

EXHIBIT "A"

TRACT I:

Being part of the tract of land that is now or formerly in the name of Gilbert G. Phillips as recorded in Official Record 14 at page 571, Athens County Recorder's Office, said tract being situated in Fractional Lot 1 of Section 21, T-10-N, R-14-W, Dover Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at the northeast corner of Fractional Lot 7, in Section 21, T-10-N, R-14-W;

Thence along the east line of Fractional Lot 7, South 04 degrees 55 minutes 16 seconds West a distance of 486.64 feet to a point;

Thence South 85 degrees 04 minutes 44 seconds East a distance of 2,970.77 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 06 degrees 36 minutes 04 seconds West a distance of 804.73 feet to a 5/8" X 30" iron pin with a plastic identification cap set for the principal place of beginning of the tract herein described;

Thence North 02 degrees 40 minutes 03 seconds East a distance of 73.84 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a line to the grantor;

Thence along a northerly line of the grantor, South 87 degrees 19 minutes 57 seconds East passing through an iron pin found at 616.11 feet going a total distance of 707.47 feet to a point in the center of Big Bailey Run Road, County Road 29;

Thence along the center of Big Bailey Run Road, County Road 29, South 12 degrees 53 minutes 23 seconds East a distance of 56.13 feet to a 5/8" X 30" iron pin with a plastic identification cap found;

Thence leaving the center of Big Bailey Run Road, and along a line to the grantor, North 88 degrees 53 minutes 58 seconds West passing through a 5/8" X 30" iron pin with a plastic identification cap found at 425.56 feet going a total distance of 722.79 feet to the principal point of beginning containing 1.051 acres, more or less, and subject to the right-of-way of Big Bailey Run Road and all easements of record.

The above described tract will be a future County or Township road right-of-way as per agreement with Athens County Commissioners and presently to be reserved as an ingress-egress easement for the grantor herein.

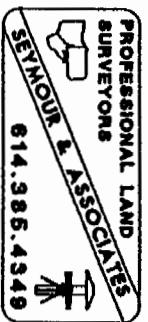
All 5/8" X 30" iron pins with plastic identification caps set and found are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of Fractional Lot 7 and bears, North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044 on August of 1999.

George F. Seymour, P.S. #6044

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 8-18-99



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EXHIBIT "A"

TRACT II:

Being part of the tract of land that is now or formerly in the name of Gilbert G. Phillips as recorded in Official Record 14 at page 571, Athens County Recorder's Office, said tract being situated in Fractional Lot 1 of Section 21, T-10-N, R-14-W, Dover Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at the northeast corner of Fractional Lot 7, in Section 21, T-10-N, R-14-W;

Thence along the east line of Fractional Lot 7, South 04 degrees 55 minutes 16 seconds West a distance of 486.64 feet to a point;

Thence South 85 degrees 04 minutes 44 seconds East a distance of 2,970.77 feet to a 5/8" X 30" iron pin with a plastic identification cap set on a line to the grantor for the principal point of beginning of the tract herein described;

Thence with a new line, North 06 degrees 36 minutes 04 seconds West a distance of 804.73 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence continuing with a new line, South 88 degrees 53 minutes 58 seconds East a distance of 297.23 feet to a 5/8" X 30" iron pin with a plastic identification cap found on a corner to the grantor;

Thence along a line to the grantor, South 06 degrees 36 minutes 04 seconds East a distance of 708.68 feet to a 5/8" X 30" iron pin with a plastic identification cap found on a corner to the grantor;

Thence on a line to the grantor, South 80 degrees 28 minutes 14 seconds West a distance of 247.48 feet to a 5/8" X 30" iron pin with a plastic identification cap found;

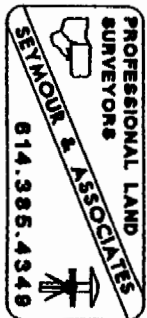
Thence continuing on a line to the grantor, South 40 degrees 48 minutes 16 seconds West a distance of 64.38 feet to the principal point of beginning containing 5.00 acres, more or less, and subject to all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set and found are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of Fractional Lot 7 and bears, North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044 on August of 1999.

