

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 reference, 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 North 6 degrees 36 minutes 04 seconds West a distance of 708.68 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 88 degrees 53 minutes 58 seconds East a distance of 425.56 feet to a 5/8" iron pin with a plastic identification cap set in the center of County Road No. 29;

Thence along the center of County Road No. 29, South 12 degrees 53 minutes 21 seconds East a distance of 159.0 feet to a point;

Thence leaving the center of County Road No. 29 and along the north line of a 0.21 acre tract as recorded in Deed Book 326 at page 911, South 83 degrees 23 minutes 56 seconds West, passing through a 5/8" iron pin with a plastic identification cap set at 33.04 feet, going a total distance of 170.00 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the 0.21 acre tract;

Thence along the west line of the 0.21 acre tract, South 6 degrees 36 minutes 04 seconds East a distance of 541.20 feet to a 5/8" iron pin with a plastic identification cap set on the southwest corner of a 0.67 acre tract as recorded in Deed Book 353 at pages 723 and 725 and Deed Book 351 at page 629;

Thence North 86 degrees 34 minutes 18 seconds West a distance of 273.32 feet to the principal place of beginning, containing 5.0346 acres, more or less, and subject to the right of way of County Road No. 29 and 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.

14  
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

R. L. Nelson  
6-10-92

Dover #21

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.

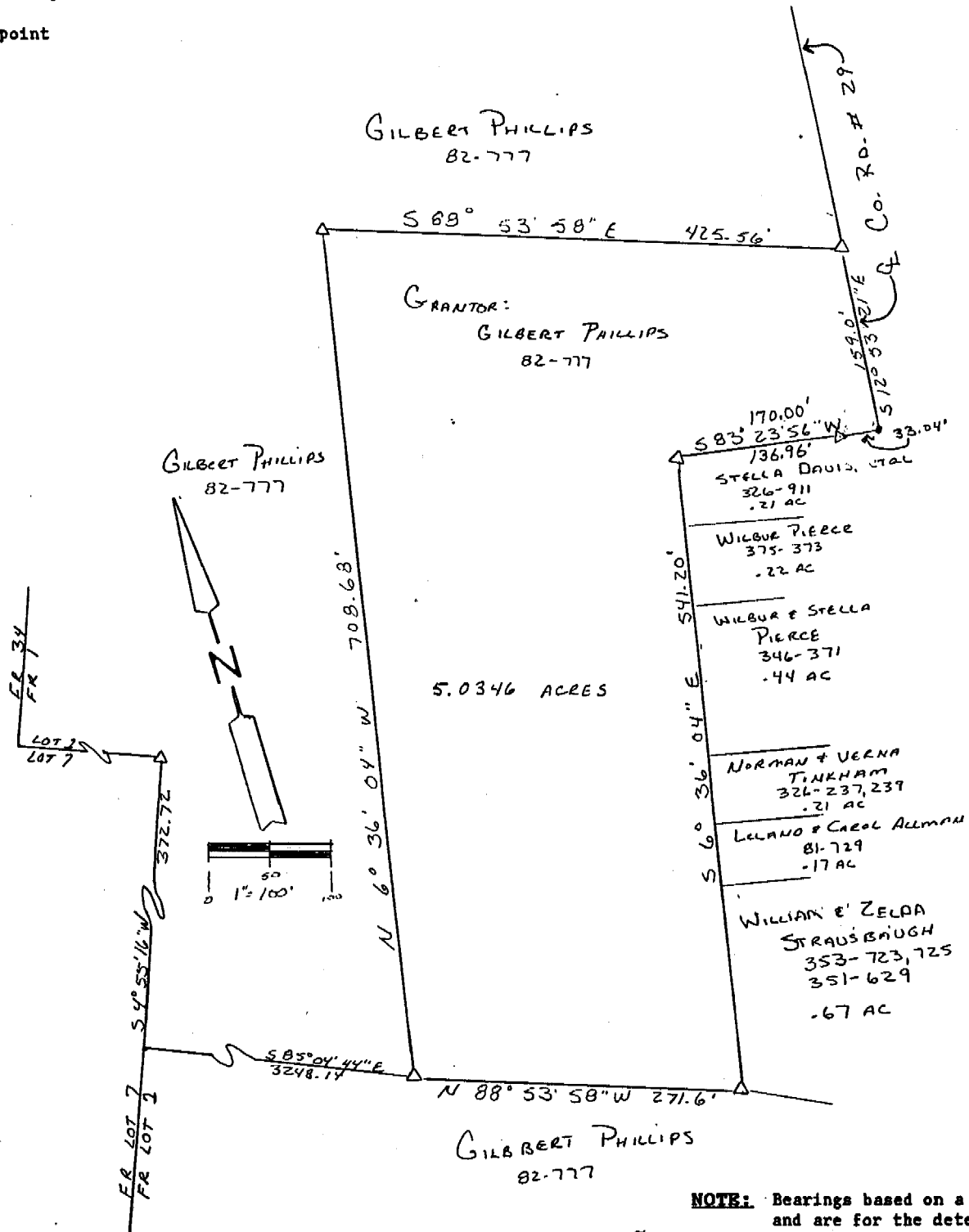
*George F. Seymour*  
 OHIO PROFESSIONAL SURVEYOR NO. 6044

**LEGEND**

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

**REFERENCES**

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



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



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

15

SURVEY FOR: GILBERT PHILLIPS  
 JOB NO. AT9102

PROFESSIONAL LAND SURVEYORS

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

**SEYMOUR & ASSOCIATES**

LOGAN, OHIO 43138  
 P.O. BOX 624  
 315-5954

*original*

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Thence South 88 degrees 53 minutes 58 seconds East a distance of 425.56 feet to a 5/8" iron pin with a plastic identification cap set in the center of County Road No. 29;

Thence along the center of County Road No. 29, South 12 degrees 53 minutes 21 seconds East a distance of 159.0 feet to a point;

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Thence North 88 degrees 53 minutes 58 seconds West a distance of 271.6 feet to the principal place of beginning, containing 5.0346 acres, more or less, and subject to the right of way of County Road No. 29 and all easements of record.

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16