

EXHIBIT "A"

Being a 0.9455 acre tract out of a 30.0 acre tract that is now or formerly in the name of PW Development, Inc. as recorded in Official Record 127 at pages 819, 821, 823, 825 and 827, Athens County Recorder's Office, said tract being situated in Section 20, (River Lots 341 and 342), Village of Chauncey, T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" iron pin with a plastic identification cap set in the grantor's northwest corner, the southwest corner of a 12.0 foot wide unimproved alley, being the southwest corner to "Nye's Fifth Addition to Chauncey" as recorded in Envelope 241-A, and the east right of way line of Plum Street, said iron pin set bearing South 02 degrees 48 minutes 18 seconds East a distance of 12.03 feet from a point in the southwest corner of Lot 250 in said "Nye's Fifth Addition";

Thence along one of the grantor's north lines, the south line of the unimproved alley, and the south line of said addition, North 89 degrees 38 minutes 04 seconds East a distance of 125.00 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the grantor's north line, the south line of the unimproved alley and the south line of said addition, South 02 degrees 48 minutes 18 seconds East a distance of 209.70 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 00 degrees 52 minutes 30 seconds East a distance of 120.00 to a 5/8" iron pin with a plastic identification cap set;

Thence South 89 degrees 38 minutes 04 seconds West a distance of 125.00 feet to a 5/8" iron pin with a plastic identification cap set on one of the grantor's west lines and the east line of a 0.03 acre tract as recorded in Deed Book 331 at page 635 as the fourth tract;

Thence along one of the grantor's west lines and the east line of said 0.03 acre tract, North 00 degrees 52 minutes 30 seconds West, passing through a point from which an iron pipe found bears North 89 degrees 07 minutes 30 seconds East a distance 0.10 feet, said point being the northeast corner of the 0.03 acre tract and the southeast corner of a 12.0 foot wide unimproved alley extension and passing through an iron pipe found at 25.99 feet, said iron pipe being on the northeast corner of said unimproved alley extension and the southeast corner of another 0.03 acre tract as recorded in Deed Book 331 at page 635 as the second tract, going a total distance of 120.00 feet to an iron pin found in the northeast corner of said 0.03 acre tract (second tract), the east right of way line of Plum Street and the south right of way line of Lexington Street (A.K.A. Poplar Street), said iron pin found also being in the southeast corner of "The Nye Addition to Chauncey" as recorded in Envelope 216-B, ;

Thence continuing along one of the grantor's west lines and along the east right of way line of Plum Street, North 02 degrees 48 minutes 18 seconds West a distance of 209.70 feet to the place of beginning, containing 0.9455 acres (41,188.15 square feet), more or less, and subject to all easements of record.

All 5/8" iron pins with a plastic identification cap set are stamped "Seymour-6044/Bayha-6139."

The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, February 9, 1993.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 12-21-93

Dover #20

REFERENCES:
 AEGIS ADJUSTED
 COUNTY TAX MAPS
 PREVIOUS SURVEYS
 EVIDENCE ADJUSTMENTS

NOTES:

