

EXHIBIT A

0.122 ACRE TRACT

Situated in the City of Nelsonville, County of Athens, State of Ohio; also being a part of Lots 864 and 865 of Welch & Pendleton's Addition to Nelsonville as recorded in Plat Book 1 Page 79 and Envelope 87A, also being those lands as conveyed to Ralph M. & Roseann M. Boll as described in Instrument No. 200500009049; being more particularly described as follows:

Commencing at a 5/8" iron pin found at the northerly terminus of the easterly right-of-way line of a 26.5' alley as delineated in said Welch and Pendleton's Addition, said point being the northwesterly corner of said Lot 865, said point also being the northwesterly corner of a 0.024 acre tract as conveyed to Trustees of the Nelsonville High School Restoration Foundation, Inc. as described in Instrument No. 199900008152 Fourth Tract; thence,

Along the easterly right-of-way line of said 26.5' alley, also being along a portion of the westerly line of said Lot 865, also being along the westerly line of said 0.024 acre tract, **South 04° 03' 43" West, for a distance of 14.01'** to a 5/8" iron pin set, said point being the southwesterly corner of said 0.024 acre tract, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a line through said Lot 865, also being along the southerly line of said 0.024 acre tract, **South 83° 27' 01" East, for a distance of 74.81'** to a 5/8" iron pin found; thence,

Along a line through said Lot 865, also being along the easterly line of said 0.024 acre tract, **North 04° 03' 43" East, for a distance of 14.01'** to a nail found, said point being along the southerly line of Lot 125 of Map of Nelsonville as recorded in Deed Book 7 Page 155 and Plat Book 2 Page 46 and Envelope 115B, said point also being along the southerly line of a 0.250 acre tract as conveyed to Trustees of the Nelsonville High School Restoration Foundation, Inc. as described in Instrument No. 199900008152 Third Tract; thence,

Along a portion of the northerly line of said Lot 865 and then along the northerly line of said Lot 865, also being along a portion of the southerly line of said Lot 125 and then along the southerly line of Lot 126 of said Map of Nelsonville, also being along a portion of the southerly line of said 0.250 acre tract and then along the southerly line of a 0.226 acre tract as conveyed to Trustees of the Nelsonville High School Restoration Foundation, Inc. as described in Instrument No. 199900008152 Second Tract and then along a portion of the southerly line of those lands as conveyed to Ralph M. & Roseann M. Boll as described in Instrument No. 200400001525, **South 83° 27' 01" East, for a distance of 88.96'** to a point, said point being the intersection of the westerly right-of-way line of a 13' alley and the northerly right-of-way line of an 8.25' alley as delineated in said Welch & Pendleton's Addition, passing over a 5/8" iron pin found at a distance of 8.00' from the terminus of this course; thence,

Along a portion of the easterly line of said Lot 864, also being along the westerly right-of-way line of said 13' alley, **South 04° 03' 43" West, for a distance of 34.37'** to a nail set, said point being along the northerly line of those lands as conveyed to McDonald's Corporation as described in Deed Book 71 Page 484, passing over a 1" iron pipe found at a distance of 9.73' from the beginning of this course; thence,

Along a line through said Lot 864 and Lot 865, also being along a portion of a northerly line of said lands of McDonald's Corporation and then along the northerly line of those lands as conveyed to Orville C. & Alma Midkiff as described in Deed Book 230 Page 455, **North 86° 32' 06" West, for a distance of 163.62'** to a 5/8" iron pin found at the northwesterly corner of said lands of Midkiff, said point also being along the westerly line of said Lot 865 and along the easterly right-of-way line of said 26.5' alley; thence,

Along a portion of the westerly line of said Lot 865, also being along the easterly right-of-way line of said 26.5' alley, **North 04° 03' 43" East, for a distance of 29.17'** to the point of beginning, containing 0.122 acres of land, more or less, of which 0.053 acres is in Parcel P030130014500 and of which 0.069 acres is in Parcel P030130014600, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January, 2015 and August, 2015.

Basis of bearings is the State Plane Coordinate system (SPC), Ohio South Zone (NAD83-2011), with a portion of the easterly right-of-way line of the above-referenced 26.5' alley being South 04° 03' 43" West based on a GPS survey utilizing CORS station "OHHO".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.



