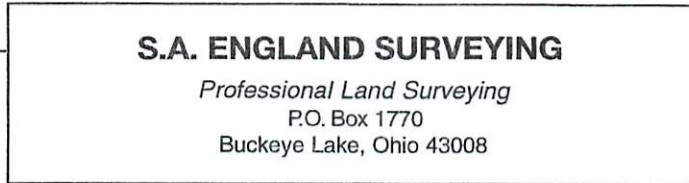
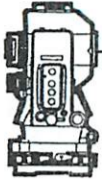


EXHIBIT A



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description
7.842 Acres

All of Ronda Ketcham Parcel Three: O.R. Book 556, Page 238

Situated in the Township of Troy, County of Athens, State of Ohio, and being a part of Section 1, Township 5N, Range 11W, of the Ohio Company's Purchase, also being part of 8 Acre Lot 1052, and being more particularly described as follows;

Being a Survey of a part of Parcel Three conveyed to Ronda Ketcham, as recorded in O.R. Book 556, Page 238, in the Athens County Deed Records, also being all of P.P.N. L01-00100229-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the West line of said 8 Acre Lot 1052 of which this description is a part marking the Northeast corner of Lot 1193 of R.A. Miller Hockingport Addition, as recorded in Plat Book 8, Page 59 (also Slide 372A), being on the West line of a 26.482 Acre parcel conveyed to Ketcham, Ltd., as recorded in O.R. Book 137, Page 44, and being the **PRINCIPLE PLACE OF BEGINNING** of the 7.842 Acre parcel herein to be described;

Thence, N 07°30'43" E 749.87 feet with the West line of said 8 Acre Lot 1052, the same being the East line of said 26.482 Acre parcel conveyed to Ketcham, Ltd. (O.R.137,Pg.44), and extending along the East line of a 9.329 Acre parcel conveyed to Ketcham, Ltd., as recorded in O.R. Book 137, Page 44, to an iron pin set on the South line of a Second Tract conveyed to Richard Wesley Buckley & Gregory Lee Buckley, as recorded in O.R. Book 524, Page 74, and passing through a 24" elm tree as recorded in O.R. Book 137, Page 44;

Thence, S 81°15'15" E 344.29 feet with the North line of said 8 Acre Lot 1052 and extending along the North line of said parcel conveyed to Rhonda Ketcham (O.R.556,Pg.238) of which this description is a part, the same being the South line of said Second Tract conveyed to Buckley (O.R.524,Pg.74), to an iron pin set marking the Northwest corner of a Third Tract conveyed to Richard Wesley Buckley & Gregory Lee Buckley, as recorded in O.R. book 524, Page 74;

Thence with the West line of said Third Tract conveyed to Buckley (O.R.524,Pg.74), with the following two (2) courses and distances:

- 1) S 08°21'22" W 453.79 feet to a 5/8" o.d. iron pin found, and passing over 5/8" o.d. iron pins found at 24.66 feet, 197.94 feet, and 313.17 feet respectively;
- 2) S 31°12'52" E 292.00 feet to the centerline of Riverfront Road (Twp. Road 1336)(Old State Route 124), also being the North line of parcels conveyed to Jennifer Michelle Auxier, as recorded in O.R. Book 527, Page 1963, and passing over a 5/8" o.d. iron pin found at 252.20 feet;

Thence, S 67°16'36" W 298.41 feet with the centerline of said Riverfront Road, the same being the North line of said parcels conveyed to Auxier, to the Northwest corner thereof;

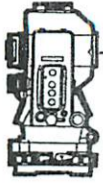
Thence, S 21°38'55" E 28.80 feet leaving the centerline of said Riverfront Road with the West line of said parcel conveyed to Auxier, to a 5/8" o.d. iron pin found marking the Northeast corner of a 0.42 Acre parcel conveyed to Keith L. & Deborah Miller, as recorded in O.R. Book 56, Page 283;

