

BY: Barbara Littlejohn
DATE: 10/22/20

EXHIBIT A-1



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Phone: 740-323-0644

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Legal Description
All of ONR, LLC Parcel 6: O.R. Book 408, Page 1795

Situated in the City of Nelsonville, Township of York, State of Ohio, and being a part of Section 18, Township 12N, Range 15W, and being all of Lot 1222 of Ashford Poston's Addition to the Village of Nelsonville, as recorded in Plat Envelope 133B, and being more particularly described as follows;

Being a Survey of Parcel 6 conveyed to ONR, LLC, as recorded in O.R. Book 408, Page 1795, in the Athens County Deed Records, and being all of Auditor's P.P.N. P030250006600, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Southeast corner of said Lot 1222 of which this description is a part, also being the Northwest corner of Lot 1223, being the Northeast corner of Lot 1220, and being the Southwest corner of lot 32 of Wolfsburg Addition to Nelsonville, as recorded in Plat Envelope 101A, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.443 Acre** parcel herein to be described;

Thence, **N 65°48'02" W 115.00 feet** with the South line of Lot 1222, the same being the North line of Lot 1220, to an iron pin set marking the Southeast corner of Lot 1221;

Thence, **N 24°55'58" E 150.00 feet** with the East line of said Lot 1221 and extending along the East line of a platted alley, the same being the West line of said Lot 1222, to an iron pin set on the South line of a platted Street (30' Wide R/W);

Thence, **S 64°33'02" E 144.99 feet** with the North line of said Lot 1222, the same being the South line of said platted street and extending along the South line of Lot 1225, to an iron pin set on the West line of Lot 31 of said Wolfsburg Addition to Nelsonville;

Thence, **S 36°26'58" W 150.25 feet** with the East line of said Lot 1222, the same being the West line of said Lot 31 and extending along the West line of Lot 32, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.443 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

Bearings of the above description are based on the South line of Lot 1222 of Ashford Poston's Addition to the Village of Nelsonville, as recorded in Plat Envelope 133B, in the Athens County Plat Records, as being **N 65°48'02" W**, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2020.

