

Exhibit A
0.779 Acres
Parcel 3

Description of an existing parcel of land situate Ohio Company Purchase, Town 12, Range 15, Fraction 25, Section 20, York Township, Athens County, Ohio, and being more fully described as follows:

Being all of the lands referenced in a deed to Tracy Ratliff as Parcel 3, recorded in Official Record Book 387, pages 462-463.

Commencing at a stone found at the northeast corner of said Fraction 25;
Thence S03°54'15"W 1333.87 feet to a point;
Thence N61°07'03"W 346.35 feet to the a point in the center of Township Road 269;
Thence N59°50'21"W 303.36 feet to a point in the intersection of Township Road 269, and County Road 1;
Thence N20°54'23"W 349.48 feet to a point in the center of County Road 1, and being the point of beginning of the parcel herein described;

- 1.) Thence N20°54'23"W 166.50 feet to a point in the center of County Road 1;
- 2.) Thence N60°15'19"E 202.19 feet along a common boundary to (Ratliff's Parcel 1, and Parcel 3 to an iron pin found, passing an iron pin set at 66.54 feet;
- 3.) Thence S 32°12'31"E 98.38 feet along a common boundary to (Ratliff 387-462), and (Cagg 420-2115) to an iron pin found;
- 4.) Thence S23°04'40"W 41.40 feet along said common boundary to an iron pin found;
- 5.) Thence S20°56'03"E 41.59 feet along said common boundary to an iron pin found;
- 6.) Thence S60°13'10"W 192.64 feet along a common boundary to Ratliff's Parcel 2, and Parcel 3, and (passing an iron pin set at 114.27 feet) to the point of beginning containing a total of 0.779 acres.

Plat of survey is attached herewith and made a part thereof.
Subject to all easements, rights-of-way, covenants and agreements of record.
Iron Pins Set are number 5 rebar of 30 inch length and capped NEWMAN 8043.

Charles T. Newman
Charles T. Newman
Professional Registered Surveyor
66 Elmwood Place
Athens, Ohio 45701
March 29, 2017



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

MAR 30 2017

Jill Thompson
Athens County Auditor

Handwritten notes at the top left of the page.

Vertical text or a small table located in the upper middle section.

Main body of the document containing several paragraphs of text, likely a legal or technical description.

Legal Description Pre-Approval
APPROVED
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MAR 8 2017

Jill Thomson
Athens County Auditor



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Easement A

Easement of 20 Feet in Width for Ingress and Egress

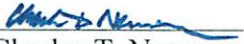
Description of an easement situate Ohio Company Purchase, Town 12, Range 15, Fraction 25, Section 20, York Township, Athens County, Ohio.

Said easement is for right-of-way purposes over the lands of Tracy Ratliff as referenced in Athens County Official Record Book 387 , Pages 462-463.

Commencing at the northeast corner of said Fraction 25 (Section 20) of York Township;
Thence S03°54'15"W 1333.87 feet to a point;
Thence N61°07'03"W 346.35 feet to a point in the center of Township Road 269;
Thence N 59°50'21"W 303.36 feet to a point in the center of Township Road 269;
Thence N20°54'23"W 349.48 feet to a point in the center of County Road 1;
Thence N20°54'23"W 166.50 feet to a point in the center of County Road 1;
Thence N20°54'23"W 62.83 feet to a point in the center of County Road 1, and being the point of beginning of easement, and being along an existing driveway, and being twenty feet in width, and being ten feet on either side of the following described centerline:

- 1.) Thence N66°32'05"W 39.90 feet to a point;
- 2.) Thence S46°46'11"E 31.52 feet to a point, said point being the terminus of said easement.

