

DEC 09 2024

EXHIBIT "A"
(5.802 ACRE TRACT)

Jill Davidson
Athens County Auditor

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 east-half of the northwest quarter of Section 6, T-4-N, R-13-W, Lodi Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on a found 5/8" iron pin with a 1-1/4" plastic identification cap stamped "BRANNER P.S. 6805" (having an Ohio State Plane Coordinate of: Northing 465910.591, Easting 2120281.949) located on the northeast corner of the northwest quarter of Section 6, said iron pin being on the Lodi-Canaan Township Line, also being the northwest corner of a 162.000 acre tract (Official Record 468, Page 2553 / Richard A. and Laurie S. Campitelli);

Thence leaving the north line of Section 6, Lodi-Canaan Township Line and along the east line of the northwest quarter of Section 6, South 03° 09' 08" West, passing a 5/8" iron pins with 1-1/4" plastic identification caps set at 438.16 feet and 753.75 feet, going a total distance of 1150.82 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set being the **principal place of beginning** of the tract herein described;

Thence continuing along the east line of the northwest quarter of Section 6, South 03° 09' 08" West a distance of 232.93 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" on the northeast corner of a 5.099 acre tract (Official Record 449, Page 1058 / Johnathon K. and Kari Pennington);

Thence leaving the east line of the northwest quarter of Section 6 and along the property line of the 5.099 acre tract, South 77° 58' 14" West, passing a 5/8" iron pin found at 18.51 feet, passing a 5/8" iron pin with a 1-1/4" plastic identification cap found stamped "BRANNER P.S. 6805" at 692.19 feet, going a total distance of 705.68 feet to a magnetic spike set in the center of Sand Ridge Road (Township Road 100);

Thence continuing with a line through the grantor's property being along the center of Sand Ridge Road the following five (5) courses:

1. North 15° 55' 19" West a distance of 146.00 feet to a point,
2. North 17° 24' 07" West a distance of 101.09 feet to a point,
3. North 17° 56' 58" West a distance of 83.95 feet to a point,
4. North 20° 59' 53" West a distance of 39.62 feet to a point, and;
5. North 25° 25' 08" West a distance of 77.92 feet to a magnetic spike set at the intersection of the center line of Sand Ridge Road and Willow Creek Road (Township Road 96);

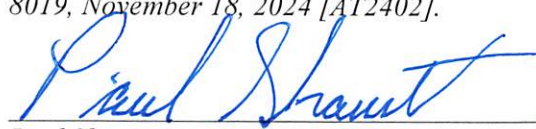
Thence leaving the intersection of the center line of Sand Ride Road and Willow Creek Road, and continuing with a line through the grantor's property, South 86° 59' 46" East, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 25.00 feet, going a total distance of 847.96 feet to the **principal place of beginning**, containing **5.802 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.

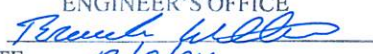
Having 5.802 acres out of Auditor's Parcel J01-00100665-00, a 171.35 acre tract (121.346 acres as surveyed).

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

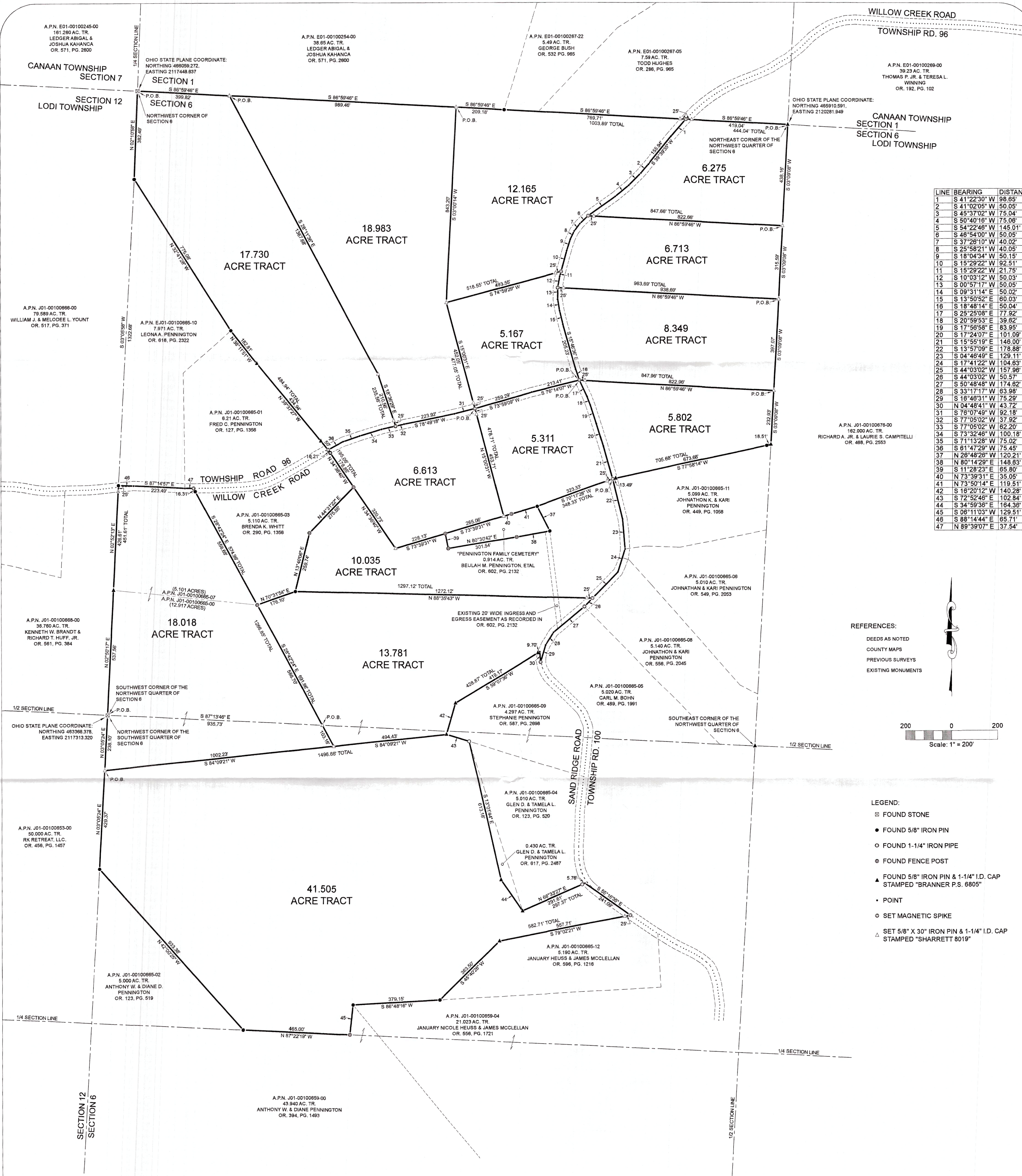
Bearings are based on GPS observations taken on October 22, 2024 using the Ohio State Plane Coordinate System – South (NAD83) and are to be used to denote angles only.

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

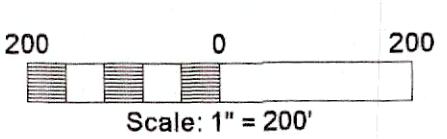
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/9/24





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 12.917 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

SHEET

REVISIONS

JOB	DRAWN	DATE
AT2402	P.R.S.	11/18/24

FOR: AGRI-SOILS LTD.

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

STATE OF OHIO
SHARRETT
S-8019
REGISTERED
PROFESSIONAL SURVEYOR

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