

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A"

Legal Description 60.069 Acres

Page 1 of 3

Situate in the Township of Athens, County of Athens, State of Ohio and being a part of Lots #99, #124, and #128 in Section 27, Twp.-9N, Rng.-14W and being more particularly described as follows,

Being a survey of a portion of a parcel conveyed to Ray Jackson Gilkey of record and described in Official Record 256 page 1973 in the Athens County Recorders Office and being more particularly described as follows,

BEGINNING, at a Stone found with a "X" marking on the South line of Lot #128, the Southeast corner of a parcel conveyed to Daniel and Margaret Krivicich of record and described in Official Record 118 page 321, said Stone also marking the Northeast corner of Lot #125 and a parcel conveyed to Peter B. and Katherine Marshall Dane of record and described in Official Record 371 page 629 the same being the Northwest corner of Lot #124 and being the PRINCIPLE PLACE OF BEGINNING of the 60.069 acre parcel herein to be described;

Thence, along the East line of the aforementioned parcel conveyed to Krivicich the following Seven (7) courses and distances,

- 1) N 06° 31' 33" W 92.62 feet to a 5/8" iron pin found capped Swoyer #6765;
- 2) N 57° 01' 34" W 16.75 feet to a 5/8" iron pin found capped Swoyer #6765 on the East bank of a ravine;
- 3) N 01° 59' 00" W 47.40 feet to a point in a ravine;

Thence, with the meanderings of said ravine the following Four (4) courses and distances,

- 4) N 06° 30' 52" W 28.22 feet;
- 5) N 09° 52' 51" W 34.97 feet;
- 6) N 01° 04' 13" E 35.39 feet;

7) N 32° 02' 52" E 37.98 feet to the Northeast corner of said parcel conveyed to Krivicich, the same being the Southeast corner of a parcel conveyed to Scott C. and Elizabeth C. Welsh of record and described in Official Record 277 page 565;

Thence, along the East line of Welsh and continuing along the meanderings said ravine the following Seven (7) courses and distances,

- 1) N 33° 07' 03" E 72.13 feet;
- 2) N 28° 30' 49" E 37.08 feet;
- 3) N 05° 35' 42" E 47.20 feet;
- 4) N 33° 29' 05" E 47.47 feet;
- 5) N 30° 58' 10" E 71.23 feet;
- 6) N 48° 06' 13" E 46.70 feet;

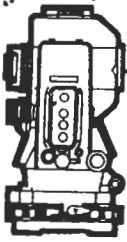
7) N 57° 37' 14" E 43.41 feet to a 5/8" iron pin found capped Swoyer #6765 marking the Northeast corner of said parcel conveyed to Welsh, said iron pin also marking a corner on the Southerly line of a parcel conveyed to Brian Keith and Julie Knoor of record and described in Official Record 306 page 1590;

Thence, S 33° 44' 17" E along the Southerly line of Knoor 40.66 feet to a 5/8" iron pin found capped Swoyer #6765 marking the Southeast corner thereof;

Thence, continuing along the lands of Knoor the following Two (2) courses and distances,

- 1) N 42° 20' 56" E 309.07 feet to an iron pin set;

ATH # 27



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Page 2 of 3

2) N 55° 59' 13" W having passed over a 5/8" iron pin found capped Swoyer #6765 at 287.54 feet going a total distance of 325.35 feet to the centerline of Township Road #241 (Lavelle Road), the Northwest corner of said parcel conveyed to Knoor;

Thence, along the centerline of Township Road #241 the following Four (4) courses and distances,

- 1) N 29° 12' 53" E 16.02 feet;
- 2) N 42° 39' 49" E 67.40 feet;
- 3) N 51° 00' 04" E 57.31 feet;

4) N 49° 43' 36" E 125.28 feet to a point marking a corner to a parcel conveyed to H. Michael Adams of record and described in Official Record 234 page 768;

Thence, along the lands of said parcel conveyed to Adams the Following Three (3) courses and distances,