Thence, S 67°08'05" W 320.40 feet with the North line of said parcel conveyed to Miller (O.R.56,Pg.283), and extending along the North line of a parcel conveyed to Mark & Tammy Little, as recorded in O.R. Book 351, Page 759, and extending along the North line of a parcel conveyed to Mary Judith Woltz, as recorded in O.R. Book 98, Page 849, to an iron pin set marking the Northwest corner thereof on the West line of said 8 Acre Lot 1052, and being on the East line of 8 Acre Lot 1053;

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

APR 03 2020

Jill Thompson
Athens County Auditor



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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Thence, N 07°30'43" E 276.52 feet with the West line of said 8 Acre Lot 1052, the same being the East line of said 8 Acre Lot 1053 and said Lot 1193, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found on the North Right of Way Line of said Riverfront Road marking the Southeast corner of said Lot 1193 of R.A. Miller Hockingport Addition, and containing **7.842 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


The bearings of the above description are based on the West line of 8 Acre Lot 1052, as being N 07°30'43" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #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 February of 2020.

Dated 3/3/20

Job No. 3383-20AT



 Scott A. England P.S.
 Ohio Registered Surveyor #7452



Plat of Survey

Township of Troy, County of Athens, State of Ohio, being part of Section 1, Township 5N, Range 11W, of the Ohio Company's Purchase, & being part of 8 Acre Lot 1052.

PROPERTY LOCATION:

Being a Survey of Parcel Three conveyed to Ronda Ketchum, as recorded in O.R. Book 556, Page 238, in the Athens County Deed Records, and being all of Auditor's P.P.N. L01-00100229-00.

BASIS OF BEARING

The bearings of this plat are based on the West line of 8 Acre Lot 1052, as being N 07°00'43" E, and is an assumed Meridian used to denote angles only.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial*
DATE: 3/4/20

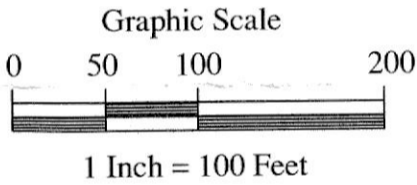
Ketcham, Ltd.
9.329 Acres (part)
O.R. Book 137, Page 44
P.P.N. L010010022802
1.87 Acres

8 Acre Lot 1053

Ketcham, Ltd.
26.482 Acres (part)
O.R. Book 137, Page 44
P.P.N. L010010022801
3.66 Acres

Ronda Ketcham
Parcel Three
O.R. Book 556, Page 238
P.P.N. L01-00100229-00

Richard Wesley Buckley & Gregory Lee Buckley
THIRD TRACT
O.R. Book 524, Page 74
P.P.N. L010010020100



7.842 Acres Surveyed

P.O.B.: NE CORNER LOT 1193
R.A. MILLER HOCKINGPORT
ADDITION: Plat Book 8, Page 59

R.A. MILLER
HOCKINGPORT ADDITION
LOT 1193
Envelope 372A
Plat Book 8, Page 59

(Old State Route 124) Riverfront Road (Twp. Road 1336)
centerline

Jennifer Michelle Auxier
2 Parcels
O.R. Book 527, Page 1963
L010010023600

Mark & Tammy Little
0.67 Acres
O.R. Book 351, Page 759
P.P.N. L010010023300

Mary Judith Wolz
0.25 Acres
O.R. Book 98, Page 849
P.P.N. L010010023100

Keith L. & Deborah Miller
0.42 Acres
O.R. Book 56, Page 283
P.P.N. L010010023500

Related Documents

- 1) 1992 Survey of 26.482 Acres by Leonard F. Swoyer, P.S. 6765
- 2) 1998 Survey of 2.020 Acres by Leonard F. Swoyer, P.S. 6765

LEGEND

- - 5/8" o.d. Iron Pin Found
- - 2" o.d. Iron Pipe Found
- ⊙ - 5/8" x 30" long reinforcing bars w/ red cap stamped "S.A. England #S-7452"
- L1 - S 21°38'55" E 28.80'



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

Date: 2/28/20

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

PREPARED BY:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com