

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Gilbert G. Phillips as recorded in Official Record 82 at page 777, Athens County Recorder's Office, said tract being part of Fractional Lot 1 (Section 21), T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southwest corner of Fractional Lot 1 (Section 21);

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of ~~1,096.98~~ feet to a point in the center of Township Road No. 293 and on a corner to the grantor;

Thence leaving the west line of Fractional Lot 1 (Section 21) and along the center of said road and the grantor's southwest lines the following four courses:

- [1] South 40 degrees 35 minutes 38 seconds East a distance of 132.57 feet to a point;
- [2] South 40 degrees 35 minutes 34 seconds East a distance of 183.15 feet to a point;
- [3] South 30 degrees 53 minutes 43 seconds East a distance of 425.06 feet to a point, and;
- [4] South 25 degrees 35 minutes 12 seconds East a distance of 171.26 feet to a point, said point being the principal place of beginning for the tract herein described;

Thence leaving the center of said road and the grantor's southwest line and with a new line through the grantor's land the following three courses:

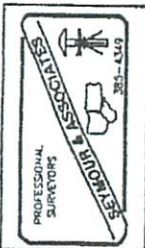
- [1] North 64 degrees 24 minutes 48 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 330.28 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] South 25 degrees 35 minutes 12 seconds East a distance of 240.49 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [3] South 64 degrees 24 minutes 48 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 280.28 feet, going a total distance of 330.28 feet to a point in the center of Township Road No. 293 and on the grantor's southwest line;

Thence along the center of said road and the grantor's southwest line, North 25 degrees 35 minutes 12 seconds West a distance of 240.49 feet to the principal place of beginning, containing 1.8234 acres, more or less, and subject to the right of way of Township Road No. 293 and all easements of record.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the west line of Fractional Lot 1 (Section 21) as bearing North 04 degrees 55 minutes 16 seconds East 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, December 12, 1994.



Inspection checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: J. Blaus
DATE: 12-20-94

Handwritten: Botano B.S. 02.06.21
GB
1,811.90'

Scrivener's Error made by me in
1994 & discovered by me in
February 2021.
INCORRECT DISTANCE = 1,096.98'
CORRECT DISTANCE = 1,811.90'



Handwritten: Doc # 21

Handwritten: 38



Gib Phillips
02/12/04

Scrivener's Error made by me in
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 February 2021.
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SEYMOUR & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 • OIL WELL PERMITTING
 • LOTS & FARM SURVEYS
 • SUB-DIVISIONS
 • LAND PLANNING
 • CONSTRUCTION

P.O. Box 421
 Upper, Ohio 4308
385-5954
 69 S. MARKET ST.

PLAT OF SURVEY

BEING SITUATE IN FR. LOT NO. 1 -
 (SECTION 21) - TOWN 10 NORTH -
 RANGE 14 WEST - DOVERTWP. -
 ATHENS CO. - STATE OF OHIO.



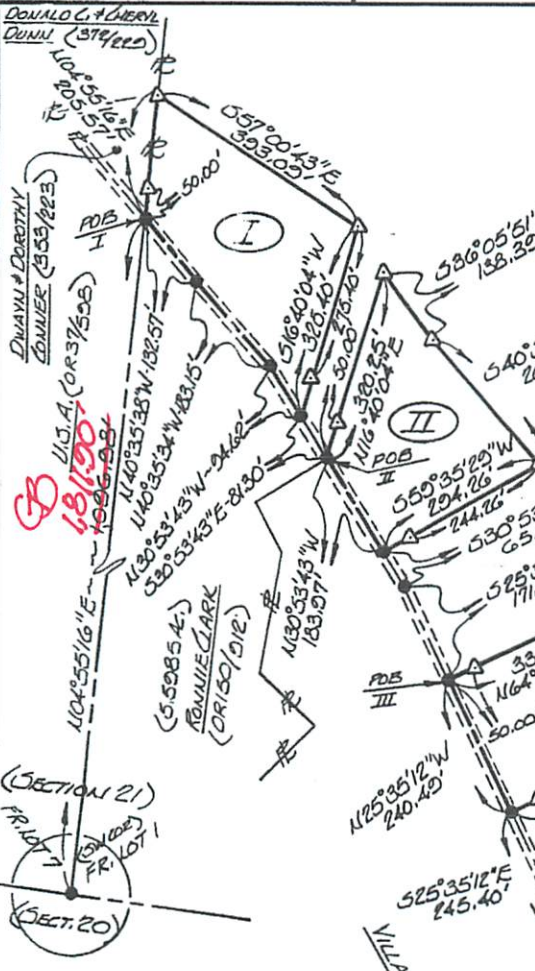
APPROVALS:

BY: *GB*

PROJ. NO: **AT0101**

DATE: **12/12/04**

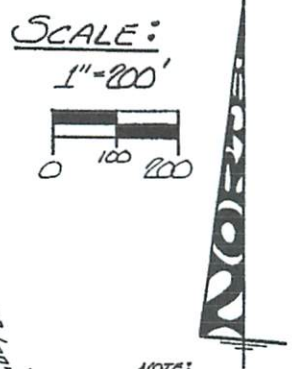
FOR: GIB PHILLIPS



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 12 DAY OF DEC. 2004 AND THAT THIS 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.

