	147.99			
TR	N 39° 27' 08" E	147.99			
13			5562.37177	4609.80445	
Raw:	25.3311NE	90.32			
TR	N 25° 33' 11" E	90.32			
14			5643.85723	4648.76369	
Raw:	85.2625SE	388.51			
TR	S 85° 26' 25" E	388.51			
15			5612.97139	5036.04406	
Raw:	03.2154SW	614.04			
TR	S 3° 21' 54" W	614.04			
16			4999.99007	5000.00201	
IN	N 11° 28' 20" W	0.01			
1			5000.00000	5000.00000	

Area = 277916.50 Sq Feet or 6.38 Acres more or less

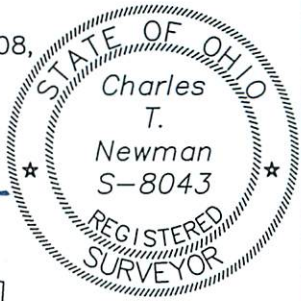
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

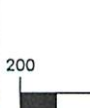
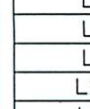
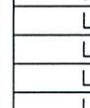
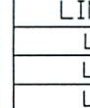
Plat of Survey of 6.380 Acres,  
Situata Ohio Company Purchase, Town 9, Range 14, Lease Lot 108,  
Pruden's 95, Section 23, Athens Township, Athens County, Ohio.  
Being the lands deeded to John E. Reeves and Roseann Reeves,  
Official Record Book 468, pages 1221-1225,  
Parcel A040020023400.



Basis of Bearings:  
ODOT Hwy. Plans  
ATH-682-3.00 199/204  
A True Meridian as NOT been determined



SR-682 ROW

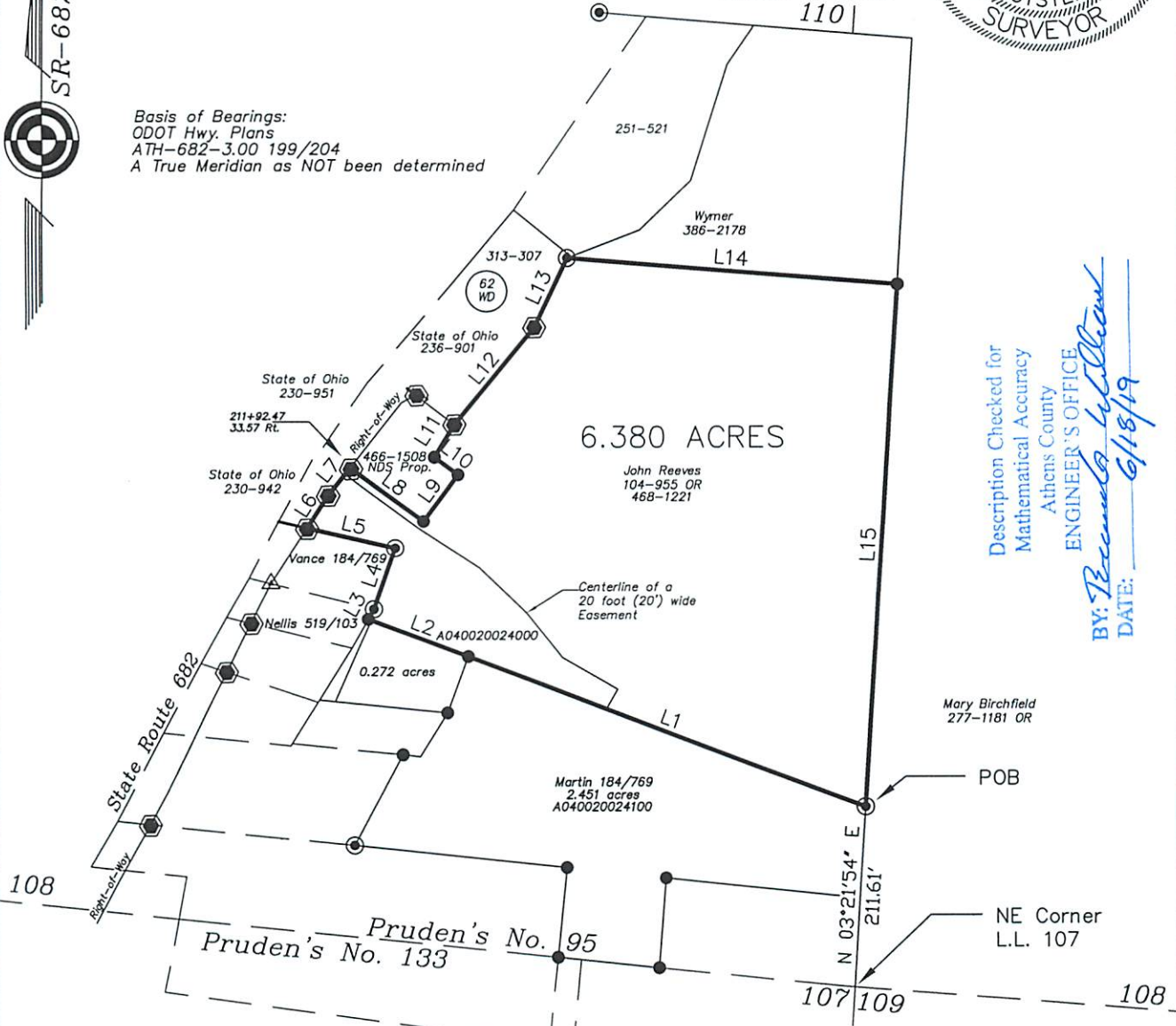


6.380 ACRES

John Reeves  
104-955 OR  
468-1221

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brenda Williams*  
DATE: 6/18/19



LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°22'33"W	499.40
L2	N69°22'33"W	125.00
L3	N29°00'00"E	13.50
L4	N18°56'42"E	75.99
L5	N76°58'50"W	105.09
L6	N32°37'43"E	45.30
L7	N38°05'46"E	41.28
L8	S53°41'51"E	106.03
L9	N36°18'09"E	68.00
L10	N53°30'00"W	34.30
L11	N31°40'44"E	44.35
L12	N39°27'08"E	147.99
L13	N25°33'11"E	90.32
L14	S85°26'25"E	388.51
L15	S03°21'54"W	614.04

- ▲ Railroad Spike Found
- ▲ Railroad Spike Set
- Iron Pin Found
- Iron Pin Set NEWMAN
- Stone Found
- ⬢ ODOT Alum.capped Pin

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.