

EXHIBIT "A"
(17.730 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Agri-Soils LTD., an Ohio Limited Liability Company as recorded in Official Record 617, Page 2614 of the Athens County Recorder's Office, said tract being situated in the west-half of Section 6, T-4-N, R-13-W, Lodi Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning on a found stone monument (having an Ohio State Plane Coordinate of: Northing 466059.272, Easting 2117448.637) located on the northwest corner of Section 6, said stone monument being on the Lodi-Canaan Township Line;

Thence along the north line of Section 6 being along the Lodi-Canaan Township Line, South 86° 59' 46" East a distance of 399.82 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set;

Thence leaving the north line of Section 6, Lodi-Canaan Township Line and with a line through the grantor's property the following two (2) courses:

- 1. South 28° 11' 36" East a distance of 1367.68 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 2. South 18° 36' 29" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 210.56 feet, going a total distance of 235.56 feet to a magnetic nail set in the center of Willow Creek Road (Township Road 96);*

Thence continuing with a line through the grantor's property being along the center of Willow Creek Road the following four (4) courses:

- 1. South 77° 05' 02" West a distance of 62.20 feet to a point,*
- 2. South 73° 32' 46" West a distance of 100.18 feet to a point,*
- 3. South 71° 13' 28" West a distance of 75.02 feet to a point, and;*
- 4. South 61° 47' 29" West a distance of 75.45 feet to a magnetic nail set on the southeasterly corner of a 6.21 acre tract (Official Record 127, Page 1356 / Fred C. Pennington);*

Thence leaving Willow Creek Road and along the property line of the 6.21 acre tract the following two (2) courses:

- 1. North 39° 37' 27" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" at 50.00 feet, going a total distance of 484.94 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805", and;*
- 2. North 38° 11' 51" West a distance of 182.81 feet to a 5/8" iron pin found on the easterly corner of a 7.971 acre tract (Official Record 618, Page 2355 / Leona A. Pennington);*

Thence along the property line of the 7.971 acre tract, North 32° 41' 28" West a distance of 775.08 feet to a 5/8" iron pin found on the west line of Section 6, said iron pin being on the east line of a 79.589 acre tract (Official Record 517, Page 371 / William J. and Melodee L. Yount);

[continued on page 2]

EXHIBIT "A"


Thence along the west line of Section 6, North 02° 10' 58" East a distance of 382.49 feet to the **place of beginning**, containing **17.730 acres** more or less and being subject to the right of way of Willow Creek Road (Township Road 96) and all other legal easements of record.

Having 17.730 acres out of Auditor's Parcel J01-00100665-00, a 171.35 acre tract (121.346 acres as surveyed).

All iron pins set being 5/8" x 30" with a 1-1/4" plastic identification cap stamped "SHARRETT 8019".

Bearings are based on GPS observations taken on October 22, 2024 using the Ohio State Plane Coordinate System – South (NAD83) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, November 18, 2024 [AT2402].



