

EXHIBIT A

Description of survey for Tony Miller

Being a tract of land transferred to Vaughn H. Jr. and Millie A. Gwilym as recorded in Official Records Volume 317 at page 240, Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 25, Section 20, Township-11-North, Range-14-West, Trimble Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at an iron pin found with 1-1/4" plastic ID cap stamped Branner S-6805 being the Northeast corner of a 4.217 acre tract transferred to Anthony D. Miller as recorded in Official Records Volume 546 at page 2680, also being a point on the west line of a 158.53 acre tract transferred to Appalachia Ohio Alliance as recorded in Official Records Volume 412 at page 1820, said iron pin bears North 85°20'09" West a distance of 3627.58 feet and North 03°43'47" East a distance of 1083.43 feet from the Southeast corner of said Fraction 25;

Thence leaving said west line and along the north line of said 4.217 acre tract and continuing along the north line of a 20.00 acre tract transferred to Howard L. Miller as recorded in Deed Volume 293 at page 206, North 84°57'45" West passing an iron pin found with 1-1/4" plastic ID cap stamped Branner S-6805 at a distance of 337.20 feet and going a total distance of 786.72 feet to a 5/8" iron pin set;

Thence leaving said north line and along the east line of a 20.08 acre tract transferred to Thomas M. Beard as recorded in Official Records Volume 263 at page 209, North 03°43'47" East a distance of 553.74 feet to a 5/8" iron pin set;

Thence leaving said east line and along the south line of a 10.00 acre tract transferred to Leonard Miller as recorded in Official Records Volume 546 at page 1238, South 84°57'45" East a distance of 786.72 feet to a 5/8" iron pin set being a point on the west line of a said 158.53 acre tract;

Thence leaving said south line and along said west line, South 03°43'47" West a distance of 553.74 feet to the point of beginning containing 9.998 acres more or less and subject to all legal easements and rights of way.

Being Parcel No. M010010048100.

Also to the above described tract a 20.00 foot right-of-way for ingress and egress, the boundary described as follows;

Being a part of a 20.00 acre tract of land transferred to Howard L. Miller as recorded in Deed Volume 293 at page 206, Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 25, Section 20, Township-11-North, Range-14-West, Trimble Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a point on the south line of the above described 9.998 acre more or less tract which bears North 84°57'45" West a distance of 393.08 feet from a 5/8" iron pin set being the southeast corner of said 9.998 acre more or less tract;

Thence leaving said south line and thru the lands of the grantor the following two courses;

1. South 61°25'38" West a distance of 213.07 feet to a point;
2. South 48°11'44" West a distance of 54.81 feet to a point in the centerline of County Road 67 (Goose Run Road);

Thence along said centerline North 50°05'29" West a distance of 20.21 feet to a point;

Thence leaving said centerline and thru the lands of the grantor the following two courses;

1. North 48°11'44" East a distance of 60.04 feet to a point;
2. North 61°25'38" East a distance of 185.30 feet to a point on the south line of said 9.998 acre more or less tract;

Thence along said south line, South 84°57'45" East a distance of 36.13 feet to the point of beginning containing 0.117 acres more or less.

Being part of Parcel No. M010010048000.

Bearings are based on the east line of a 4.217 acre tract recorded in Official Records Volume 546 at page 2680 as surveyed by John Branner in March, 2018 and are for the determination of angles only.

All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 13th day of July, 2022, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.


Ohio Professional Surveyor No. 6844



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Benjamin A. Wilkerson*
DATE: 7/27/22