Michael L. Keller

1/8/16
Date

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Doug E. Shaw*
DATE: *1/20/16*

JAN 11 2016

Jill Thompson
Athens County Auditor



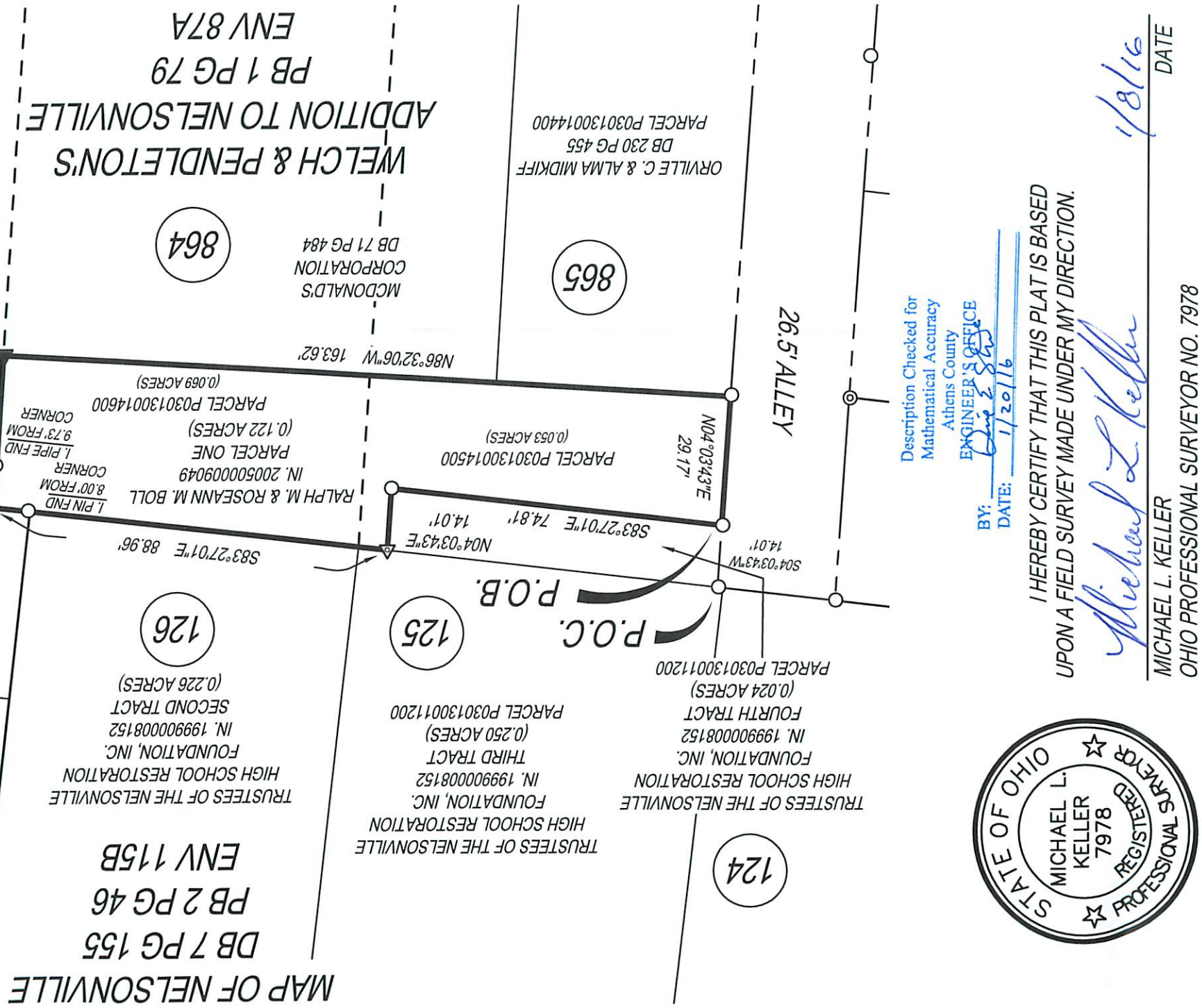
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BASIS OF BEARINGS:
STATE PLANE COORDINATES,
OHIO S ZONE (NAD83-2011)

LEGEND

- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- △ NAIL FOUND
- ▲ NAIL SET

Attachment A



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
David S. Shaw

BY: *David S. Shaw*
DATE: 11/20/16

I HEREBY CERTIFY THAT THIS PLAT IS BASED
UPON A FIELD SURVEY MADE UNDER MY DIRECTION.



Michael L. Keller / 1/8/16
MICHAEL L. KELLER DATE
OHIO PROFESSIONAL SURVEYOR NO. 7978

<p>THE KLEINGERS GROUP</p> <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com 350 Worthington Rd, Ste B Westerville, OH 43082 614.882.4311</p>	<p>0.122 ACRE TRACT PT. LOT 864 & PT. LOT 856 WELCH & PENDELTON'S ADDITION TO NELSONVILLE PB 1 PG 79 ENV. 87A CITY OF NELSONVILLE, ATHENS COUNTY, OHIO</p>
	<p>PROJECT NO: 140627.001 DATE: 12/30/15 SCALE: 1"=30' 0 15 30 60 SHEET NO. 1 OF 1</p>