Dated 10/22/20

Scott A. England P.S.
Ohio Registered Surveyor #745

3510-20AT

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

OCT 22 2020

Jill Thompson
Athens County Auditor



Plat of Survey

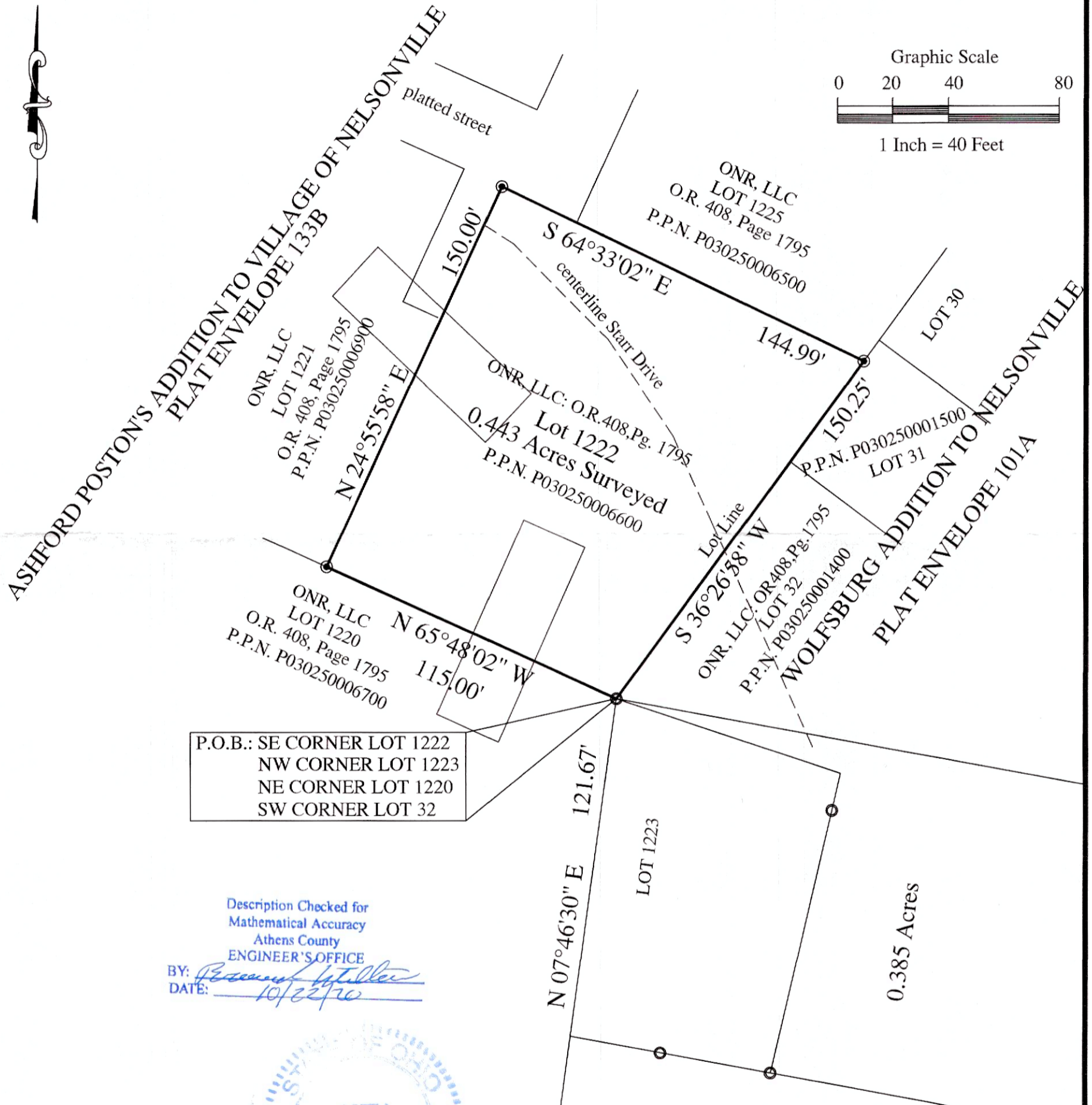
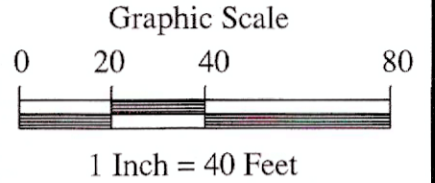
City of Nelsonville, Township of York, County of Athens, State of Ohio,
 Section 18, Township 12N, Range 15W & being Lot 1222 of Ashford Poston's
 Addition to the Village of Nelsonville. (Plat Envelope 133B)

PROPERTY LOCATION:

Being a Survey of PARCEL 6 conveyed to ONR, LLC,
 as recorded in O.R. Book 408, Page 1795, in the Athens
 County Deed Records, being all of Auditor's P.P.N.
 P030250006600.

BASIS OF BEARING

The bearings of this plat are based on the South line
 of Lot 1222 of Ashford Poston's Addition to the
 Village of Nelsonville (Plat Envelope 133B),
 as being as being N 65°48'02" W, and is an assumed
 Meridian used to denote angles only.



P.O.B.: SE CORNER LOT 1222
 NW CORNER LOT 1223
 NE CORNER LOT 1220
 SW CORNER LOT 32

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Scott A. England*
 DATE: *10/22/20*



- LEGEND**
- - 5/8" o.d. Iron Pin Found
 - ⊙ - 5/8" x 30" reinforcing bar set w/red cap stamped "S.A. England #S-7452"

I hereby certify that an actual survey of the premises was made
 premises was made, and that this plat is correct to the best of
 my knowledge.

10/22/20

 Date Scott A. England, P.S.
 Ohio Registered Surveyor #S-7452

PREPARED BY:
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 Professional Land Surveying
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