

EXHIBIT "A"

Description of a 7.616 Acre Tract

Situated in Sections 26 and 27, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010024104 as described in Volume 574, Page 1618 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found with a "Seymour & Assoc." cap at the Northwest Corner of the Northeast Quarter of Section 26 and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 84°44'20" West, 609.92 feet** along said Section line and a common boundary line of Scioto Land Company, LLC (OR 574-1618) and Elliott (OR 463-8) to an iron pin found with a "Seymour & Assoc." cap passing an iron pin found with a "Newman PS-8043" cap at 66.35 feet;

Thence **South 65°56'59" West, 42.49 feet** along a common boundary line of Scioto Land Company, LLC (OR 574-1618) and Elliott (OR 463-8) to an iron pin found;

Thence **North 39°15'40" East, 25.09 feet** to an iron pin found on the north line of Section 26;

Thence **North 84°44'20" West, 35.24 feet** to a mag nail set at the intersection of said section line with the centerline of Connett Rd (CR2);

Thence along new lines created by this survey the following five courses along the centerline of Connett Rd (CR2):

1. **North 40°28'17" East, 184.50 feet** to a point;
2. **North 43°12'10" East, 112.33 feet** to a point;
3. **North 50°40'07" East, 128.59 feet** to a point;
4. **North 63°31'59" East, 73.21 feet** to a point;
5. **North 76°44'44" East, 70.52 feet** to a mag nail set on the south line of Wollett (OR 537-151) and the north line of Scioto Land Company, LLC (OR 574-1618);

Thence **South 86°42'47" East, 118.16 feet** along Connett Rd (CR2) and said common boundary line to a point at the southwest corner of Adams (OR 355-2375) and said point being referenced by a railroad spike found that bears N31°02'45"E, 0.40 feet;

Thence along Connett Rd (CR2) and the common boundary line of Adams (OR 355-2375) and Scioto Land Company, LLC (OR 574-1618) the following two courses:

1. **South 78°42'10" East, 153.69 feet** to an iron pin found with a "S.A.M. INC." cap;
2. **South 62°41'10" East, 411.80 feet** to an iron pin found with a "S.A.M. INC." cap in the intersection of Connett Rd (CR2) and Cullison Rd (TR446) and said pin being at the southwest corner of Connett Church (DB 23-30);

Thence **South 37°23'50" East, 141.15 feet** along Connett Rd (CR2) and the common boundary line of Connett Church (DB 23-30) and Scioto Land Company, LLC (OR 574-1618) to a mag nail found on the east line of Fraction 11 and at the northeasterly corner of Elliott (OR 463-8);

Thence leaving Connett Rd (CR2) and along common boundary lines of Elliott (OR 463-8) and Scioto Land Company, LLC (OR 574-1618) the following two courses:

1. **South 04°29'18" West, 120.00 feet** to an iron pin found with a "S.A.M. INC." cap on the south line of Section 27;
2. **North 84°44'20" West, 477.84 feet** to the point of beginning and containing 7.616 acres of which 7.611 acres is in Section 27 and 0.005 acres is in Section 26.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

Bearings are to an assumed meridian and are for angular determination only.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in February 2021.

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

MAR 11 2021

Jill Thompson
Athens County Auditor



A handwritten signature in blue ink that reads "Donnie E. Stevens II".

Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/04/21

PLAT OF SURVEY
SITUATED IN SECTION 26 & 27,
TOWNSHIP 12, RANGE 15, YORK TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED FEBRUARY 2021
FOR MICHAEL ELLIOTT

SCIOTO LAND COMPANY, LLC
OR 574, PG. 1618
P010010024104

KENNETH WOLLETT
AND SARA WOLLETT
OR 537, PG. 151

RAILROAD SPIKE FOUND
N 31°02'45" E 0.40' FROM CORNER

PHILLIP A. ADAMS
AND CINDY L. ADAMS
OR 355, PG. 2375

SCIOTO LAND COMPANY, LLC
OR 574, PG. 1618
P010010024104

CONNETT CHURCH
DB 23, PG. 30

TIMOTHY K. COLWELL
OR 295, PG. 2333

7.616 ACRES

OUT OF P010010024104
7.611 ACRES IN SECTION 27
0.005 ACRES IN SECTION 26

P.O.B.
NW CORNER OF THE
NE 1/4 OF SECTION 26
5/8" REBAR WITH
"SEYMOUR & ASSOC." CAP

MICHAEL ELLIOTT
AND JODIE ELLIOTT
OR 463, PG. 8

5/8" REBAR WITH
"S.A.M. INC." CAP

Line Table		
Line #	Direction	Length
L1	S65° 56' 59"W	42.49'
L2	N39° 15' 40"E	25.09'
L3	N84° 44' 20"W	35.24'
L4	N84° 44' 20"W	23.02'
L5	N76° 44' 44"E	70.52'
L6	N86° 42' 47"W	101.78'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 3/04/21

LEGEND

- ▲ MAG NAIL FOUND
- ▲ MAG NAIL SET
- ⊠ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

REFERENCES
DEEDS OF RECORD
TAX MAPS
PREVIOUS SURVEYS

BASIS OF BEARING
BEARINGS ARE TO AN ASSUMED
MERIDIAN AND ARE FOR ANGULAR
DETERMINATION ONLY



[Signature]
DONNIE E. STEVENS II, PS 8716
DATE: 3/3/2021

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