

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Gilbert Phillips as recorded in Deed Book 82 at page 777, Athens County Recorder's Office, said tract being situated in Fractional Lot 11 in Section 21, T10N, R14W, Dover Township, Athens County, State of Ohio and more particularly described as follows:

Beginning, for refernce, at a 5/8" iron pin with a plastic identification cap set on an easterly corner of Fractional Lot 7 which is also a corner of Fractional Lot 1;

Thence along the line between Fractional Lots 1 and 7, South 4 degrees 55 minutes 16 seconds West a distance of 372.72 feet to a point;

Thence leaving the line between Fractional Lots 1 and 7, South 85 degrees 04 minutes 44 seconds East a distance of 3248.14 feet to a 5/8" iron pin with a plastic identification cap set for the principal place of beginning for the tract herein described;

Thence South 86 degrees 34 minutes 18 seconds East a distance of 273.32 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of a 0.21 acre tract as recorded in Deed Book 371 at page 185;

Thence along the west line of the 0.21 acre tract South 40 degrees 48 minutes 22 seconds West a distance of 356.44 feet to a 5/8" iron pin with a plastic identification cap set on the southwest corner of a 0.29 acre tract as recorded in Deed Book 362 at page 425 and Deed Book 383 at page 529;

Thence with a new line, North 49 degrees 11 minutes 31 seconds West a distance of 375.16 feet to a 5/8" iron pin with a plastic identification cap set;

Thence continuing with a new line, North 80 degrees 28 minutes 15 seconds East a distance of 247.48 feet to the principal place of beginning, containing 1.7090 acres, more or less, and subject to all easements of record.

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 George F. Seymour, Ohio Professional Surveyor No. 6044, June 1, 1992.

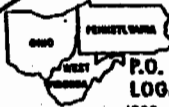
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Hodges  
DATE: 6/10/92

Dover #21

PROFESSIONAL LAND SURVEYORS

- BUILDING PLANS
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

**SEYMOUR & ASSOCIATES**



P.O. BOX 624  
LOGAN, OHIO 43138  
385-5954



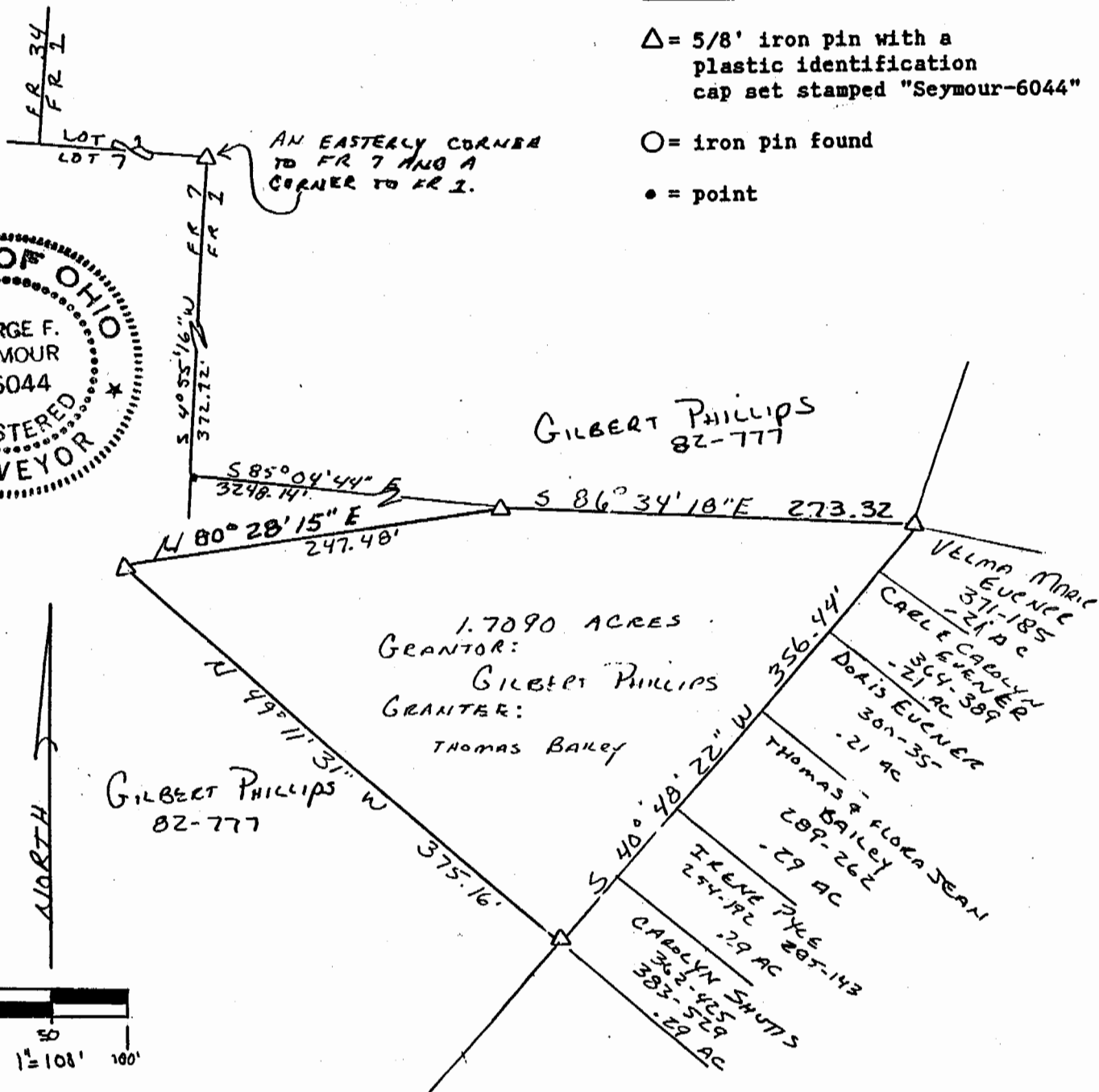
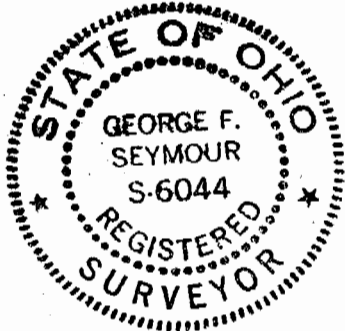
BEING PART OF FRACTIONAL LOT 11  
IN SECTION 21, T10N, R14W,  
DOVER TOWNSHIP, ATHENS COUNTY,  
STATE OF OHIO

**LEGEND**

△ = 5/8" iron pin with a plastic identification cap set stamped "Seymour-6044"

○ = iron pin found

• = point



**NOTE:** Bearings based on a previous survey and are for the determination of angles only.

**REFERENCES**

- Deeds as noted
- County tax maps
- Previous surveys
- Existing monuments

I hereby certify that an actual survey was made under my direct supervision of the premises shown hereon on the 1st day of June, 1992; 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 hereon.

*George F. Seymour*  
OHIO PROFESSIONAL SURVEYOR NO. 6044

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