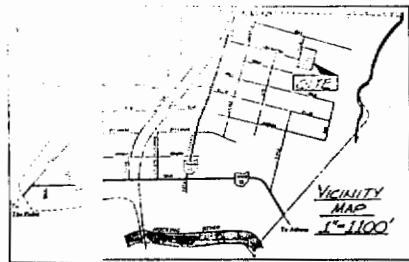
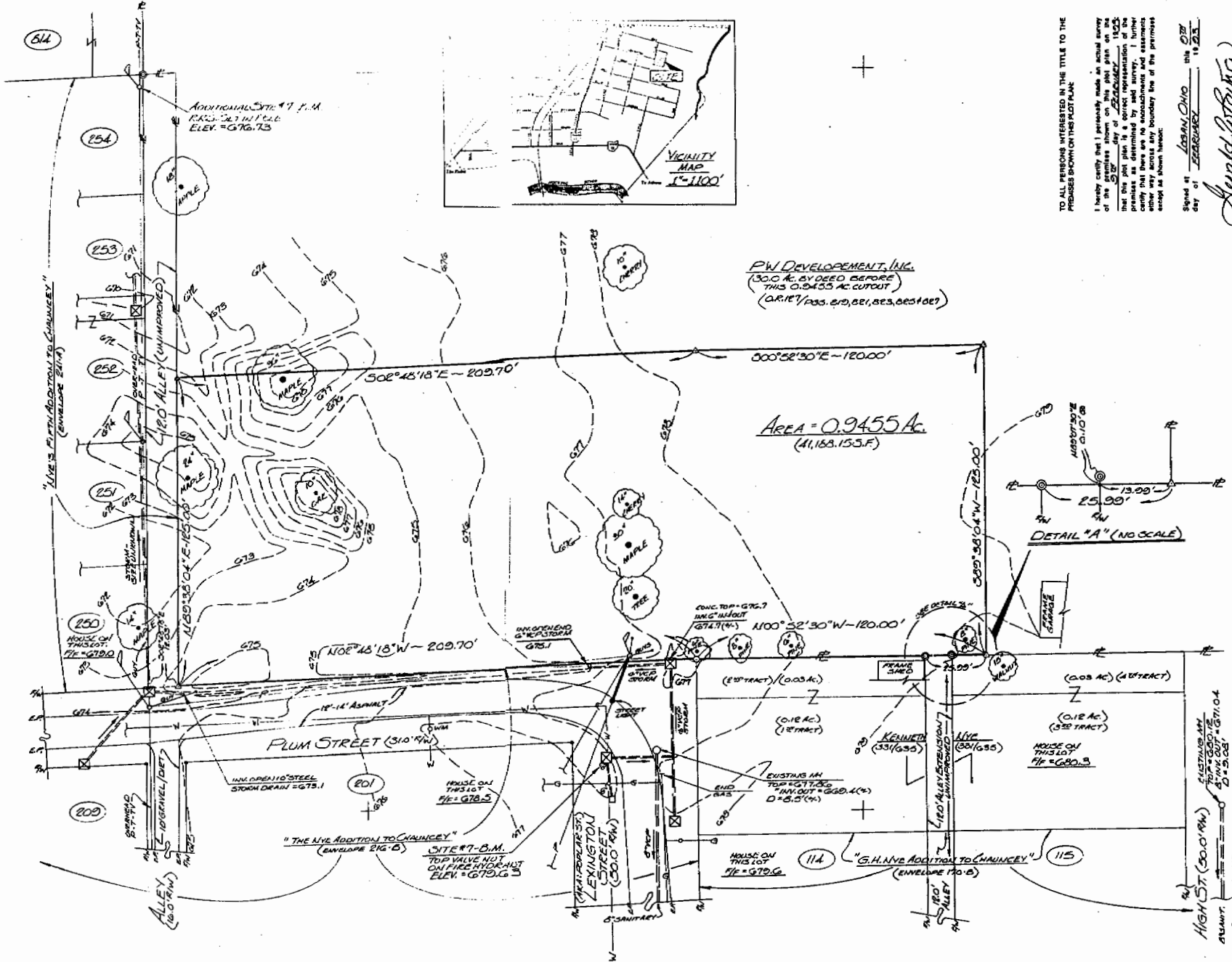
- 1) There is no zoning in effect at this site.
- 2) There is no minimum building setback from right of way line at this site.
- 3) There are no subdivision regulations that affect this site.
- 4) This site has no street number. The Issuing Authority is: Athens County Regional Planning Commission c/o Bob Eichenberg, County Planner 274 W. Union Street Athens, Ohio 45701
- 5) The electric service available at this site is single phase.
- 6) Present Owners of Record: PW Development, Inc. P.O. Box 415 Corning, Ohio 43730
- 7) This site is in Zone "C" (above 500 year flood elevation) according to FIRM Community Panel No. 198017-0001-B (effective date: January 17, 1985).

- LEGEND**
- ▲ 66" IRON PIPE SET W/10" CAP STAMPED "SEYMOUR" - "DAYNA" 6044 6150
 - IRON PIPE FOUND
 - IRON PIPE FOUND

NOTES REGARDING STORM AND WATER:

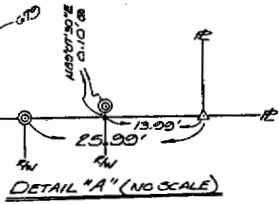
The following notes are as a result of a field meeting on 2/5/83 with the Village Administrator, Chuck Matheny, and a long time employee of the Village Service Department.

- 1) The storm sewer structures shown thusly, \boxtimes , are brick catchbasin type structures with 4"x4" solid concrete tops that have no inlet capability. The water enters via openings in side walls.
- 2) The waterline shown on Lexington or at least 4", but could be 6". size and location of waterline on Plum Street is unable to be determined and is unknown, except that lot 201 has a water meter that has to feed from Plum Street.



PW DEVELOPMENT, INC.
 (30.0 AC. BY DEED BEFORE THIS 0.9455 AC. CUTOFF)
 (AR. 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300)

AREA = 0.9455 AC.
 (41,153.153 SF)



TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLOT PLAN:
 I hereby certify that I personally made an actual survey of the premises shown on this plot plan on the 11th day of February, 1983, and that the same is a true and correct copy of the original survey as determined by me and my assistants. I further certify that there are no encroachments and easements shown on this plot plan which are not shown on the original survey as shown herein.

Signed at Logan, Ohio this 11th day of February, 1983.
 [Signature]
 [Name]
 [Address]
 [City, State, Zip]

PLAT OF SURVEY & PLOT PLAN

BING PART OF A 300 TRACT SITUATE IN SECTION 20 ~ (RANGE 13, 34, 35) ~ VILLAGE OF CHANCEY ~ TOWN 10, 11 ~ RANGE 14, N ~ COVER TOWNSHIP ~ ATHENS COUNTY ~ STATE OF OHIO.

date	drawn	job
1/25/83	[Signature]	A10035

seymour & assoc. consultants
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