

EXHIBIT A

Page 1 of 3

RX 250 WDR

Rev. 5/16

Ver. Date 09/18/2019

PID 103477

**PARCEL 1-WDR
ATH-124-1.60**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
EXCEPTING AND RESERVING EXISTING RIGHTS TO SUBSURFACE COAL, OIL,
GAS, AND OTHER SUBSURFACE MINERAL RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, hereby reserves all subsurface mineral rights. Grantor/Owner understands and agrees that he may not enter upon the within described parcel of land, nor may Grantor/Owner exercise such reserved rights to subsurface minerals in a manner that impairs the proper preservation of the described property (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, Athens County, Troy Township, Section 8, Township 5 North, Range 11 West and being part of a 44.4999 acre parcel conveyed to Jeffrey D. Harper and Teresa Lynn Harper recorded in Official Record 540, Page 101 of the Athens County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right side of centerline of State Route 124.

Commencing at the calculated southeast corner of Section 8 from ODOT right of way plans ATH-124-0.91, thence North 52 Degrees 12 Minutes 19 Seconds West a distance of 1228.58 feet to an iron pin set on the existing east right of way of State Route being the grantors west line and the east line of the State of Ohio recorded in Official Record 539, Page 1793, 83.31 feet right of centerline station 133+25.00, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the existing east right of way of State Route 124 and the grantors west line the following four courses;

1. North 12 Degrees 38 Minutes 56 Seconds West a distance of 86.94 feet to a point, 84.84 feet right of centerline station 134+20.35;
2. Thence North 02 Degrees 26 Minutes 08 Seconds East a distance of 228.85 feet to a point, 107.39 feet right of centerline station 136+74.34;

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3. North 27 Degrees 27 Minutes 53 Seconds East a distance of 117.50 feet to a point, 146.08 feet right of centerline station 138+02.40;
4. North 02 Degrees 03 Minutes 19 Seconds West a distance of 209.44 feet to an iron pin set, 71.11 feet right of centerline station 140+23.77;

Thence across the grantor the following nine courses;

1. South 11 Degrees 37 Minutes 00 Seconds East a distance of 114.60 feet to an iron pin set, 135.00 feet right of centerline station 139+17.00;
2. South 42 Degrees 14 Minutes 54 Seconds East a distance of 90.42 feet to an iron pin set, 213.00 feet right of centerline station 138+61.00;
3. South 43 Degrees 49 Minutes 43 Seconds West a distance of 44.45 feet to an iron pin set, 191.00 feet right of centerline station 138+12.00;
4. South 25 Degrees 27 Minutes 18 Seconds West a distance of 40.70 feet to a point, 181.00 feet right of centerline station 137+63.00;
5. South 09 Degrees 17 Minutes 20 Seconds East a distance of 172.23 feet to an iron pin set, 219.00 feet right of centerline station 135+50.00;
6. South 33 Degrees 31 Minutes 42 Seconds East a distance of 72.43 feet to an iron pin set, 253.00 feet right of centerline station 134+65.00;
7. South 14 Degrees 36 Minutes 17 Seconds East a distance of 52.91 feet to an iron pin set, 257.00 feet right of centerline station 133+93.00;
8. South 77 Degrees 34 Minutes 04 Seconds West a distance of 66.00 feet to an iron pin set, 191.00 feet right of centerline station 133+93.00;
9. South 47 Degrees 06 Minutes 54 Seconds West a distance of 122.36 feet to the **Point of Beginning**.

The above described contains 1.070 acres more or less including the present road which occupies 0.000 acres and is contained in Auditor's Parcel Number L010010019300 which presently contains 40.935 acres.

Subject to all legal easements and rights of way.

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All iron pins set are 3/4 inch diameter x 30 inch long rebar with an aluminum cap stamped "ODOT R/W DISTRICT 10".

All stations and offsets are referenced to the existing centerline of right of way of State Route 124.

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Canter Surveying/GPS Services, Inc., completed October 2016.

Prior Instrument Reference as of this writing is in Official Record 540, Page 101 of the Athens County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane, South Zone, NAD 83(95), Project Ground with a PAF 1.00009670. Based on ODOT Right of Way plans ATH-124-0.91.

Robert C. Canter

Robert C. Canter, P.S. 7226
Buckley Group, LLC.



