

Exhibit A
24.707 Acres

Description of a tract of land situate Ohio Company Purchase, Town 5, Range 13, Section 32, Canaan Township, Athens County, Ohio.

Deeded to Randall N. Wagner and Renee D. Wagner, Official Record Book 550, pages 2286-2289, Parcel E0200200009500, and being more fully described as follows:

Commencing at a stone found at the northwest corner of the Northeast Quarter of said Section 32; Thence S00°03'17"E 265.26 feet to an iron pin set at the point of beginning of the parcel herein described;

- 1.) Thence S00°03'17"E 1599.87 feet along a common boundary to Wagner 550-2286, Morrison 469-890 and Barr 252-1711 to a one-inch iron pipe found;
- 2.) Thence S66°39'52"W 462.04 feet along a common boundary to Wagner 550-2286 and Baxter 27-863 to a point in the center of County Road 25, Long Run Rd., passing an iron pin set at 395.38 feet;
- 3.) Thence N14°04'58"W 175.75 feet to a point in the center of County Rd. 25;
- 4.) Thence N35°09'29"W 113.23 feet to a point in the center of County Rd. 25;
- 5.) Thence N32°05'38"W 102.78 feet to a point in the center of County Rd. 25;
- 6.) Thence N12°21'11"W 172.92 feet to a point in the center of County Rd. 25;
- 7.) Thence N13°01'09"W 129.41 feet to a point in the center of County Rd. 25;
- 8.) Thence N20°12'39"W 197.03 feet to a point in the center of County Rd. 25;
- 9.) Thence N24°05'15"W 126.97 feet to a point in the center of County Rd. 25;
- 10.) Thence N34°15'40"W 97.44 feet to a point in the center of County Rd. 25;
- 11.) Thence N35°47'36"W 198.74 feet to a point in County Rd. 25;
- 12.) Thence N57°50'23"E 132.00 along a common boundary to Wagner 550-2286 and Tippie 43-614 to a two-inch iron pipe found, passing an iron pin set at 24.75 feet;
- 13.) Thence N47°39'31"E 105.16 feet along said common boundary to a two-inch iron pipe found;
- 14.) Thence N54°07'53"E 146.29 feet along said common boundary to a two-inch iron pipe found;
- 15.) Thence N47°16'45"E 263.58 feet along said common boundary to a two-inch iron pipe found;
- 16.) Thence N46°32'39"E 195.81 feet along said common boundary to a two-inch iron pipe found;
- 17.) Thence N38°49'12"E 89.91 feet along a common boundary to Wagner 550-2286 and Bruce 295-2566 to a two-inch iron pipe found;
- 18.) Thence S86°25'53"E 242.71 feet along a common boundary to Wagner 550-2286 and Arnold 515-819 to the point of beginning containing a total of 24.707 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 east boundary of said parcel being from a prior survey.

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 March 26, 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

MAR 26 2019

Jill Thompson
Athens County Auditor

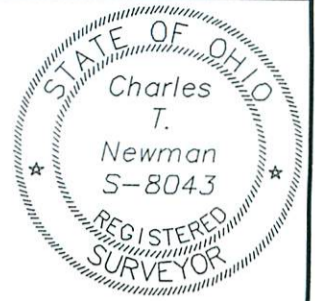
C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

