

EXHIBIT "A"
(1.001 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Scioto Land Company, LLC as recorded in Official Record 574, Page 1618 of the Athens County Recorder's Office, said tract being situated in the northeast quarter of the northeast quarter of Section 32, T-12-N, R-15-W, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning for reference on a set magnetic spike located at the intersection of the center of Township Road 273 and the east line of Section 32, said magnetic spike bears, South 04° 51' 58" West, 766.01 feet from the northeast corner of Section 32;

Thence leaving the east line of Section 32 and along the center of Township Road 273 the following two (2) courses:

- 1. North 81° 43' 26" West a distance of 272.55 feet to a point, and;*
- 2. North 82° 27' 35" West a distance of 18.03 feet to a magnetic spike set (having an Ohio State Plane Coordinate of: Northing 513879.318, Easting 2033801.221), being the **principal place of beginning** of the tract herein described, said magnetic spike being the northeast corner of a 1.296 acre tract (Official Record 583, Page 2350 / Eric Levering);*

Thence continuing along the center of Township Road 273 the following two (2) courses:

- 1. North 82° 27' 35" West a distance of 41.35 feet to a point, and;*
- 2. South 89° 53' 32" West a distance of 72.58 feet to a 5/8" iron pin found on the easterly corner of a 1.294 acre tract (Official Record 431, Page 2514 / Eric Levering);*

Thence continuing along Township Road 273 being the property line of the 1.294 acre tract the following three (3) courses:

- 1. South 87° 12' 25" West a distance of 122.03 feet to a 5/8" iron pin found,*
- 2. South 78° 55' 42" West a distance of 111.20 feet to a 5/8" iron pin found, and;*
- 3. North 89° 37' 46" West a distance of 17.23 feet to a 5/8" iron pin found;*

Thence leaving Township Road 273 and continuing along the property line of the 1.294 acre tract, South 61° 25' 06" West, passing a 5/8" iron pin found at 28.88 feet, going a total distance of 361.36 feet to a 5/8" iron pin found on the north line of a 3.60 acre tract (Official Record 373, Page 789 / Roger L. and Rosa Lyons);

Thence with a line through the grantor's property the following four (4) courses:

- 1. North 40° 55' 53" East a distance of 264.55 feet to a 5/8" iron pin with a 1-1/4" plastic identification cap set,*
- 2. North 76° 21' 52" East a distance of 293.57 feet to a point, said point bears, North 00° 00' 00" East 5.00 feet from a 5/8" iron pin with a 1-1/4" plastic identification cap set for reference,*
- 3. South 83° 09' 21" East a distance of 224.23 feet to a point, and;*
- 4. South 02° 32' 21" West, passing a 5/8" iron pin with a 1-1/4" plastic identification cap set at 12.00 feet, going a total distance of 47.62 feet to the **principal place of beginning**, containing **1.001 acres** more or less and being subject to the right of way of Township Road 273 and all other legal easements and right of ways of record.*

[continued on Page 2]

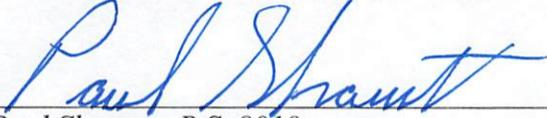
Having 1.001 acres out of Auditor's Parcel P01-00100241-04, a 445.485 acre tract.

This new 1.001 acre tract will be continuous and contiguous with Auditor's Parcel P01-00100241-07.

All iron pins set being 5/8" x 30" with a 1-1/4" plastic identification cap stamped "SHARRETT 8019".

Bearings are based on GPS observations taken on October 9th, 2025 using the Ohio State Plane Coordinate System – South (NAD83) and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, October 14th, 2025 [AT2502].

