

Exhibit "A"  
0.671 ACRES

Parcel One

Description of a existing parcel of land situate Ohio Company Purchase, Town 5, Range 11, Section 3, Troy Township, Athens County, Ohio, and being more fully described as follows:

Deeded to Karen L. Follrod, Official Record Book 572, pages 988-993, Parcel One, Lot 10.

Commencing at the southwest corner of Section 3 and being referenced to a survey by Roush in 2020; Thence along a random line N76°03'45"E 4214.51 feet to an iron pin found capped Roush at the northwest corner of Lot 12;

Thence S25°43'04"W 101.02 feet along the west boundary of Lot 12 to an iron pin found capped Roush;

Thence S23°09'25"W 101.27 feet along the west boundary of Lot 11 to an iron pin set at the point of beginning of the parcel herein described;

1.) Thence S70°03'00"E 299.32 feet along a common boundary of Follrod 572-988, a line known as the north line of Parcel 1, Lot 10 and the south line of Parcel 2, Lot 11 to a point previously described as the low water mark of the Ohio River, passing a railroad spike found at 214.56 feet in the center of a now private road, passing an iron pin set at 246.07 feet and passing an iron pin set at 287.41 feet;

2.) Thence S21°18'28"W 94.93 feet along the bank of the Ohio River to a point previously described as the low water mark;

3.) Thence N71°11'45"W 297.85 feet along a common boundary to Williams 487-440 to a 1/2 -inch diameter rebar found, passing a 1/2-inch diameter rebar found at 19.24 feet, passing an iron pin set at 56.86 feet, passing an iron pin capped Canter at 116.86 feet, and passing a notch found in a rock wall at 152.96 feet;

4.) Thence N20°21'40"E 100.87 feet along a common boundary to Ford 568-719 to the point of beginning containing a total of 0.671 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.


Subject to the rights of the Army Corps of Engineers.

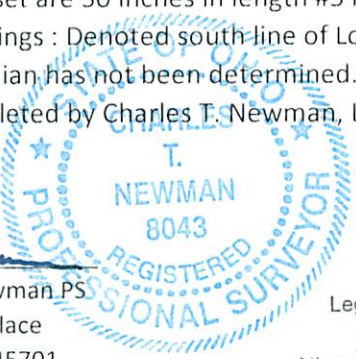
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"

Basis of bearings : Denoted south-line of Lot 11.

A True Meridian has not been determined.


Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 31, 2021.

  
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: 4/5/21

APR 06 2021

Jill Thompson  
Athens County Auditor


Parcel 2  
0.691 ACRES

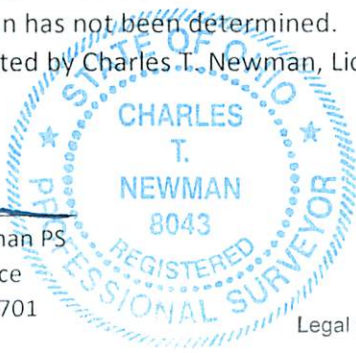
Description of a existing parcel of land situate Ohio Company Purchase, Town 5, Range 11, Section 3, Troy Township, Athens County, Ohio, and being more fully described as follows:  
Deeded to Karen L. Follrod, Official Record Book 572, pages 988-993, Parcel Two, Lot 11.

Commencing at the southwest corner of Section 3 and being referenced to a survey by Roush in 2020;  
Thence along a random line N76°03'45"E 4214.51 feet to an iron pin found capped Roush at the northwest corner of Lot 12;  
Thence S25°43'04"W 101.02 feet along the west boundary of Lot 12 to an iron pin found capped Roush at the point of beginning of the parcel herein described;

- 1.) Thence S70°03'00"E 296.05 feet along a common boundary Richardson 471-1395, known as Lot 12 to a point previously described as the low water mark of the Ohio River, passing an iron pin found capped Canter at 186.51 feet, passing an iron pin found capped Canter at 246.51 feet, and passing an iron pin set at 280.96 feet;
- 2.) Thence S21°18'28"W 101.14 feet along the bank of the Ohio River to a point previously described as the low water mark;
- 3.) Thence N70°03'00"W 299.32 feet along a common boundary to Follrod's 0.671 acre parcel known as Lot 10 to an iron pin set, passing an iron pin set at 11.91 feet, passing an iron pin set at 53.25 feet, and passing a railroad spike found at 84.76 feet;
- 4.) Thence N23°09'25"E 101.27 feet along a common boundary to Ford 568-719 to the point of beginning containing a total of 0.691 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.  
Subject to the rights of the Army Corps of Engineers.  
All Iron Pins set are 30 inches in length #5 rebar capped" NEWMAN PS 8043"  
Basis of bearings : Denoted south line of Lot 11.  
A True Meridian has not been determined.  
Survey completed by Charles T. Newman, Licensed Professional Surveyor 8043 on March 31, 2021.

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



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APPROVED  
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Description Checked for  
Mathematical Accuracy  
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Athens County Auditor

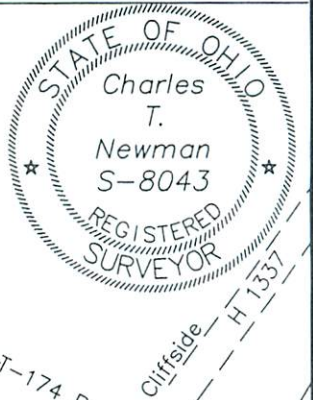


C. TIM NEWMAN  
Professional Surveyor

66 Elmwood Place  
Athens, Ohio 45701

740-594-1884  
FAX 740-594-9413

Plat of Survey of (2) Existing Parcels  
Situating Ohio Company Purchase,  
Town 5, Range 11, Section 3,  
Troy Township, Athens County, Ohio.  
Being deeded to:  
Karen L. Follrod  
Official Record Book 572, pages 988-993  
Parcel One, Lot 10, Parcel L010010014300  
Parcel Two, Lot 11, Parcel L010010014400



Basis of Bearings:  
An Assumed Bearing  
The Denoted North Line of Lot 11  
A True Meridian was NOT used

2.926 ACRES

Lot 14

Lot 13

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Praveen Williams  
DATE: 4/15/21

Boat Ramp  
Access  
Easement  
421-2099

SW Corner  
Section 3

Ford  
568-719  
Rough Survey 2020

0.691 ACRES

Lot 12  
Richardson  
471-1395

Lot 11

Follrod  
572-988  
Parcel 2

0.671 ACRES

Lot 10

Follrod  
572-988  
Parcel 1

Williams  
487-440  
Lot 9

Lot 8

Lot 7

OHIO RIVER

- △ Railroad Spike Found
- Iron Rebar Found 1/2" OD
- △ Iron Pipe Found 1/2" ID
- ▲ Iron Pin Found capped Roush
- Iron Pin Found capped CANTER
- Iron Pin Set capped NEWMAN
- Notched X in Rock Cliff
- ⬢ Concrete Monument Found

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.