

Exhibit A
0.259 Acres

Description of a tract of land situate Ohio Company Purchase, Town 12, Range 15, Section 12, York Township, Athens County, Ohio.
Being all of Lot 111 and the south half of Lot 110 of Record Plat of the Village of Buchtel, Ohio 1883, Plat found on record at the Athens County Recorder's Office Envelope 106A.
Deeded to Mary J. Dupler of Official Record Book 457, pages 1302-1303 and being more fully described as follows:

Beginning at an iron pin set at the southeast corner of said Lot 111 of the Village of Buchtel;

- 1.) Thence S89°35'06"W 149.82 feet along the north boundary of Wagner Street to an iron pin set;
- 2.) Thence N00°24'54"W 75.24 feet along the east boundary of Elm Alley to an iron pin set;
- 3.) Thence N89°35'06"E 149.82 feet along the south boundary of Ritz 322-97 to an iron pin set;
- 4.) Thence S00°24'54"E 75.24 feet along the west boundary of Second Street to the point of beginning containing a total of 0.259 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.

Basis of all bearings was derived from the denoted west boundary of Second Street.

A True Meridian has NOT been determined.

Iron Pins set are 30-inch length of number 5 rebar capped NEWMAN PS-8043.

Survey completed by Charles T. Newman, Registered Professional Surveyor 8043 on April 15, 2019.


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

APR 23 2019

Jill Thompson
Athens County Auditor

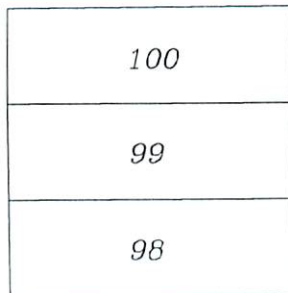
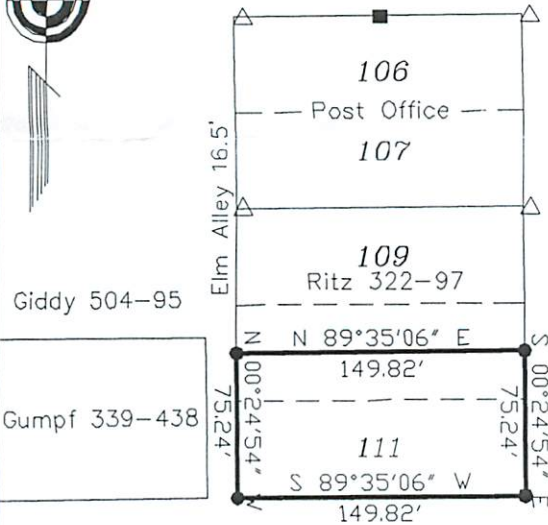


Plat of Survey of 0.259 Acres
Situat Ohio Company Purchase Town 12, Range 15, Section 12,
York Township, Athens County, Ohio.
Being Lot 111 and the south half of Lot 110 of
Record Plat of the Village of Buchtel, Ohio 1883 (Envelope 106A)
Official Record Book 457, page 1302-1303.
Surveyed April 17, 2019
Auditor Parcels: P020050012100 and P020050012200



Charles T. Newman
Charles T. Newman

A True Meridian has NOT been determined



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bernard J. Miller*
DATE: 4/23/19

Wagner Street 50.16'



- Iron Pin Found capped Highland
- △ Iron Pin Found capped Seymour
- ▲ Iron Pin Found capped Behya 6139
- ▲ Iron Pin Found capped Roman 6461
- ◎ Iron Pin Found capped Price 8362
- Iron Pin Set capped Newman 8043
- Rebar in Concrete

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.