

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branck Williams
DATE: 1/15/20

Exhibit A
Description of 5.00 Acres

Description of a tract of land situate the Ohio Company Purchase Town 11, Range 14, Fraction 25, Section 20, Trimble Township, Athens County, Ohio.
Being part of the land deeded to Richard L. Dixon and Linda K. Dixon,
Official Record Book 200, pages 478-479, Second Tract, Parent Parcel M010010047800,
and being more fully described as follows:

Commencing at a concrete post at the southeast corner of said Fraction 25;

Thence N 85°20'09"W 3627.58 feet along the south boundary of Fraction 25 to an iron pin set at the southeast corner of said parcel of Dixon 200-478, Second Tract, and being the point of beginning of the tract herein described;

- 1.) Thence N85°20'09"W 362.79 feet along the boundary of the First Tract and Second Tract of Dixon 200-478 to an iron pin set;
- 2.) Thence N00°19'02"W 441.40 feet over the lands of Dixon 200-478 Second Tract to an iron pin set;
- 3.) Thence N32°38'28"E 271.57 feet and continuing over said Dixon lands to a point in the center of County Road 67, Goose Rd., passing an iron pin set at 250.00 feet;
- 4.) Thence S50°41'51"E 124.40 feet to a point in the center of County Road 67;
- 5.) Thence S42°22'29"E 224.00 feet to a railroad spike set in the center of County Road 67;
- 6.) Thence S03°43'47"W 456.26 feet, passing an iron pin set at 36.53 feet along a common boundary to Dixon 200-478 Second Tract and Kovach 549-36 to the point of beginning and containing a total of 5.000 acres.


Plat of Survey is attached herewith and made a part thereof.

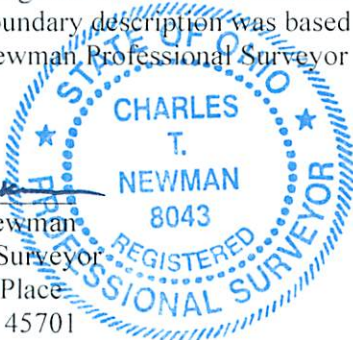
Subject to all easements, rights-of-way, covenants and agreements of record.

Iron pins set are 30 inches length number 5 rebar capped "NEWMAN PS-8043"

Basis of bearings the south line of Fraction 25 as denoted on Survey Plat.

The above boundary description was based on an actual field survey and completed by Charles T. Newman, Professional Surveyor Registered PS-8043 on January 9, 2020.


Charles T. Newman
Professional Surveyor
66 Elmwood Place
Athens, Ohio 45701



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

JAN 14 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN

Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

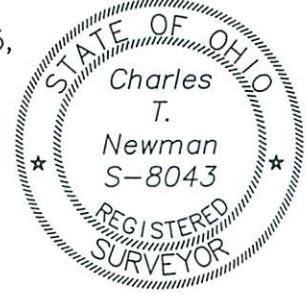
740-594-1884
FAX 740-594-9413



Ohio South



Plat of Survey of 5.00 Acres and 5.412 Acres.
Situate Ohio Company Purchase Town 11, Range 14, Fraction 25,
Section 20, Trimble Township, Athens County, Ohio.
Being lands deeded to Richard L. Dixon and Linda K. Dixon,
Official Record Book 200, pages 478-479, Second Tract.



Charles T. Newman
Charles T. Newman
Surveyed January 2020

Basis of Bearings:
N.A.D. Grid North S. Zone

Miller 293-206

Goose Run Rd. C-67
20.00'

Miller 546-2680

Branner Survey 2018
Bailey 61-275

S 50°41'51" E
243.24'

S 50°41'51" E
124.40'

C-67 Taylor Ridge Rd.

N 28°38'50" E
835.10'

N 32°38'28" E
271.57'

S 42°22'29" E
224.00'

Dixon 200-478
Second Tract
M010010047800

5.412 ACRES

5.000 ACRES

N 00°19'02" W
441.40'

36.53'

C-96 Greens Run Rd.

S 03°43'47" W
456.26'

Kovach 549-36

N 85°20'09" W
474.88'

N 85°20'09" W
362.79'

N 85°20'09" W
362.58' Branner Survey

Dixon 200-478
First Tract
M010010047900

Kovach 434-778

USA 244-385

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Description Checked for
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Athens County
ENGINEER'S OFFICE

BY: *Richard L. Dixon*
DATE: 1/15/20

- Concrete Fence Post
- ▲ Railroad Spike Set
- ⊙ Iron Pin Found
- Iron Pin Set

FR25 | FR7
FR19 | FR13