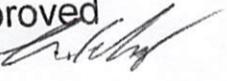

Paul Sharrett, P.S. 8019 10-14-25
Date



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

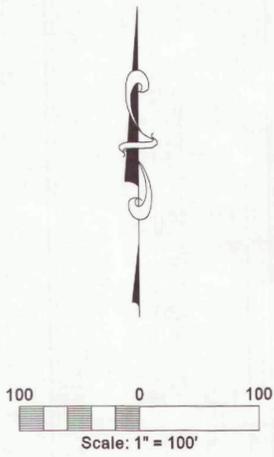
DEC 12 2025

Jill Davidson
Athens County Auditor

City of Nelsonville
211 Lake Hope Drive
Code Enforcement
Approved
By 
Date 12/23/2025

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/12/25

REFERENCES:
 DEEDS AS NOTED
 COUNTY MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS

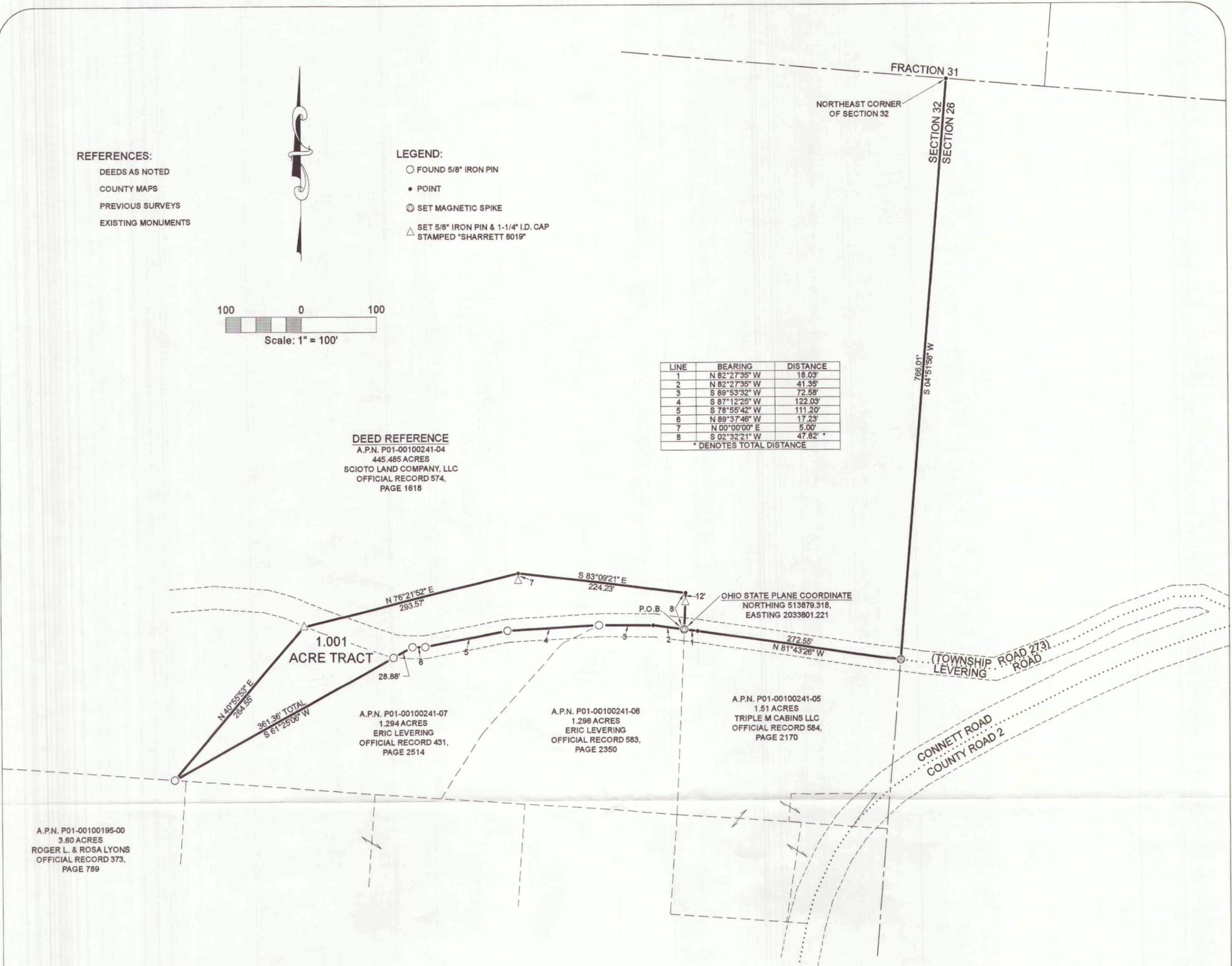


LEGEND:
 ○ FOUND 5/8" IRON PIN
 ● POINT
 ⊙ SET MAGNETIC SPIKE
 △ SET 5/8" IRON PIN & 1-1/4" I.D. CAP STAMPED "SHARRETT 8019"