1) S 75° 52' 30" E leaving the centerline of Township Road #241 and passing a 5/8" rebar found at 45.22 feet going a total distance of 265.76 feet to a 5/8" rebar found;

2) S 00° 53' 30" W 114.85 feet to a 1/2" iron pipe found;

3) S 88° 41' 30" E passing the Lot line between Lot #128 and Lot #99 at 506.40 feet, going a total distance of 839.86 feet to a 1/2" pipe found marking a corner to a parcel conveyed to David and Susan Scott, et al of record and described in Official Record 73 page 768, said pipe being witnessed by a 5/8" rebar found marking the Southeast corner of said parcel conveyed to Adams and bears S 88° 41' 30" E at a distance of 158.48 feet therefrom;

Thence, S 07° 45' 41" E along the West line of Scott, et al 940.58 feet to an iron pin set at an angle in said line, said pin being on the South line of Lot #99, the same being the North line of Lot #124;

Thence, S 19° 57' 41" E continuing along the West line of Scott, et al 29.30 feet to an iron pin set;

Thence, with what represents new lines created by this survey and crossing through Gilkey the following Five (5) courses and distances,

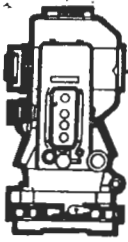
- 1) N 88° 32' 46" W leaving the West line of Scott, et al 409.20 feet to an iron pin set;
- 2) S 31° 26' 58" W 354.64 feet to an iron pin set;
- 3) S 14° 07' 47" E 238.00 feet to an iron pin set;
- 4) S 08° 03' 37" W 401.29 feet to an iron pin set;

5) S 12° 17' 07" E 484.39 feet to a 5/8" iron pin found capped Swoyer #6765 marking a corner on the North line of a parcel conveyed to David G. and Susan N. Calhoun, of record and described in Official Record 89 page 340;

Thence, along the North line of said parcel conveyed to Calhoun the Following Five (5) courses and distances,

- 1) N 72° 51' 55" W 342.83 feet to a 5/8" iron pin found capped Swoyer #6765;
- 2) N 56° 37' 03" W 212.13 feet to a 5/8" iron pin found capped Swoyer #6765;
- 3) N 69° 41' 51" W 195.36 feet to a 5/8" iron pin found capped Swoyer #6765;
- 4) S 83° 23' 51" W 173.15 feet to a 5/8" iron pin found capped Swoyer #6765;

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S
BY: S. Blausen
DATE: 1-21-03



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5) S 82° 23' 01" W 220.89 feet to a ½" rebar found on the West line of Lot #124, the same being the East line of Lot #125 and a parcel conveyed to Mabel M. Howell, of record and described in Official Record 195 page 640, said rebar being witnessed by a iron roof bolt found marking the Southwest corner of Calhoun and bears S 00° 38' 25" E at a distance of 361.21 feet therefrom;

Thence, N 00° 00' 00" W along said Lot line and the East line of Howell and passing over a Stone found with a "X" marking at 624.65 feet going a total distance of 746.79 feet to a ¾" iron pipe found marking the Northeast corner of Howell, the same being the Southeast corner of the aforementioned parcel conveyed to Dane;

Thence, N 00° 04' 33" W along the East line of Dane and passing over a Harrow Tooth found at 339.86 feet, going a total distance of 438.00 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains a total acreage of 60.069 acres more or less, of which 8.68 acres lie within Lot #99, 29.27 acres lie within Lot #124, and 22.12 acres lie within Lot #128 and 32.26 acres is taken from Parcel "A", (originally a 52.80 acre parcel), 19.88 acres is taken from Parcel "B", (originally a 26.12 acre parcel), and 7.94 acres is taken from "First Tract" (originally a 16.61 acre parcel), all of which is subject to all legal easements, right-of-ways, above surface and below surface leases, and restrictions of record.

Bearings of the above description are based on the North line of Lot #124 in Section 27, Athens Township as being N 90° 00' 00" E and is an assumed Meridian used to denote angles only.