9-18-19

Date

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

SEP 19 2019

Jill Thompson
Athens County Auditor

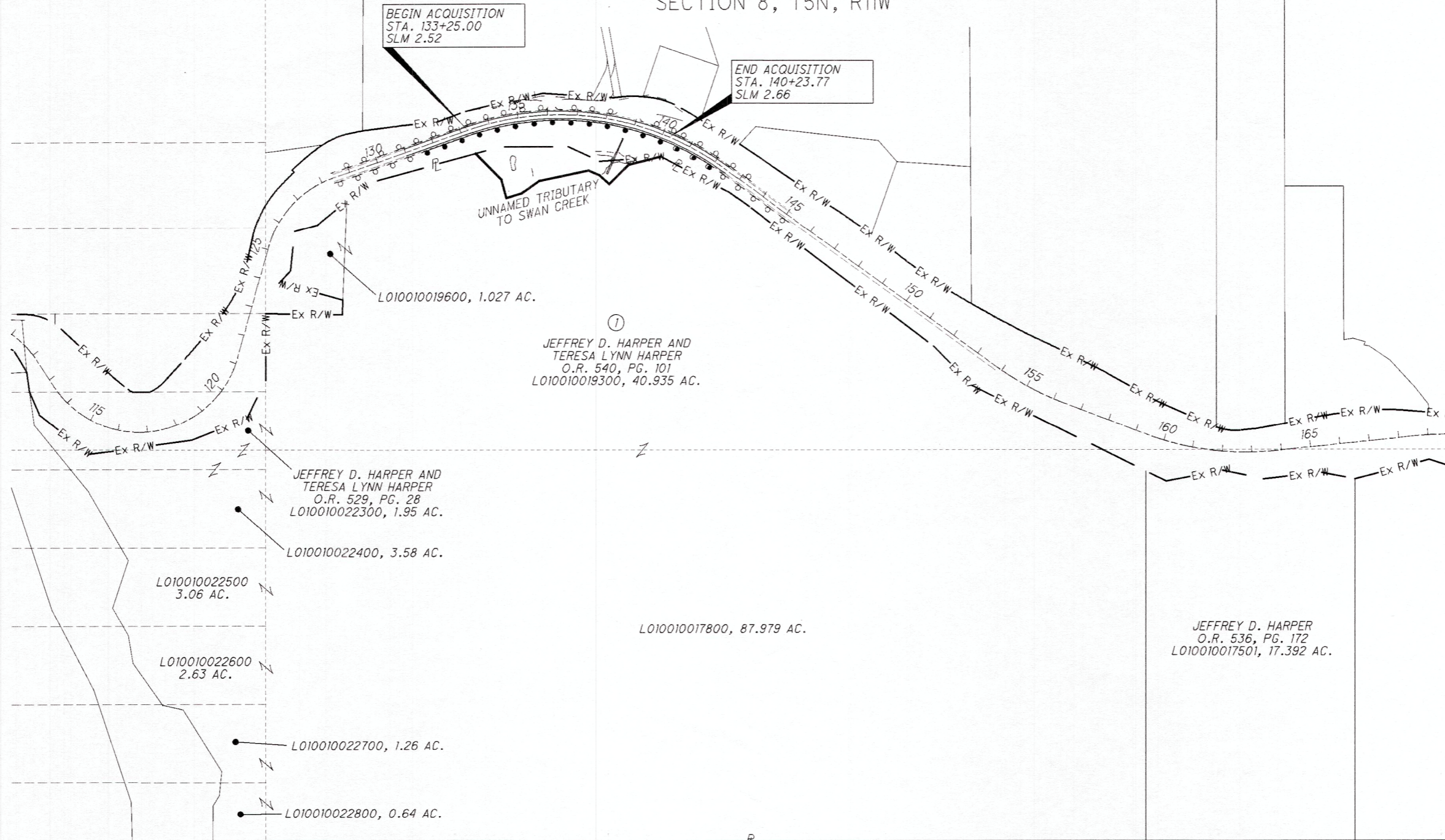
Approved By
Athens County Regional Planning Commission

Date *9/19/19*

Jessie

Transfer approved

STATE OF OHIO
ATHENS COUNTY, TROY TOWNSHIP,
SECTION 8, T5N, R11W



B:\2019 PROJECTS\19136\MICROSTATION\103477\Design\FW\Sheets\103477_RM01.dgn Design 9/17/2019 1:50:57 PM Heath



0 100 200 400
HORIZONTAL
SCALE IN FEET

PID NO.
103477

R/W DESIGNER
HTM
R/W REVIEWER
RCC

PROPERTY MAP

ATH-124-1.60

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REV. BY	DATE	DESCRIPTION

