

Exhibit A
13.070 ACRES

Description of a parcel of land situate Ohio Company Purchase, Town 5, Range 11, Section 19,
Troy Township, Athens County, Ohio, and being more fully described as follows:

Deeded to James D. Long
Official Record Book 484, pages 192-195.
Parcel L010010007700

Commencing at a ½ inch diameter iron pin found capped PS 7397 at the northeast corner of Section 19;

Thence S14°19'13"W 65.47 feet to a railroad spike found at the point of beginning of the parcel herein
described;

- 1.) Thence S00°12'01"E 696.30 feet along Township Road 164, Short Cut Rd., to a point;
- 2.) Thence S89°35'27"W 175.04 feet along a common boundary to Long 484-192 and Modesitt 180-73 to
an iron pin found at Modesitt's northwest corner, passing an iron pin set at 20.00 feet;
- 3.) Thence S80°10'28"W 844.17 feet along a common boundary to Long 484-192 and Putnam 343-335 to
an iron pin found;
- 4.) Thence N09°05'18"W 256.78 feet along a common boundary to Long 484-192 and
Cushman 352-1260 to a point in the center of Township Road 165, Ridge Rd., passing an iron pin set at
200.00 feet;
- 5.) Thence N72°52'08"E 18.71 feet to a point in the center of Township Road 165;
- 6.) Thence N53°39'33"E 45.25 feet to a point in the center of Township Road 165;
- 7.) Thence N38°50'18"E 92.02 feet to a point in the center of Township Road 165;
- 8.) Thence N33°35'25"E 185.74 feet to a point in the center of Township Road 165;
- 9.) Thence N39°07'40"E 45.14 feet to a point in the center of Township Road 165;
- 10.) Thence N45°39'33"E 83.78 feet to a point in the center of Township Road 165;
- 11.) Thence N63°18'52"E 76.47 feet to a point in the center of Township Road 165;
- 12.) Thence N73°13'52"E 86.05 feet to a point in the center of Township Road 165;
- 13.) Thence N81°04'03"E 173.06 feet to a point in the center of Township Road; 165;
- 14.) Thence N73°13'17"E 302.59 feet to a point in the center of Township Road 165;
- 15.) Thence N64°26'20"E 144.50 feet to the point of beginning containing a total of 13.070 acres.

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


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

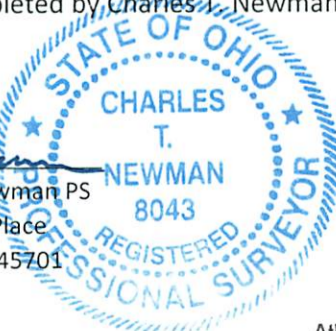
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted north line of Section 19 using a previous survey.

A True Meridian has not been determined.

Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on June 19, 2020.


Charles T. Newman PS
66 Elmwood Place
Athens, Ohio 45701



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: 
DATE: 6/25/20

JUN 25 2020

Jill Thompson
Athens County Auditor

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413

Plat of Survey of 13.070 Acres
Situat Ohio Company Purchase, Town 5, Range 11, Section 19,
Troy Township, Athens County, Ohio.
Deeded to James D. Long
Official Record Book 484, pages 192-195
Parcel L010010007700



Basis of Bearings:
The North Line of Section 19
A True Meridian has NOT been Determined