Note: all Deed Volumes and Official Records and pages referenced to above are found in the office of the Recorder, Athens County, Ohio.

All iron pins set are 5/8" O.D. iron reinforcing bars 30" long with red identification caps labeled "Scott A. England S-7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in January, 2003.



Dated 1/16/03



Scott A. England P.S.
Ohio Registered Surveyor #7452

Plat of Survey
Athens Twp. Athens County
Section 27 Twp.-9N Rng.-14

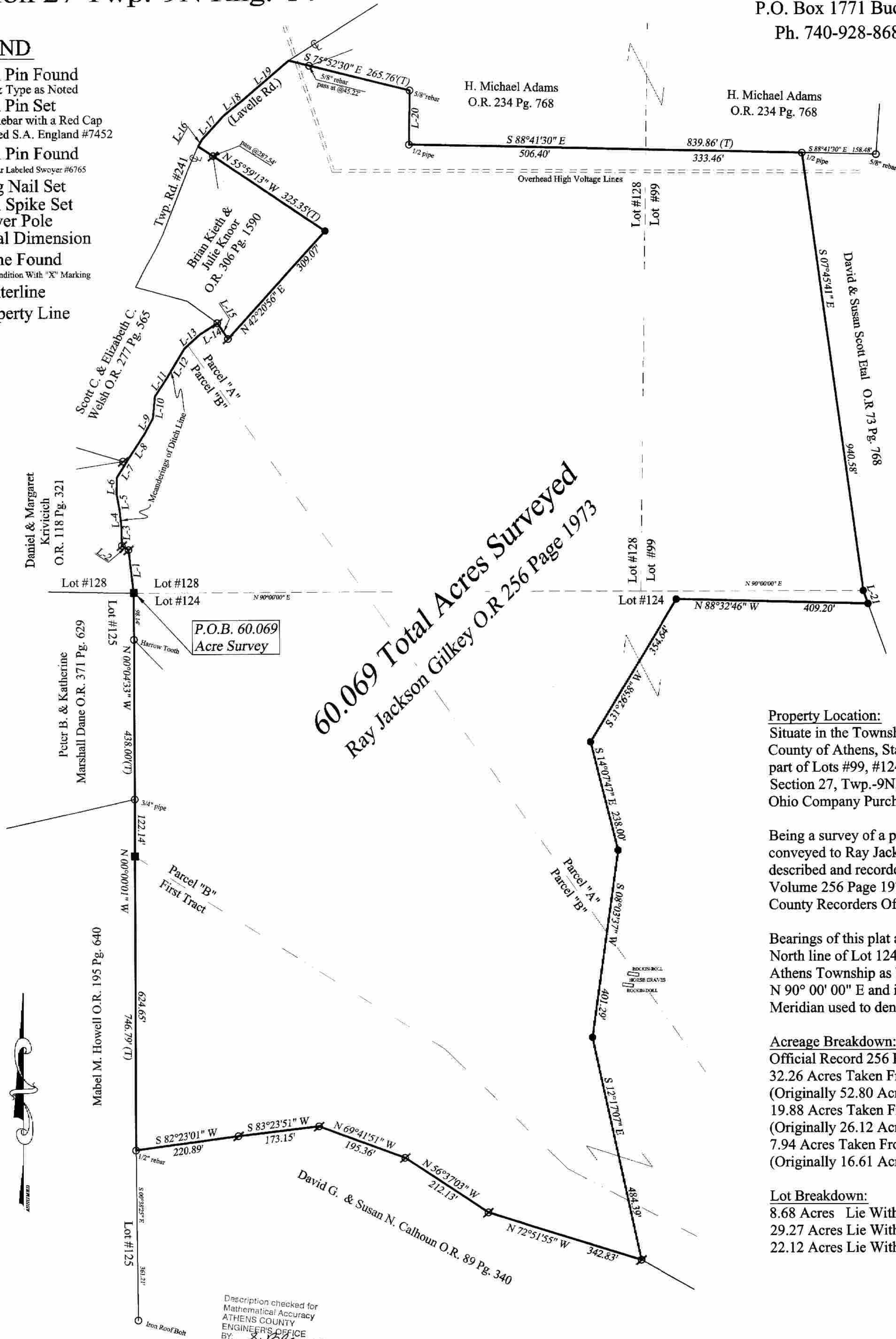
PREPARED BY: BNDRY 2003 - 574-03AT

S.A. England & Associates
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P.O. Box 1771 Buckeye Lake, Ohio 43076
Ph. 740-928-8680 Fax 740-928-9565