George F. Seymour, P.S. #6044



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
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PROFESSIONAL LAND SURVEYORS

SEYMOUR & ASSOCIATES

P.O. Box 624
830 W. Hunter St. 740-385-4349
Logan, Ohio 43138

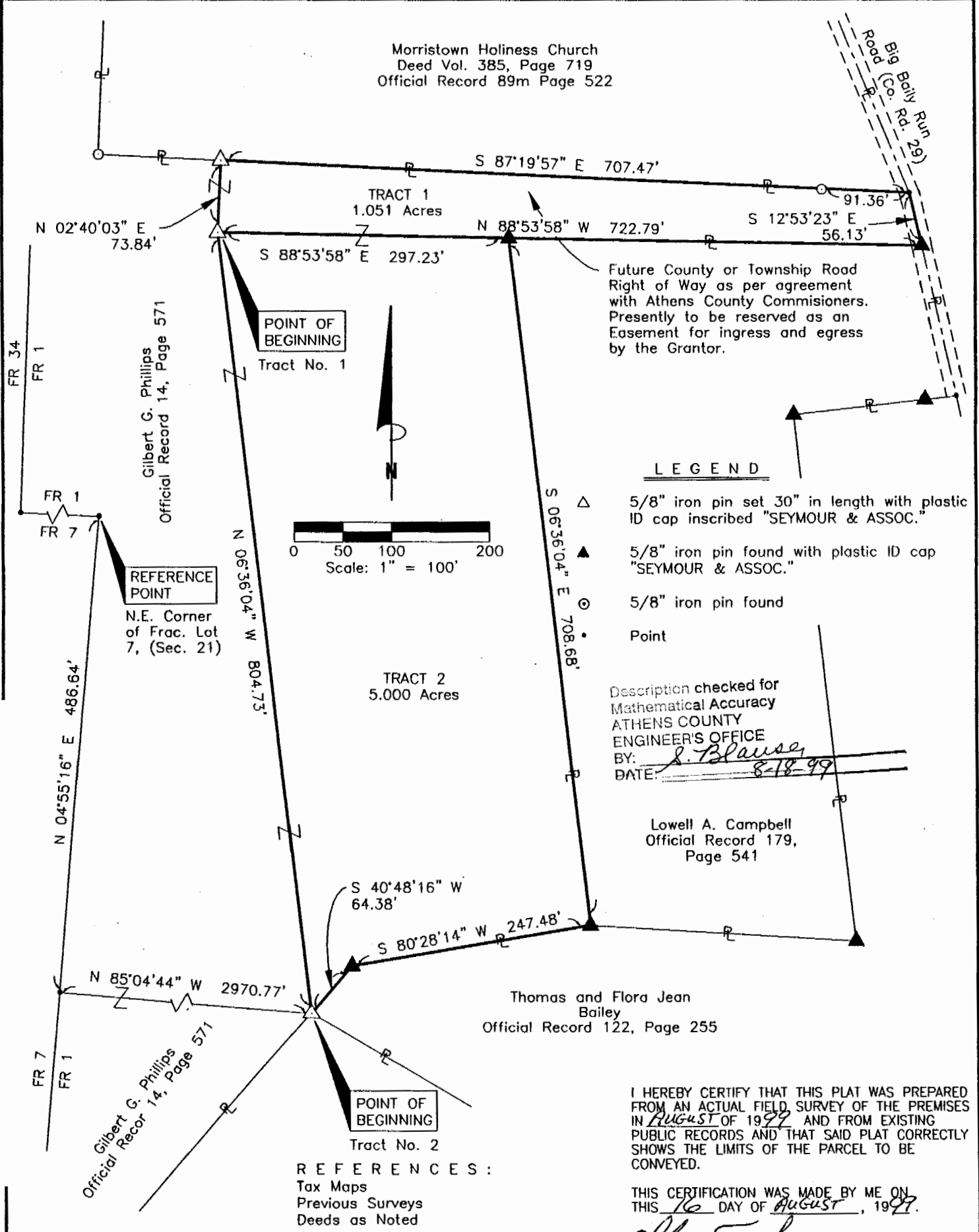
PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF DOVER AND BEING LOCATED IN FRACTIONAL LOT 1, (SECTION 21), TOWNSHIP 10, RANGE 14



FOR: **GLORIA PHILLIPS**

PROJ. NO.: AT9923
BY: JLC DATE: 8/14/99



NOTE:
The bearing system for this plat is based on evidence found on the East line of Fractional Lot 7 and bears N 04' 55' 16" E and is for the determination of angles only.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN AUGUST OF 1999 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED.

THIS CERTIFICATION WAS MADE BY ME ON THIS 16 DAY OF AUGUST, 1999.

