

EXHIBIT "A"
(6.613 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 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 set magnetic spike located at the intersection of the center line of Willow Creek Road (Township Road 96) and Sand Ridge Road (Township Road 100), said magnetic spike bears, South 39° 29' 02" West, 1431.25 feet from a 5/8" iron pin with a 1-1/4" plastic identification cap found 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;

Thence along the center of Willow Creek Road the following two (2) courses:

- 1. South 76° 14' 07" West a distance of 213.41 feet to a point, and;*
- 2. South 73° 59' 09" West a distance of 259.29 feet to a magnetic spike set being the principal place of beginning of the tract herein described;*

Thence leaving the center of Willow Creek Road and with a line through the grantor's property, South 15° 00' 31" 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 478.71 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set on the northerly property line of a 0.914 acre tract (Official Record 602, Page 2132 / Beulah M. Pennington, Etal "PENNINGTON FAMILY CEMETERY");

Thence along the property line of the 0.914 acre tract, South 73° 39' 31" West a distance of 265.06 feet to a fence post;

Thence with a line through the grantor's property the following two (2) courses:

- 1. South 73° 39' 31" West a distance of 226.13 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set, and;*
- 2. North 34° 36' 40" West a distance of 320.73 feet to a fence post found on the easterly corner of a 5.110 acre tract (Official Record 290, Page 1356 / Brenda K. Whitt);*

Thence along the property line of the 5.110 acre tract, North 34° 36' 40" West, passing a 1-1/4" iron pipe at 178.85 feet, going a total distance of 195.06 feet to a magnetic spike set in Willow Creek Road;

Thence with a line through the grantor's property, being along the center of Willow Creek Road the following six (6) courses:

- 1. North 61° 47' 29" East a distance of 75.45 feet to a point,*
- 2. North 71° 13' 28" East a distance of 75.02 feet to a point,*
- 3. North 73° 32' 46" East a distance of 100.18 feet to a point,*
- 4. North 77° 05' 02" East, passing a magnetic spike set at 62.20 feet, going a total distance of 100.12 feet to a point,*
- 5. North 78° 49' 18" East a distance of 223.92 feet to a point, and;*

[continued on page 2]

EXHIBIT "A"

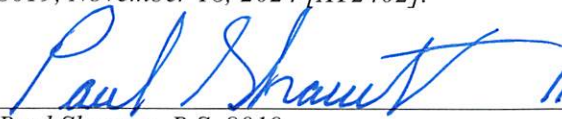
6. North 76° 07' 49" East a distance of 92.18 feet to the **principal place of beginning**, containing **6.613 acres** more or less and being subject to the right of way of Willow Creek Road (Township Road 96) and all other legal easements of record.

Having 6.613 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

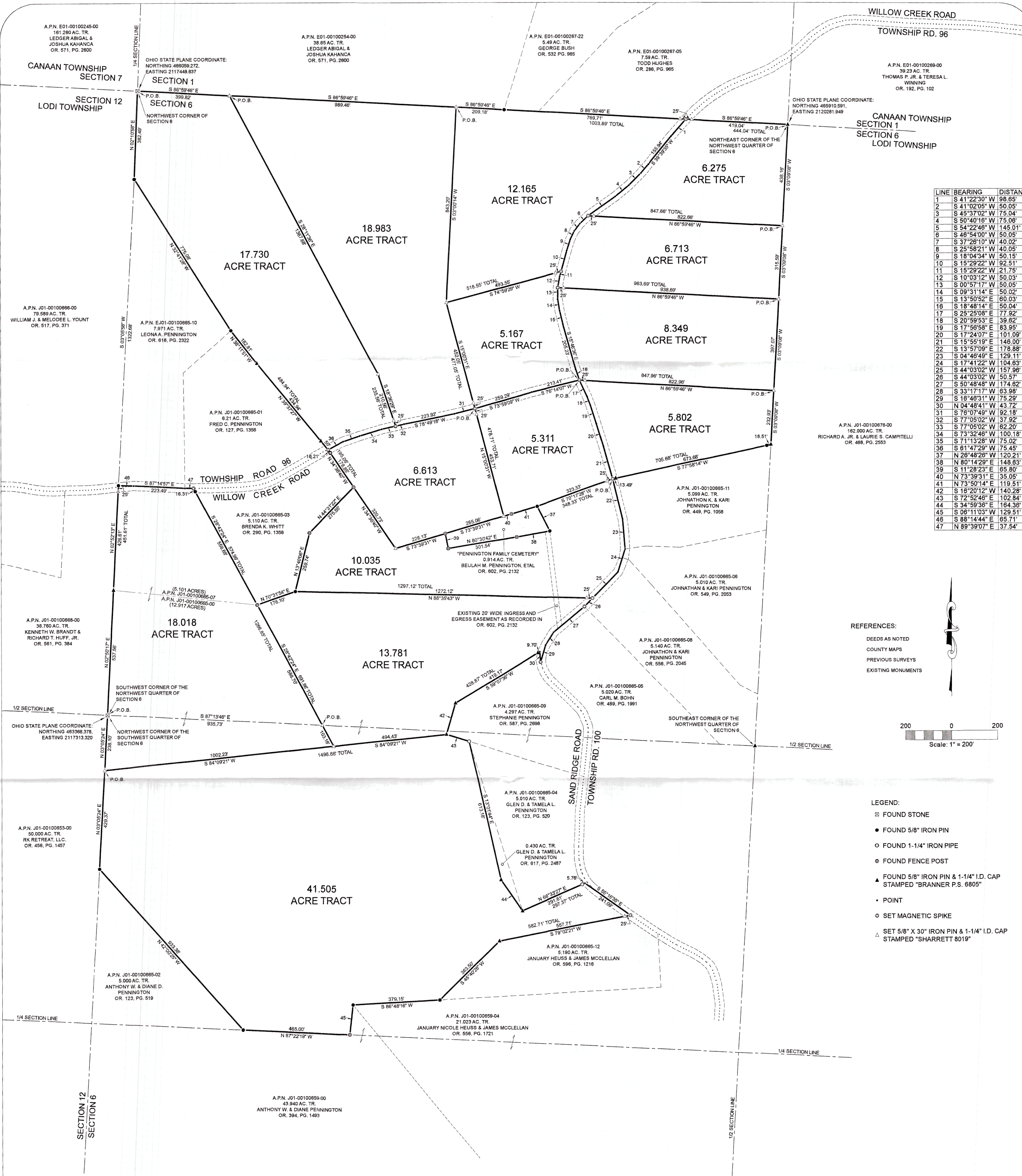


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 09 2024

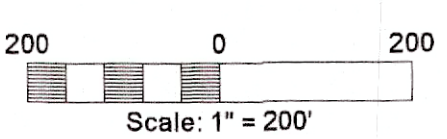
Jill Davidson
Athens County Auditor

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 23°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
REGISTERED
PROFESSIONAL SURVEYOR
SHARRETT
S-8019

THIS PLAT IS NOT
VALID WITHOUT A
BLUE INK SEAL.

PSPS
SURVEYING, INC.

740-775-3548
800-848-3548

PROFESSIONAL SURVEYOR
800-851-8518
CLARKSBURG, OHIO 43115

LOTS

FARMS

SUBDIVISIONS

CONSTRUCTION