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

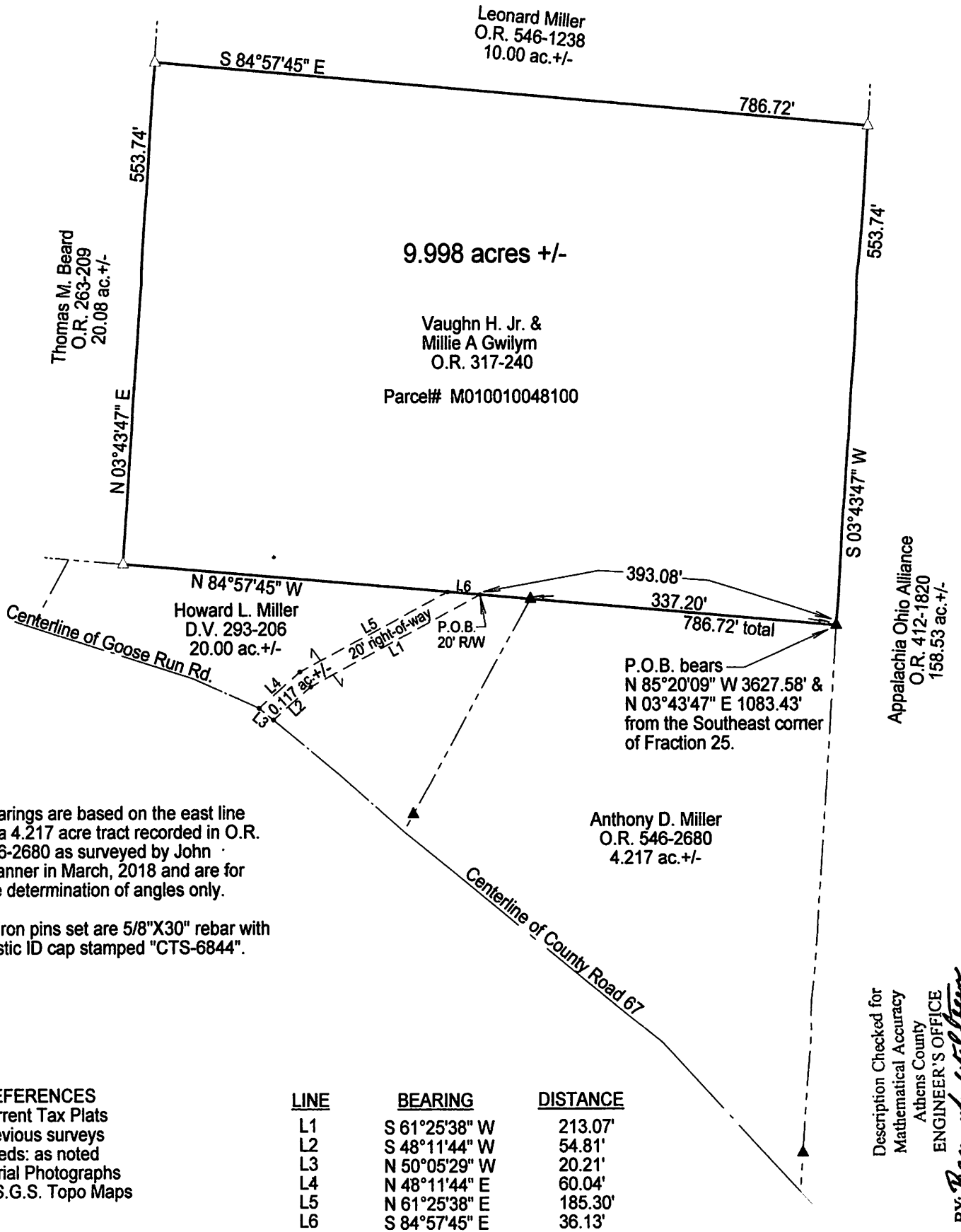
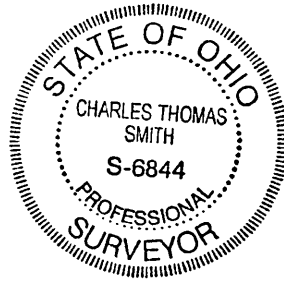
JUL 28 2022

Jill Thompson
Athens County Auditor

BEING A PART OF FRACTION 25, SECTION 20, TOWNSHIP-11-NORTH,
RANGE-14-WEST, TRIMBLE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

LEGEND

- △ 5/8" iron pin set w/ 1-1/4" ID cap stamped CTS-6844
- ▲ iron pin (f) w/ 1-1/4" ID cap stamped BRANNER S-6805
- point



Note: Bearings are based on the east line of a 4.217 acre tract recorded in O.R. 546-2680 as surveyed by John Branner in March, 2018 and are for the determination of angles only.

All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".

REFERENCES
Current Tax Plats
Previous surveys
Deeds: as noted
Aerial Photographs
U.S.G.S. Topo Maps

LINE	BEARING	DISTANCE
L1	S 61°25'38" W	213.07'
L2	S 48°11'44" W	54.81'
L3	N 50°05'29" W	20.21'
L4	N 48°11'44" E	60.04'
L5	N 61°25'38" E	185.30'
L6	S 84°57'45" E	36.13'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Barbara L. Allen*
DATE: 7/27/22

Surveyed & platted by:
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Ohio Professional Surveyor No 6844
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Plat prepared from an actual survey made on the 13th day of July, 2022 by,

C. Thomas Smith Ohio Professional Surveyor No. 6844