Gerald W. Bayha
 GERALD W. BAYHA, P.S.
 PROFESSIONAL SURVEYOR NO. S-6139

- AREAS:**
- I** = 2.0134 Ac.
 - II** = 1.8235 Ac.
 - III** = 1.8234 Ac.
 - IV** = 2.0363 Ac.



NOTE:
 BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR THE DIRECTION OF ANGLES ONLY. ALL ARE BASED ON THE WEST LINE OF FR. LOT 1 (SECTION 21) AS BEARINGS: **N04°55'16"E**

REFERENCES:
 DEEDS AS NOTED
 COUNTY TAX MAPS
 PREVIOUS SURVEYS
 EXISTING MONUMENTS

LEGEND

- ▲ - 5/8" IRON PIN SET W/ I.D. CAP STAMPED "SEYMOUR # A530C."
- ▲ - 5/8" IRON PIN FOUND W/ I.D. CAP STAMPED "SEYMOUR-6044"
- - POINT
- - TREE AS NOTED

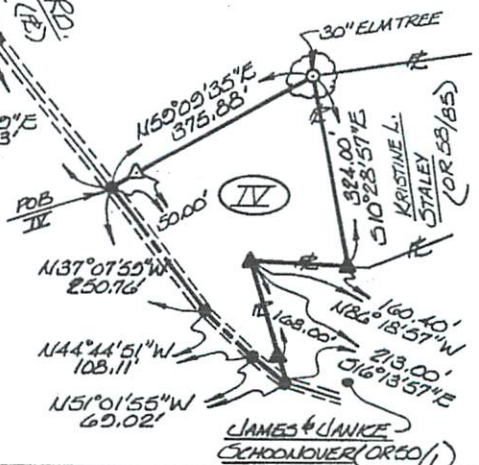


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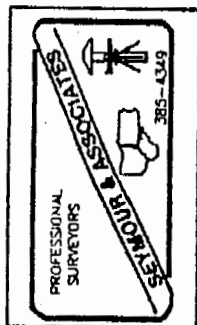
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The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, December 12, 1994.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 12-20-94

38

Dov # 21

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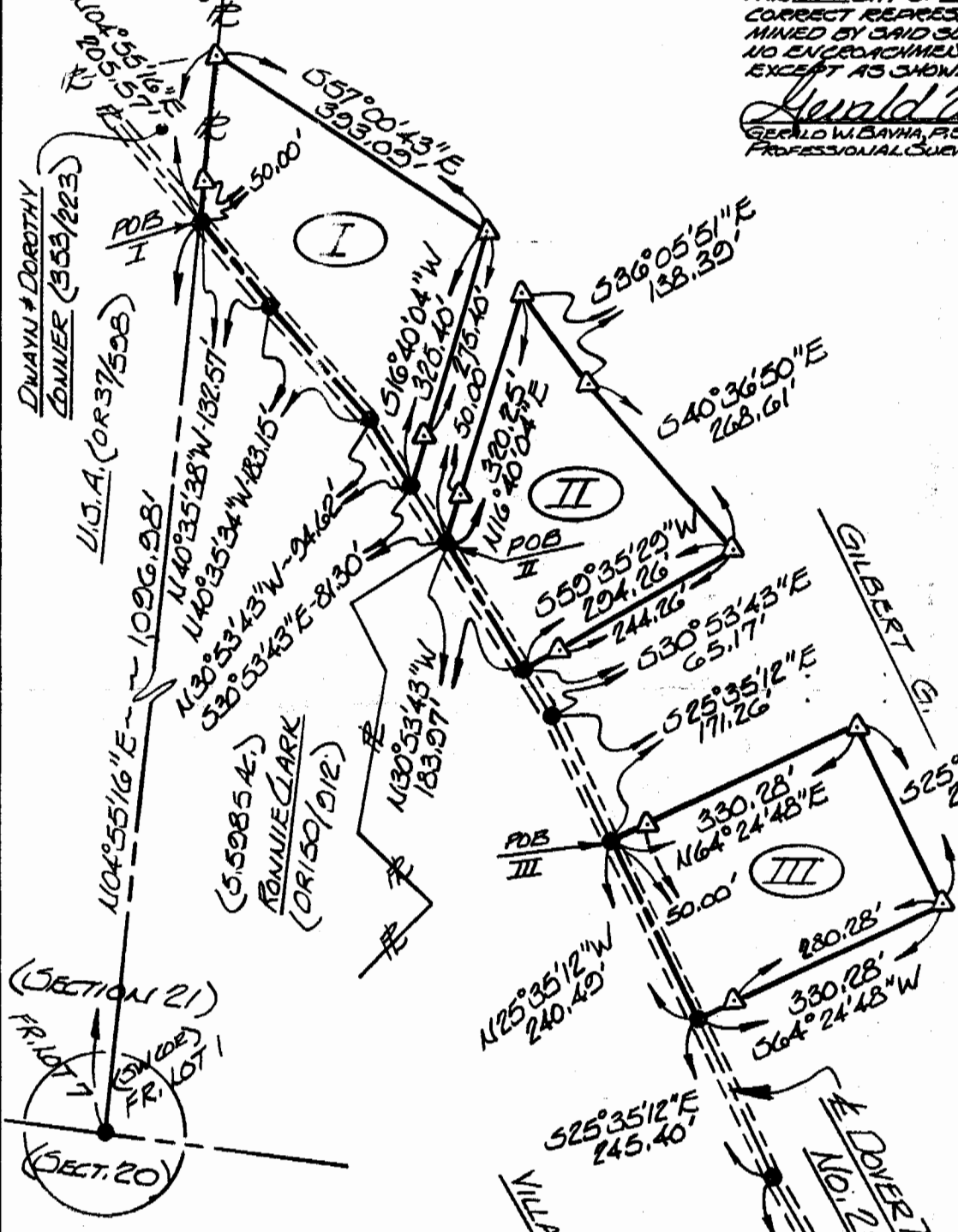