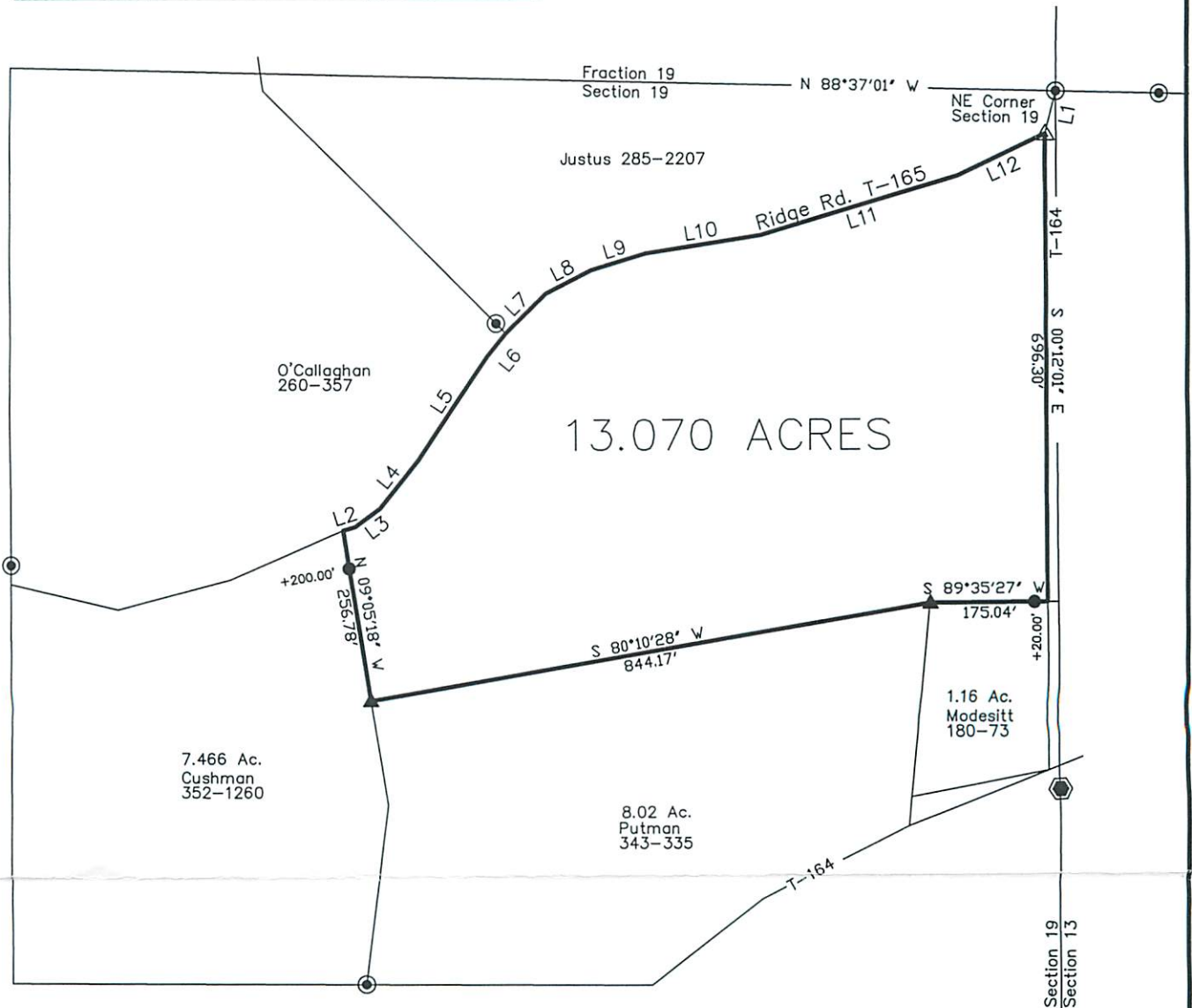
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

Charles T. Newman
Charles T. Newman
Surveyed June 2020

BY: *Rebecca H. Hutton*
DATE: 6/25/20

LINE TABLE		
LINE	BEARING	LENGTH
L1	S14°19'13"W	65.47
L2	N72°52'08"E	18.71
L3	N53°39'33"E	45.25
L4	N38°50'18"E	92.02
L5	N33°35'25"E	185.74
L6	N39°07'40"E	45.14
L7	N45°39'33"E	83.78
L8	N63°18'52"E	76.47
L9	N73°13'52"E	86.05
L10	N81°04'03"E	173.06
L11	N73°13'17"E	302.59
L12	N64°26'20"E	144.50

- △ Railroad Spike Found
- ▲ Iron Pipe Found
- Iron Pin Found
- Iron Pin Set
- ⬡ Post



GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.