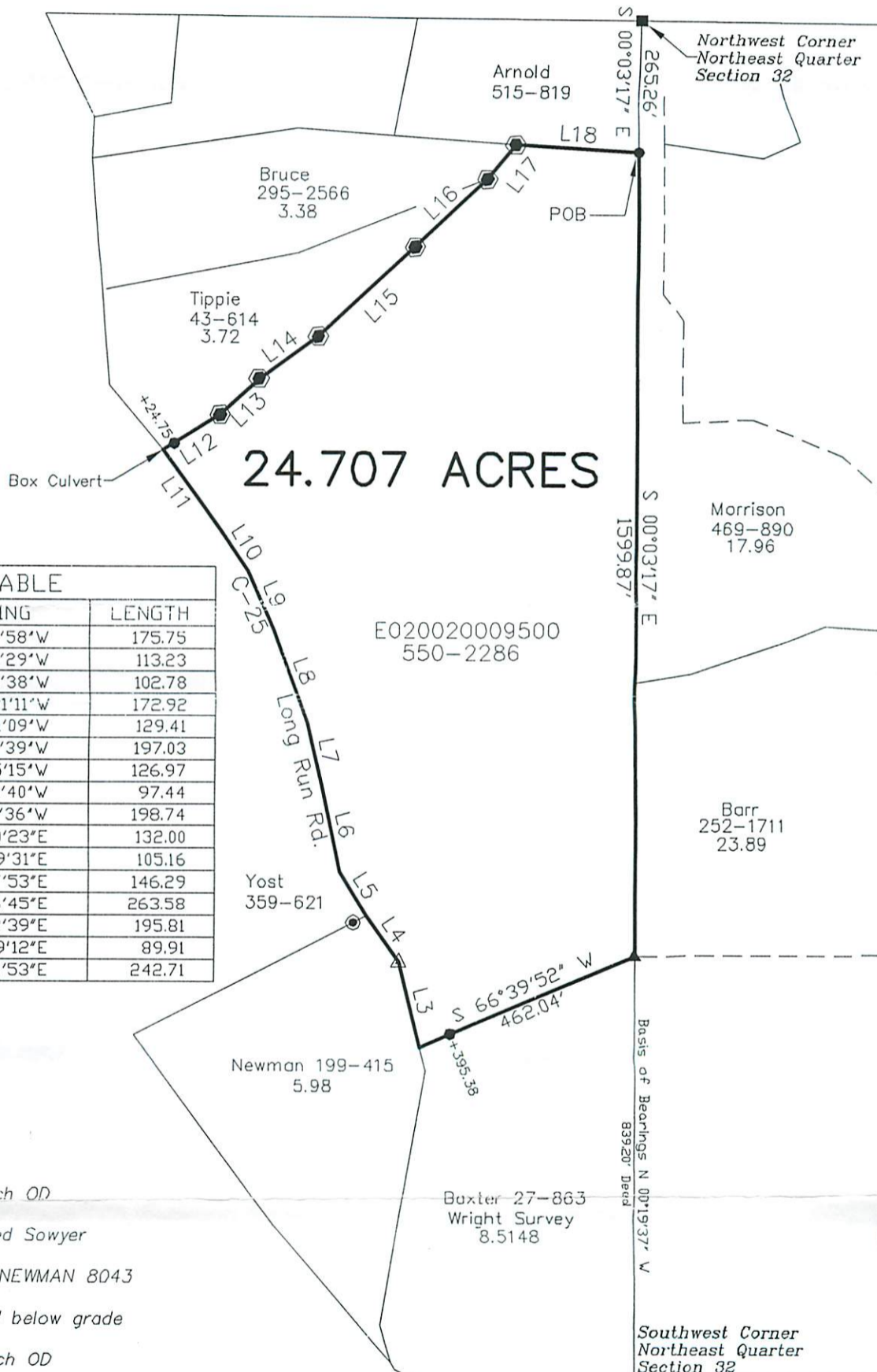
Plat of Survey of 24.707 Acres
Situate Ohio Company Purchase Town 5, Range 13, Section 32,
Canaan Township, Athens County, Ohio.
Deeded to Randall N. Wagner and Renee D. Wagner,
Official Record Book 550, pages 2286-2289.
Parcel E020020009500



Charles T. Newman
Charles T. Newman

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Renee D. Wagner*
DATE: 3/26/19



24.707 ACRES

E020020009500
550-2286

LINE TABLE		
LINE	BEARING	LENGTH
L3	N14°04'58"W	175.75
L4	N35°09'29"W	113.23
L5	N32°05'38"W	102.78
L6	N12°21'11"W	172.92
L7	N13°01'09"W	129.41
L8	N20°12'39"W	197.03
L9	N24°05'15"W	126.97
L10	N34°15'40"W	97.44
L11	N35°47'36"W	198.74
L12	N57°50'23"E	132.00
L13	N47°39'31"E	105.16
L14	N54°07'53"E	146.29
L15	N47°16'45"E	263.58
L16	N46°32'39"E	195.81
L17	N38°49'12"E	89.91
L18	S86°25'53"E	242.71

- ▲ Railroad Spike Found
- ▲ Iron Pipe Found 1 Inch OD
- Iron Pin Found capped Sawyer
- Iron Pin Set capped NEWMAN 8043
- Notched Stone Found below grade
- Iron Pipe Found 2 Inch OD

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.