APPROVALS:

BY:
 PROJ. NO.: AT9101
 DATE: 12/12/04

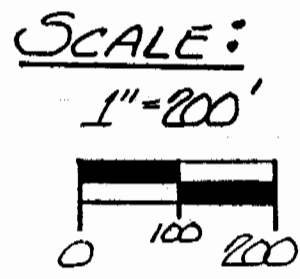
FOR: GIB PHILLIPS

DONALD C. & CHERYL DUNN (379/220)



I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE UNDER MY DIRECT SUPERVISION OF THE PREMISES SHOWN HEREON ON THE 12 DAY OF DEC. 1904 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.
Gerald W. Bayha
 GERALD W. BAYHA, P.S.
 PROFESSIONAL SURVEYOR NO. 6139

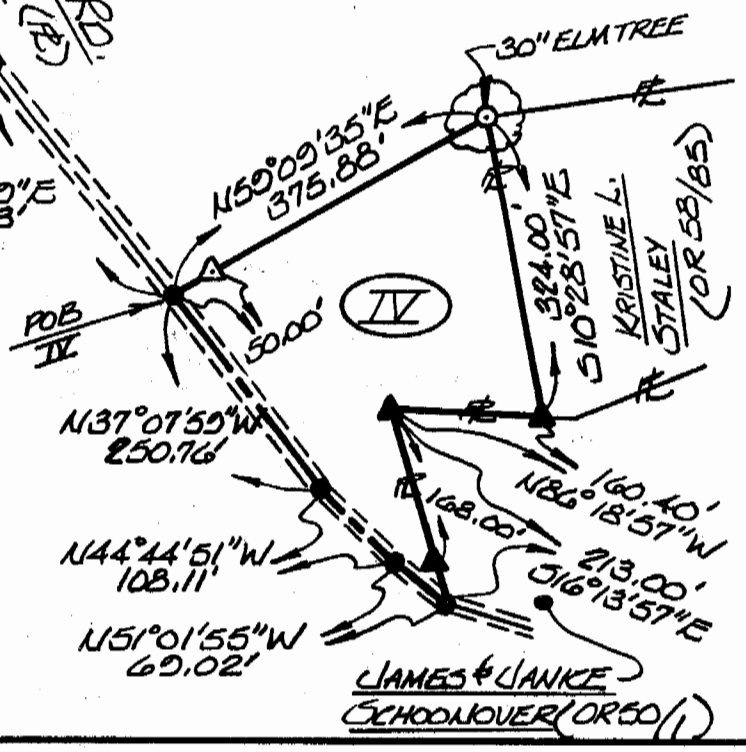
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 ● - POINT
 ○ - TREE AS NOTED



JAMES & JANICE SCHOONOVER (OR 58/85)