

EXHIBIT A

Description of 1.373 Acres

Description of a tract of land situate the Ohio Company Purchase Town 9, Range 14, Farm Lot 124, Section 27, Athens Township, Athens County, Ohio.
Being all of the lands deeded to Nancy C. Graves,
Official Record Book 170, page 145.
Auditor Parcels A010010073800 and A010010073900,
and being more fully described as follows:

Commencing at a point at the northwest corner of said Farm Lot 124;
Thence S04°00'00"W 1549.02 feet to a point;
Thence S86°30'00"E 840.31 feet to a point;
Thence S61°19'00"E 390.40 feet to an iron pin found at the point of beginning of the tract herein described;

- 1.) Thence N35°38'07"E 184.52 feet along a common boundary to Graves 170-145 and Wharton 548-980 to an iron pin found;
- 2.) Thence S56°16'41"E 105.23 feet along a common boundary to Graves 170-145 and Dille 287-498 to an iron pin found;
- 3.) Thence S54°33'17"E 108.54 feet along said common boundary to an iron pin found;
- 4.) Thence S47°11'52"E 138.85 feet along said common boundary to an iron pin found;
- 5.) Thence S71°06'18"E 84.30 feet along said common boundary to a point, passing an iron pin set at 69.30 feet;
- 6.) Thence S61°59'10"W 149.51 feet along the right-of-way of State Rt. 56 to an iron pin set;
- 7.) Thence N63°53'19"W 370.95 feet, passing iron pins set at 151.14 feet and 254.33 feet to the point of beginning containing a total of 1.373 acres.

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

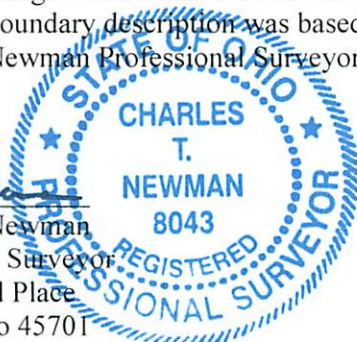
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings was derived from ODOT highway plans.

The above boundary description was based on an actual field survey and completed by Charles T. Newman Professional Surveyor Registered PS-8043 on May 29, 2019.

Charles T. Newman
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

MAY 29 2019

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

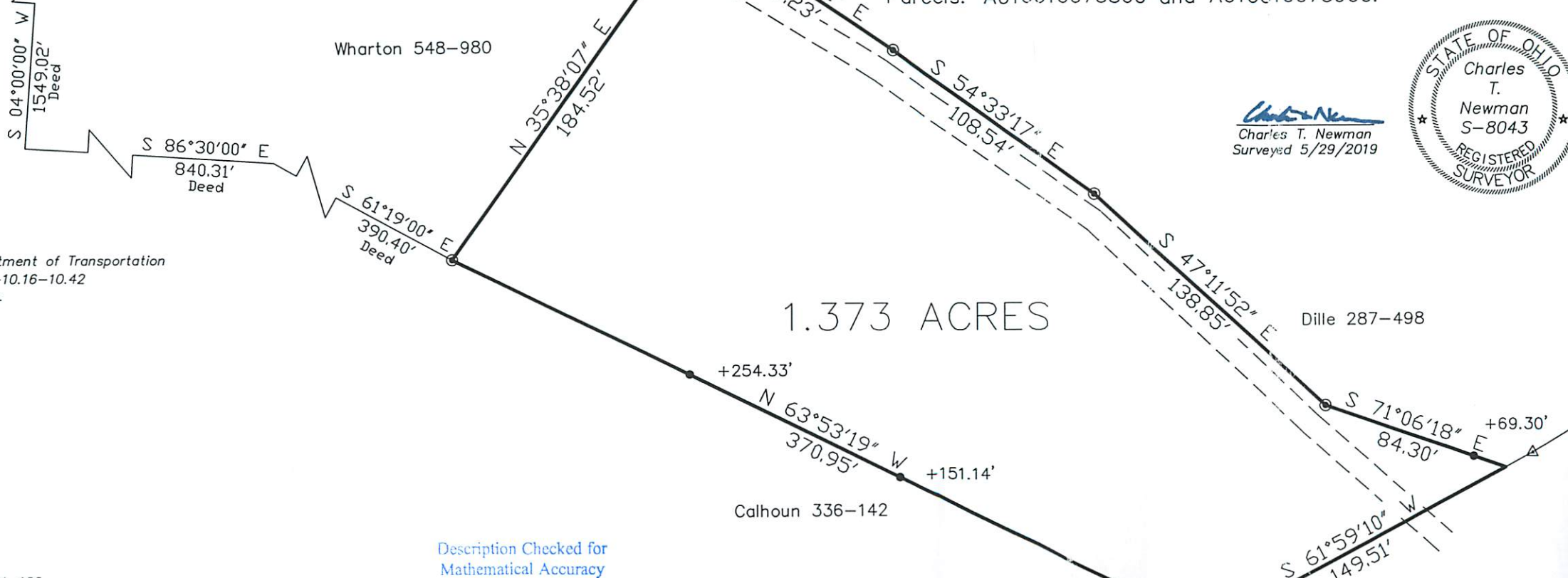
66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 1.373 Acres
Situate Ohio Company Purchase Town 9, Range 14, Farm Lot 124,
Auditor Section 27, Athens Township, Athens County, Ohio.
Being all of the lands deeded to Nancy C. Graves,
Official Record Book 170, page 145.
Parcels: A010010073800 and A010010073900.



Northwest Corner
Farm Lot 124



Basis of Bearings Ohio Department of Transportation
ATH-56-10.62 Now ATH-56-10.16-10.42
Parsons Brinckerhoff Ohio, Inc.

1.373 ACRES

- ⊙ Post
- △ Iron Pin Found ODOT
- Iron Pin Set
- ⊙ Iron Pin Found # 5

Right-Way Easement OR 174-199
Width of 20 feet from where installed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert Williams*
DATE: *5/29/19*

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Athens Lawn 23-435

ATH-56-10.62
Parcel No. 1WD
OR 155-18

St. Rt. 56
Centerline