

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 1096.98 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 three 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, and;
- [3] South 30 degrees 53 minutes 43 seconds East a distance of 175.92 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 four courses:

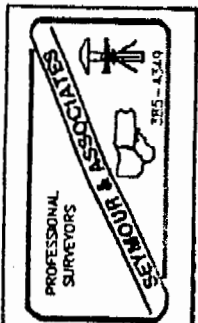
- [1] North 16 degrees 40 minutes 04 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 320.25 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [2] South 36 degrees 05 minutes 51 seconds East a distance of 138.39 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
- [3] South 40 degrees 36 minutes 50 seconds East a distance of 268.61 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [4] South 59 degrees 35 minutes 29 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 244.26 feet, going a total distance of 294.26 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 30 degrees 53 minutes 43 seconds West a distance of 183.97 feet to the principal place of beginning, containing 1.8235 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.



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

PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES

P.O. Box 624
 Logan, Ohio 43138
385-5954
 69 S. MARKET ST.

PLAT OF SURVEY

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

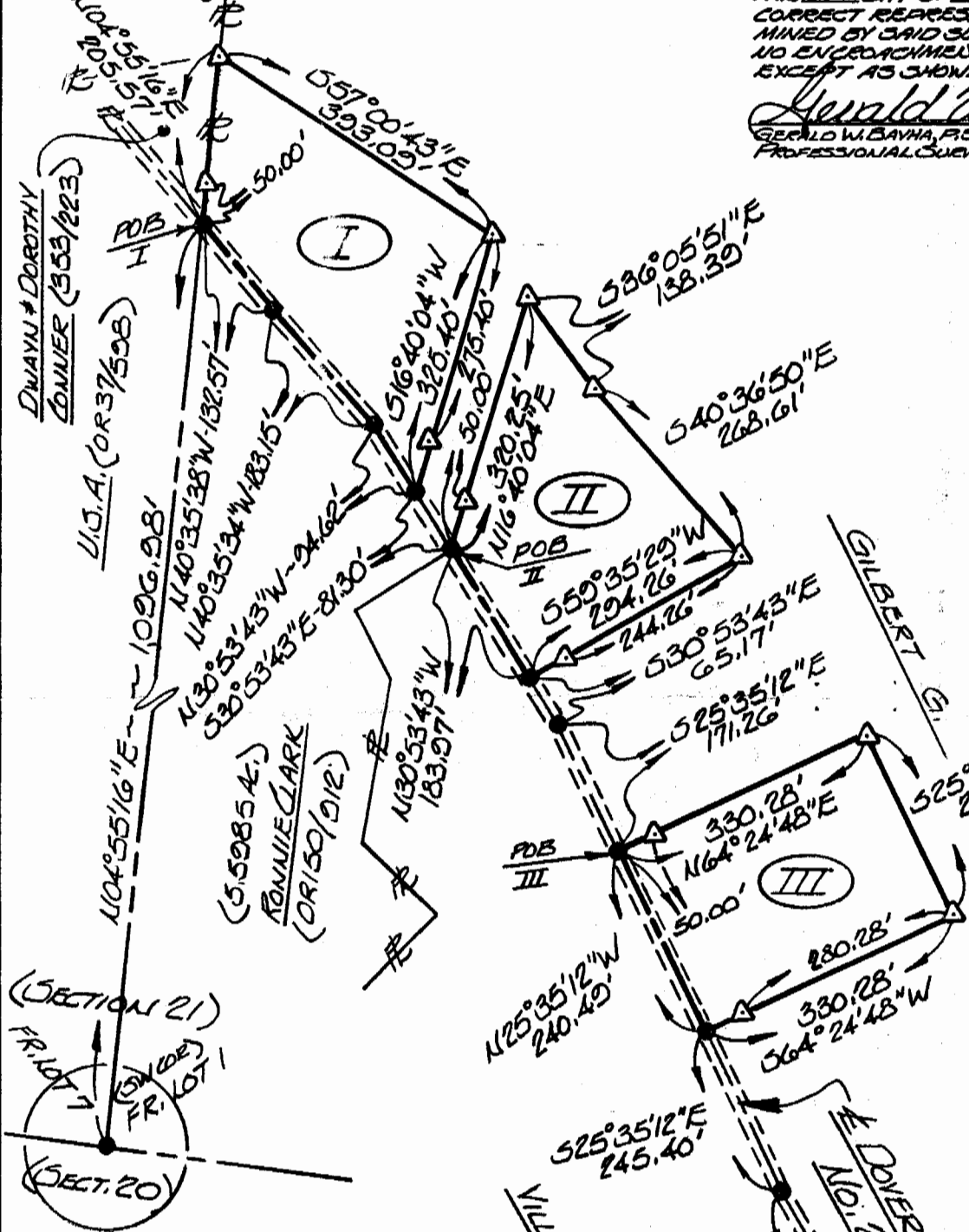


APPROVALS:

FOR: GIB PHILLIPS

BY: [Signature]
 PROJ. NO.: AT9101
 DATE: 12/12/04

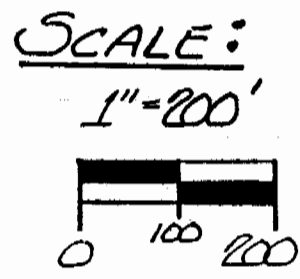
DONALD C. & CHERYL DUNN (379/220)



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

- 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 DETERMINATION OF ANGLES ONLY & ARE BASED ON THE WEST LINE OF FR. LOT 1 (SECT. 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 & ASSOC."
 - ▲ - 5/8" IRON PIN FOUND W/ I.D. CAP STAMPED "SEYMOUR-6044"
 - - POINT
 - - TREE AS NOTED

