

EXHIBIT A

Description of a 5.102 Acre Tract

Situated in Section 34, T.4, R.13, Lodi Township, Athens County, Ohio and being part of Parcels J010010041700 & J010010041900 as described in Volume 339, Page 171 of the Deed Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 16 (Pleasanton Road) which bears N 70°01'33" W, 1210' (calculated) from the Southeast corner of Section 34

Thence along said road the following three (3) courses:

- (1) N 51° 40' 19" W, 66.11 feet to a point;
- (2) N 70° 47' 44" W, 80.67 feet to a point;
- (3) N 85° 00' 54" W, 322.11 feet to a point;

Thence leaving said road and along new lines created by this survey the following three (3) courses:

- (1) N 04° 34' 56" E, 480.61 feet to an iron pin set, passing an iron pin set at 25.84 feet;
- (2) S 85° 23' 46" E, 455.03 feet to an iron pin set;
- (3) S 04° 34' 17" W, 539.79 feet to the Point of Beginning, passing an iron pin set at 511.75 feet and **containing 5.102 acres total**, of which 4.618 acres are contained within Parcel J010010041700 and 0.484 acres are contained within J010010041900.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed March, 2021 by

Jeb Branner, S.I., under the supervision of:

John M. Branner P.S. 6805

John M. Branner



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

MAR 04 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Eric S. 819*
DATE: *3/4/2021*

Jeffers
Franklin C Jr & Donna
339-171 DR
J010010041700



S 85°23'46" E
455.03'

N 04°34'56" E
480.61'

5.102 Acres Total

J010010041700: 4.618 ac
J010010041900: 0.484 ac

Jeffers
Franklin C Jr & Donna
339-171 DR
J010010041900

S 04°34'17" W
539.79'

+25.84'

N 85°00'54" W
322.11'

P.O.B.

N: 451489.91, E: 2093329.32
bears N 70°01'33" W, 1210' (calculated)
from the Southeast corner of Section 34

N 70°47'44" W
80.67'

+511.75'

N 51°40'19" W
66.11'

Jeffers
Floyd Thomas & Ethel Susan
339-587 DR

Jeffers
Bradley C & Dawn L
266-1582 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: David E. Sw
DATE: 3/4/2021

County Road 16
Pleasanton Road

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only



Survey of a 5.102 Acre tract
Sited in Section 34, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed March, 2021
by Jeb Branner, S.I.,
under the supervision of:

By: John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780