LEGEND

- - Iron Pin Found
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- ⊗ - Iron Pin Found
5/8" rebar Labeled Swoyer #6765
- ▲ - Mag Nail Set
- △ - Rail Spike Set
- ★ - Power Pole
- (TD) - Total Dimension
- - Stone Found
- Good Condition With "X" Marking
- ⊕ - Centerline
- ▭ - Property Line

Prepared For:
Mr. Tony Fahrion
Athens, Ohio 45701



Line	Course	Distance
Line-1	N 06°31'33" W	92.62'
Line-2	N 57°01'34" W	16.75'
Line-3	N 01°59'00" W	47.40'
Line-4	N 06°30'52" W	28.22'
Line-5	N 09°52'51" W	34.97'
Line-6	N 01°04'13" E	35.39'
Line-7	N 32°02'52" E	37.98'
Line-8	N 33°07'03" E	72.13'
Line-9	N 28°30'49" E	37.08'
Line-10	N 05°35'42" E	47.20'
Line-11	N 33°29'05" E	47.47'
Line-12	N 30°58'10" E	71.23'
Line-13	N 48°06'13" E	46.70'
Line-14	N 57°37'14" E	43.41'
Line-15	N 33°44'17" E	40.66'
Line-16	N 29°12'53" E	16.02'
Line-17	N 42°39'49" E	67.40'
Line-18	N 51°00'04" E	57.31'
Line-19	N 49°43'36" E	125.28'
Line-20	S 00°53'30" W	114.85'
Line-21	S 19°57'41" E	29.30'

60.069 Total Acres Surveyed
Ray Jackson Gilkey O.R. 256 Page 1973

P.O.B. 60.069
Acre Survey

Property Location:
Situate in the Township of Athens,
County of Athens, State of Ohio. Being a
part of Lots #99, #124, and #128 in
Section 27, Twp.-9N, Rng.-14W of the
Ohio Company Purchase.

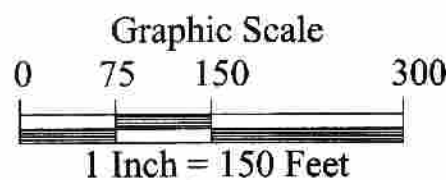
Being a survey of a portion of a parcel
conveyed to Ray Jackson Gilkey as
described and recorded in Official Record
Volume 256 Page 1973 in the Athens
County Recorders Office.

Bearings of this plat are based on the
North line of Lot 124 in Section 27,
Athens Township as being
N 90° 00' 00" E and is an assumed
Meridian used to denote angles only.

Acreeage Breakdown:
Official Record 256 Page 1973
32.26 Acres Taken From Parcel "A"
(Originally 52.80 Acres)
19.88 Acres Taken From Parcel "B"
(Originally 26.12 Acres)
7.94 Acres Taken From "First Tract"
(Originally 16.61 Acres)

Lot Breakdown:
8.68 Acres Lie Within Lot #99
29.27 Acres Lie Within Lot #124
22.12 Acres Lie Within Lot #128

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blawie*
DATE: 1-21-03



I Hereby Certify That An Actual Survey Of
The Premises Was Made And That This Plat
Is Correct To The Best Of My Knowledge.

Dated: 1/20/03

Scott A. England, P.S.
Ohio Registered Surveyor #7452

DRAWN BY: T.M.	DATE: 01 15-2003
CHECKED BY: S.A.E.	SHEET NO.: 574-03AT
JOB NO.: BNDRY03	SHEET 1 OF 1