DEED REFERENCE
 A.P.N. P01-00100241-04
 445.485 ACRES
 SCIOTO LAND COMPANY, LLC
 OFFICIAL RECORD 574,
 PAGE 1618

LINE	BEARING	DISTANCE
1	N 82°27'35" W	18.03'
2	N 82°27'35" W	41.35'
3	S 89°53'32" W	72.58'
4	S 87°12'25" W	122.03'
5	S 78°55'42" W	111.20'
6	N 89°37'46" W	17.23'
7	N 00°00'00" E	5.00'
8	S 02°32'21" W	47.82' *

* DENOTES TOTAL DISTANCE



A.P.N. P01-00100195-00
 3.80 ACRES
 ROGER L. & ROSA LYONS
 OFFICIAL RECORD 373,
 PAGE 789

A.P.N. P01-00100241-07
 1.294 ACRES
 ERIC LEVERING
 OFFICIAL RECORD 431,
 PAGE 2514

A.P.N. P01-00100241-08
 1.298 ACRES
 ERIC LEVERING
 OFFICIAL RECORD 583,
 PAGE 2350

A.P.N. P01-00100241-05
 1.51 ACRES
 TRIPLE M CABINS LLC
 OFFICIAL RECORD 584,
 PAGE 2170

NOTES:

BEING A PART OF A TRACT OF LAND THAT IS NOW OR FORMERLY IN THE NAME OF SCIOTO LAND COMPANY, LLC AS RECORDED IN OFFICIAL RECORD 574, PAGE 1618 OF THE ATHENS COUNTY RECORDER'S OFFICE.

HAVING 1.001 ACRES OUT OF AUDITOR'S PARCEL P01-00100241-04, A 445.485 ACRE TRACT.

THIS NEW 1.001 ACRE TRACT WILL BE CONTINUOUS AND CONTIGUOUS WITH AUDITOR'S PARCEL P01-00100241-07.

ALL IRON PIN SET BEING 5/8"X30" WITH A 1-1/4" PLASTIC IDENTIFICATION CAP STAMPED "SHARRETT 8019".

BEARINGS ARE BASED ON GPS OBSERVATIONS TAKEN ON OCTOBER 9, 2025 USING THE OHIO STATE PLANE COORDINATE SYSTEM-SOUTH ZONE (NAD83) AND ARE TO BE USED TO DENOTE ANGLES ONLY.

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 14th DAY OF OCTOBER, 2025 AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY EXCEPT AS SHOWN.

City of Nelsonville
 211 Lake Hope Drive
 Code Enforcement
 Approved
 By: [Signature]
 Date: 12/12/2025

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: [Signature]
 DATE: 12/12/25

[Signature]
 PAUL SHARRETT, PS 8019
 10-14-25
 DATE

(1.001 ACRE TRACT)

Beginning for reference on a set magnetic spike located at the intersection of the center of Township Road 273 and the east line of Section 32, said magnetic spike bears, South 04° 51' 58" West, 786.01 feet from the northeast corner of Section 32;

Thence leaving the east line of Section 32 and along the center of Township Road 273 the following two (2) courses:

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THIS PLAT IS NOT VALID WITHOUT BLUE INK SEAL.



PSPS SURVEYING, INC.

740-775-3548
 800-848-3548

PAUL SHARRETT
 PROFESSIONAL SURVEYOR
 #20 ST. ST. SW
 CLAROSBURG, OHIO 43115

- LOTS
- FARMS
- SUBDIVISIONS
- CONSTRUCTION

SHEET	REVISIONS
1	

FOR: SCIOTO LAND COMPANY, LLC & ERIC LEVERING

SITUATED IN THE
 NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 32, T-12-N, R-15-W, YORK TOWNSHIP,
 ATHENS COUNTY, STATE OF OHIO

JOB	DRAWN	DATE
AT2502	P.R.S.	10-14-2025

FILENAME: AT2502.DWG