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


Charles T. Newman
Professional Surveyor S-8043
66 Elmwood Place
Athens, Ohio 45701
March 20, 2017

C. TIM NEWMAN
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

740-594-1884
FAX 740-594-9413



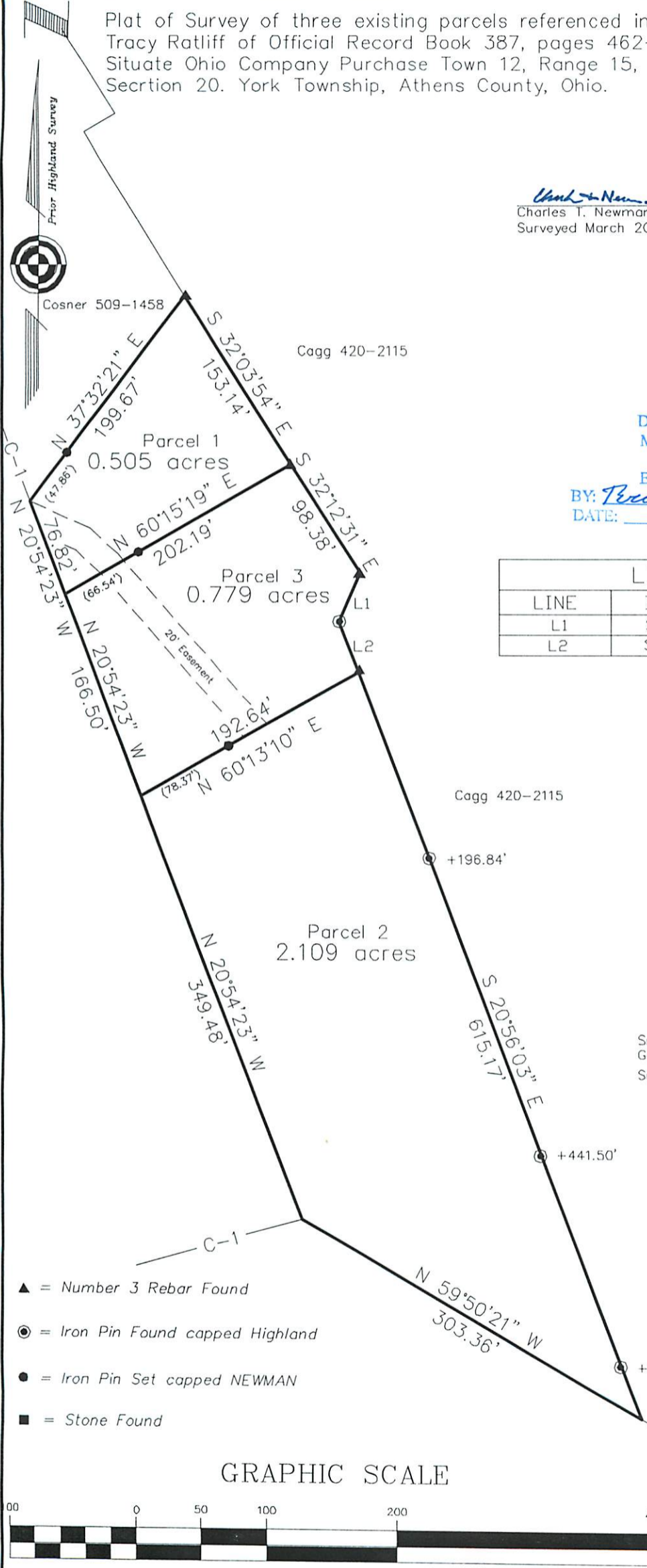
Plat of Survey of three existing parcels referenced in a deed to Tracy Ratliff of Official Record Book 387, pages 462-463. Situate Ohio Company Purchase Town 12, Range 15, Fraction 25, Section 20. York Township, Athens County, Ohio.



Charles T. Newman
Charles T. Newman
Surveyed March 20, 2017

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Frederick J. Sullivan*
DATE: 3/29/17

LINE TABLE		
LINE	BEARING	LENGTH
L1	S23°04'40"W	41.40
L2	S20°56'03"E	41.59



Survey referenced: J. Galvin 7-2-60
Galvin Files: York Twp. Dwg. No. 34
Survey referenced: K. Highland Oct. 2008

NE Corner
Fraction 25
Section 20
York Twp.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.