Paul Sharrett, P.S. 8019
11-18-24
Date

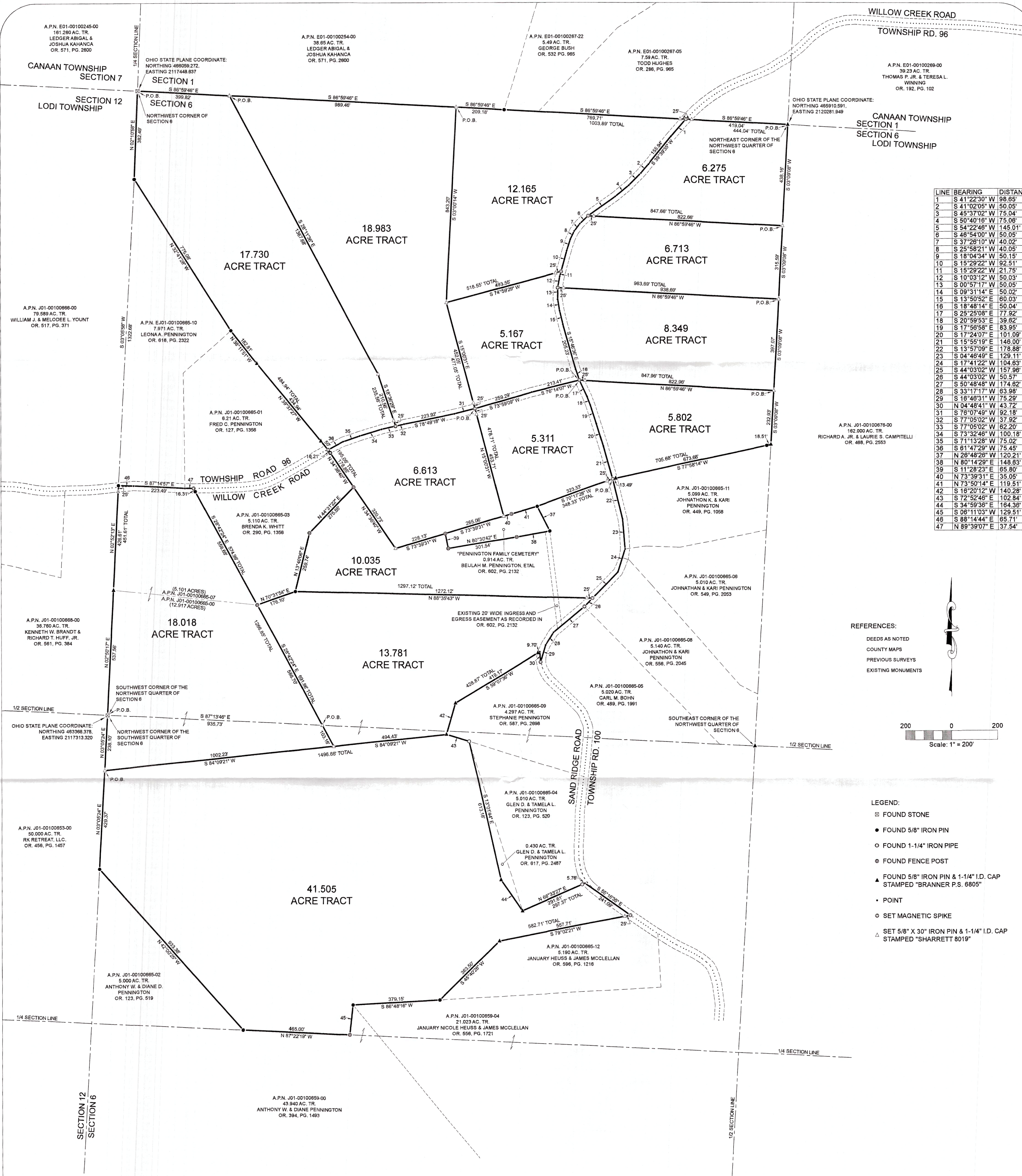


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 09 2024

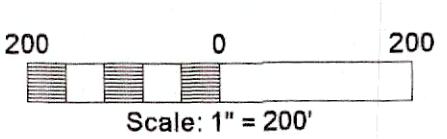
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/9/24



LINE	BEARING	DISTANCE
1	S 41°22'30" W	98.65'
2	S 41°02'05" W	50.05'
3	S 45°37'02" W	75.04'
4	S 50°40'16" W	75.08'
5	S 54°22'46" W	145.01'
6	S 48°54'00" W	50.05'
7	S 37°26'10" W	40.02'
8	S 25°58'21" W	40.05'
9	S 18°04'34" W	50.15'
10	S 15°29'22" W	92.51'
11	S 15°29'22" W	21.75'
12	S 10°03'12" W	50.03'
13	S 00°57'17" W	50.05'
14	S 09°31'14" E	50.02'
15	S 13°50'52" E	60.03'
16	S 18°48'14" E	50.04'
17	S 25°25'08" E	77.92'
18	S 20°59'53" E	39.62'
19	S 17°56'58" E	83.95'
20	S 17°24'07" E	101.09'
21	S 15°55'19" E	146.00'
22	S 13°57'09" E	178.88'
23	S 04°46'49" E	129.11'
24	S 17°41'22" W	104.63'
25	S 44°03'02" W	157.96'
26	S 44°03'02" W	50.57'
27	S 50°48'48" W	174.62'
28	S 33°17'17" W	63.98'
29	S 18°46'31" W	75.29'
30	N 04°48'41" W	43.72'
31	S 76°07'49" W	92.18'
32	S 77°05'02" W	37.92'
33	S 77°05'02" W	62.20'
34	S 73°32'46" W	100.18'
35	S 71°13'28" W	75.02'
36	S 61°47'29" W	75.45'
37	N 26°48'26" W	120.21'
38	N 80°14'29" E	148.83'
39	S 11°28'23" E	65.80'
40	N 73°39'31" E	35.05'
41	N 73°50'14" E	119.51'
42	S 16°20'12" W	140.28'
43	S 72°52'46" E	102.84'
44	S 34°59'36" E	164.36'
45	S 06°11'03" W	129.51'
46	S 88°14'44" E	65.71'
47	N 89°39'07" E	37.54'

REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS



- LEGEND:
- FOUND STONE
 - FOUND 5/8" IRON PIN
 - FOUND 1-1/4" IRON PIPE
 - FOUND FENCE POST
 - FOUND 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "BRANNER P.S. 6805"
 - POINT
 - SET MAGNETIC SPIKE
 - SET 5/8" X 30" IRON PIN & 1-1/4" I.D. CAP STAMPED "SHARRETT 8019"

NOTES:
BEING A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF AGRI-SOILS, LTD. AN OHIO LIMITED LIABILITY COMPANY AS RECORDED IN OFFICIAL RECORD 617, PAGE 2614 OF THE ATHENS COUNTY RECORDER'S OFFICE.

- 17.730 ACRE TRACT
HAVING 17.730 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 18.983 ACRE TRACT
HAVING 18.983 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 12.165 ACRE TRACT
HAVING 12.165 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 5.167 ACRE TRACT
HAVING 5.167 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 6.275 ACRE TRACT
HAVING 6.275 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 6.713 ACRE TRACT
HAVING 6.713 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 8.349 ACRE TRACT
HAVING 8.349 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).

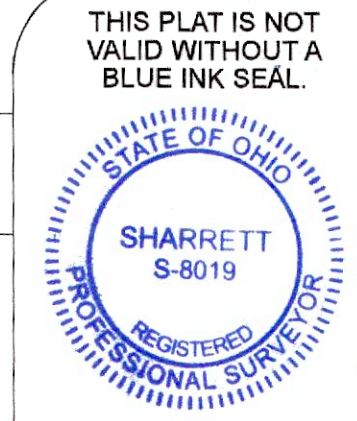
- 5.802 ACRE TRACT
HAVING 5.802 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 5.311 ACRE TRACT
HAVING 5.311 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 6.613 ACRE TRACT
HAVING 6.613 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 10.035 ACRE TRACT
HAVING 10.035 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 18.018 ACRE TRACT
HAVING 18.018 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
BEING ALL OF AUDITOR'S PARCEL J01-00100665-07, A 5.101 ACRE TRACT.
- 13.781 ACRE TRACT
HAVING 13.781 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- 41.505 ACRE TRACT
HAVING 41.505 ACRES OUT OF AUDITOR'S PARCEL J01-00100665-00, A 171.35 ACRE TRACT (171.346 ACRES AS SURVEYED).
- ALL SET 5/8" X 30" IRON PINS WITH 1-1/4" PLASTIC IDENTIFICATION CAPS ARE STAMPED "SHARRETT 8019."

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON OCTOBER 22, 2024, USING THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE AND ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 18th DAY OF NOVEMBER, 2024 AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul Sharrett*
DATE: 11/19/24

Paul Sharrett 11/18/24
PAUL SHARRETT, PS 8019 DATE



THIS PLAT IS NOT VALID WITHOUT A BLUE INK SEAL.

PSPS SURVEYING, INC.
740-775-3548
800-848-3548
PROFESSIONAL SURVEYOR
SINCE 1918
CLARKSBURG, OHIO 43115

• LOTS
• FARMS
• SUBDIVISIONS
• CONSTRUCTION

SHEET	REVISIONS	FOR: AGRI-SOILS LTD.
1		
JOB	DRAWN	DATE
AT2402	P.R.S.	11/18/24
FILENAME:	AT2402.DWG	

SITUATED IN THE
WEST-HALF OF SECTION 6, T-4-N, R-13-W,
LODI TOWNSHIP, ATHENS COUNTY,
STATE OF OHIO