George F. Seymour
GEORGE F. SEYMOUR
OHIO PROFESSIONAL SURVEYOR NO. 6044
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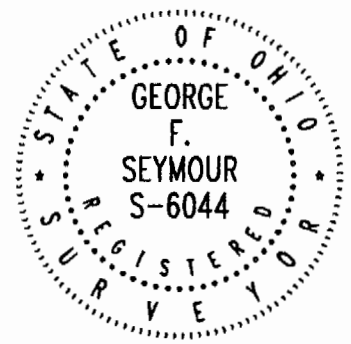
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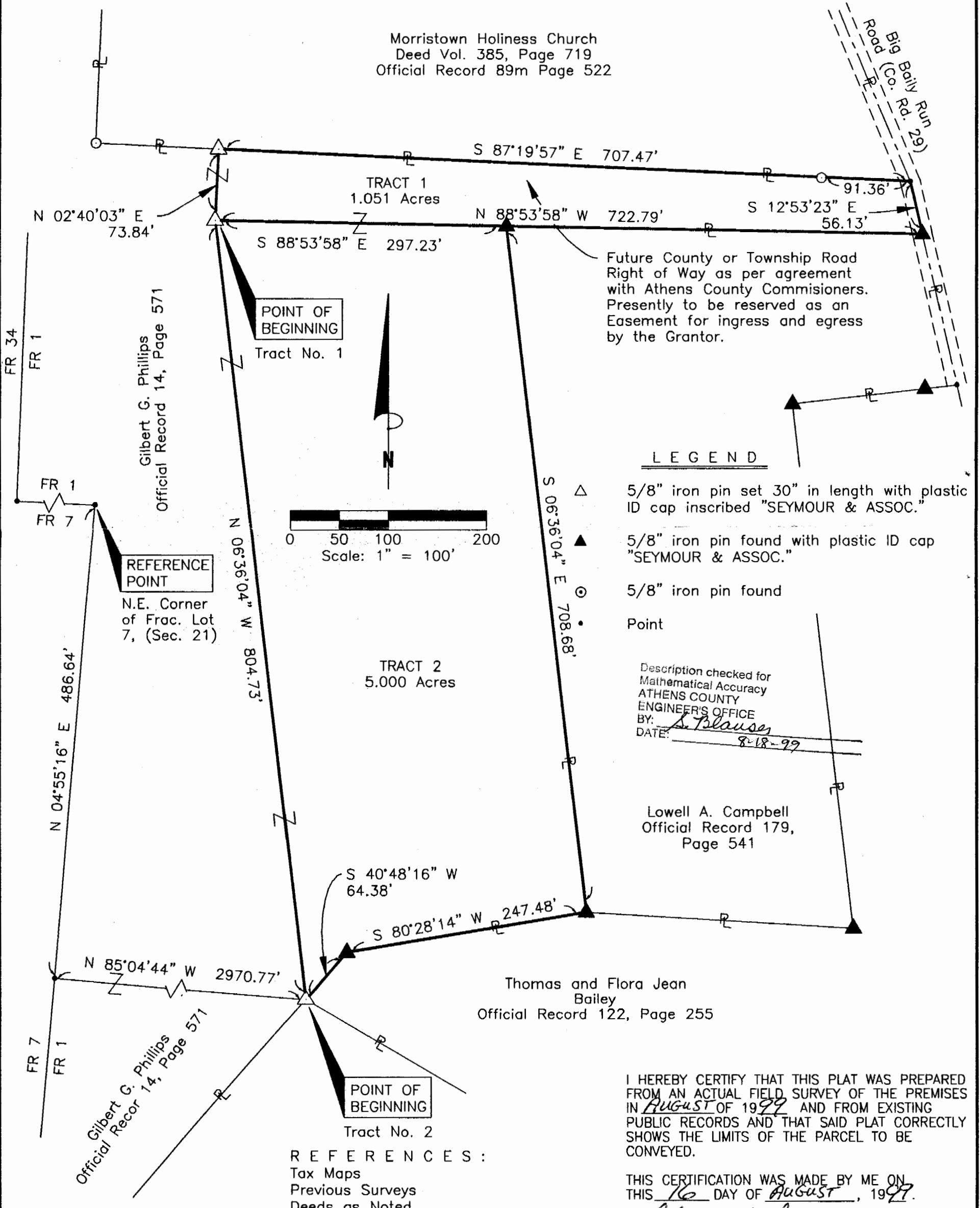
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