

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Frank J. Williams
DATE: 11/2/16

Exhibit A
0.383 Acres

Description of a tract of land situate Ohio Company Purchase, Town 12, Range 15, York Township, Section 24, City of Nelsonville, Ohio.
Being all of the lands of (2) deeds of Michael F. Kern and Margaret M. Kern, as referenced in Official Record Book 407, pages 67-68, and Official Record Book 407, pages 127-128.

Beginning at a point at the southwest corner of Nelsonville City Lot 192;

- 1.) Thence N01°01'56"E 48.93 feet along the east right-of-way of Fort Street to an iron pin found;
- 2.) Thence S86°22'06"E 117.06 feet along a common boundary to (Lowery 374-2490), and (Kern 407-67) to an iron pin found;
- 3.) Thence S01°15'33"W 47.49 feet along said common boundary to an iron pin found;
- 4.) Thence S86°35'32"E 84.57 feet along said common boundary to an iron pin set;
- 5.) Thence S03°10'23"W 55.85 feet along said common boundary to an iron pin found, passing an iron pin found at 2.00 feet;
- 6.) Thence N86°20'57"W 199.37 feet along a common boundary to (Ragg 471-2408), and (Kern 407-127) to an iron pin found;
- 7.) Thence N01°01'56"E 54.07 feet along the east right-of-way of Fort Street to the point of beginning containing a total of 0.383 acres.

Plat of said 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 30 inch length of number 5 rebar, and capped "NEWMAN PS-8043".
Basis of bearings was an assumed bearing of Fort Street right-of-way.

Charles T. Newman
Charles T. Newman
Registered Professional Surveyor S-8043
66 Elmwood Place
Athens, Ohio 45701
Surveyed November 2, 2016



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

NOV 02 2016

Jill Thompson
Athens County Auditor



C. Tim Newman
Professional Surveyor

66 Elmwood Place
Athens, Ohio 45701

(740) 594-1884
(740) 591-5269



Plot of Survey of 0.383 Acres
Sitate Ohio Company Purchase Town 12, Range 15,
York Township, Section 24, City of Nelsonville, Ohio.
Being all of the lands of (2) deeds of Michael F. Kern and Margaret M. Kern,
as referenced in Official Record 407, pages 67-68, and Official Record 407, pages 127-128.

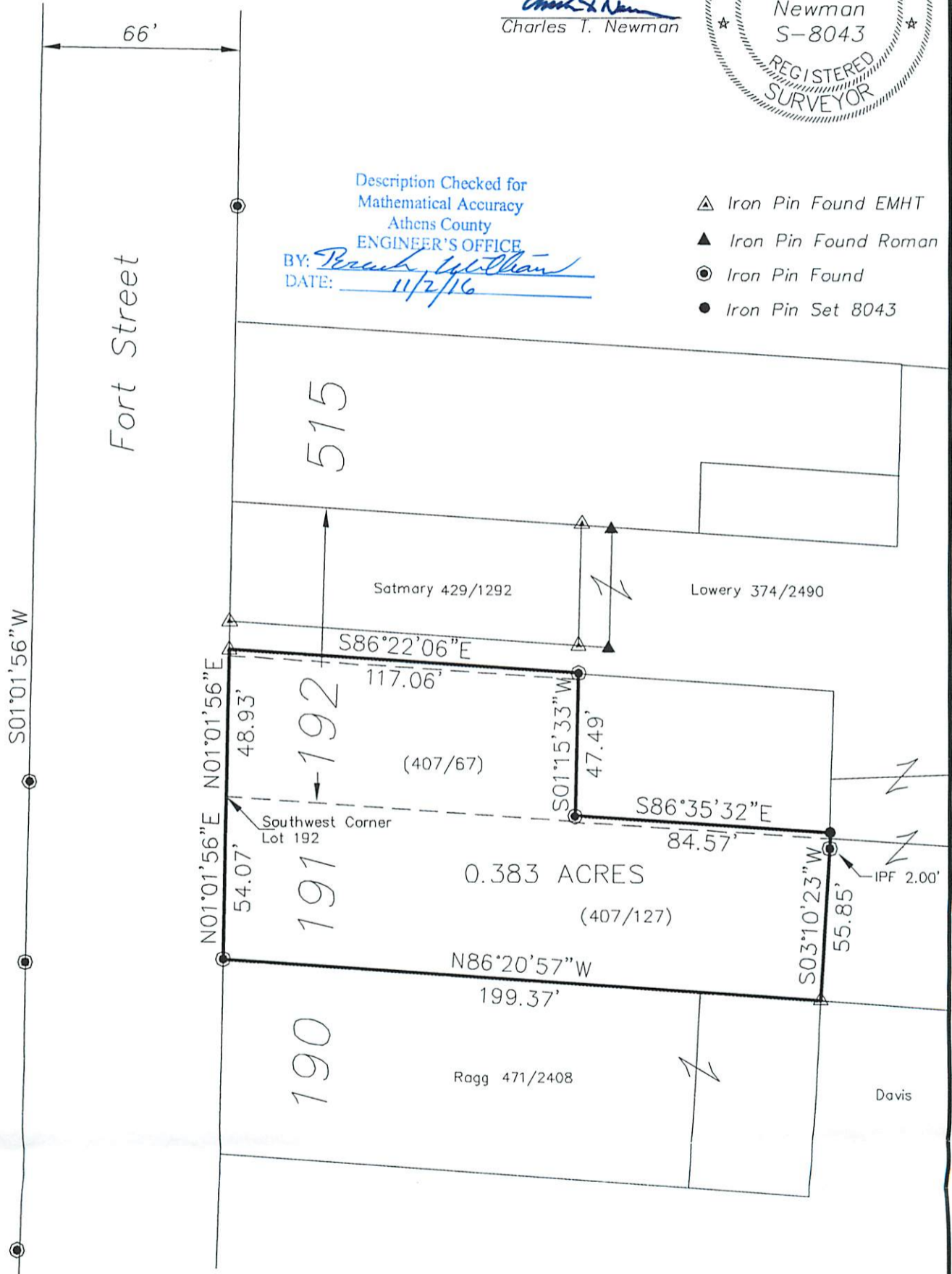


Charles T. Newman
Charles T. Newman



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BY: *Percey Wilkman*
DATE: 11/2/16

- ▲ Iron Pin Found EMHT
- ▲ Iron Pin Found Roman
- Iron Pin Found
- Iron Pin Set 8043



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.