

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 six 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;
- [4] South 25 degrees 35 minutes 12 seconds East a distance of 657.15 feet to a point;
- [5] South 31 degrees 35 minutes 59 seconds East a distance of 196.70 feet to a point, and;
- [6] South 37 degrees 07 minutes 59 seconds East a distance of 310.73 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 North 59 degrees 09 minutes 35 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 375.88 feet to a 30" Elm Tree on one of the grantor's southerly corners;

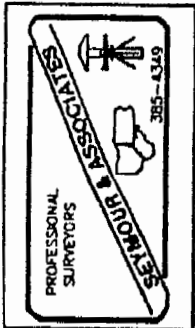
Thence along the grantor's southerly lines the following three courses:

- [1] South 10 degrees 28 minutes 57 seconds East a distance of 324.00 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour-6044" found;
- [2] North 86 degrees 18 minutes 57 seconds West a distance of 160.40 feet to a 5/8" iron pin with a plastic identification cap stamped "Seymour-6044" found, and;
- [3] South 16 degrees 13 minutes 57 seconds East, passing through a 5/8" iron pin with a plastic identification cap stamped "Seymour-6044" found at 168.00 feet, going a total distance of 213.00 feet to a point in the center of Township Road No. 293 and on the grantor's most southerly corner;

Thence along the center of said road and the grantor's southwest lines the following three courses:

- [1] North 51 degrees 01 minute 55 seconds West a distance of 69.02 feet to a point;

[continued on page 2]



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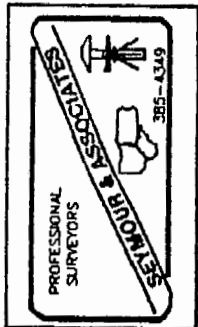
- [2] North 44 degrees 44 minutes 51 seconds West a distance of 108.11 feet to a point, and;
- [3] North 37 degrees 07 minutes 59 seconds West a distance of 250.76 feet to the principal place of beginning, containing 2.0363 acres, more or less, and subject to the right of way of Township Road No. 293 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. Blawie
DATE: 12-20-94



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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:

GB

PROJ. NO.:

AT9101

DATE:

12/12/04

DONALD C. & CHERYL
 DUNN (379/220)

DWAYN & DOROTHY
 COMNER (353/223)

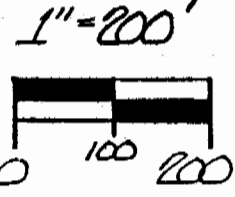
U.S.A. (OR 37/598)

(5,598.5 AC.)
 RONNIE CLARK
 (OR 150/012)

AREAS:

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

SCALE:



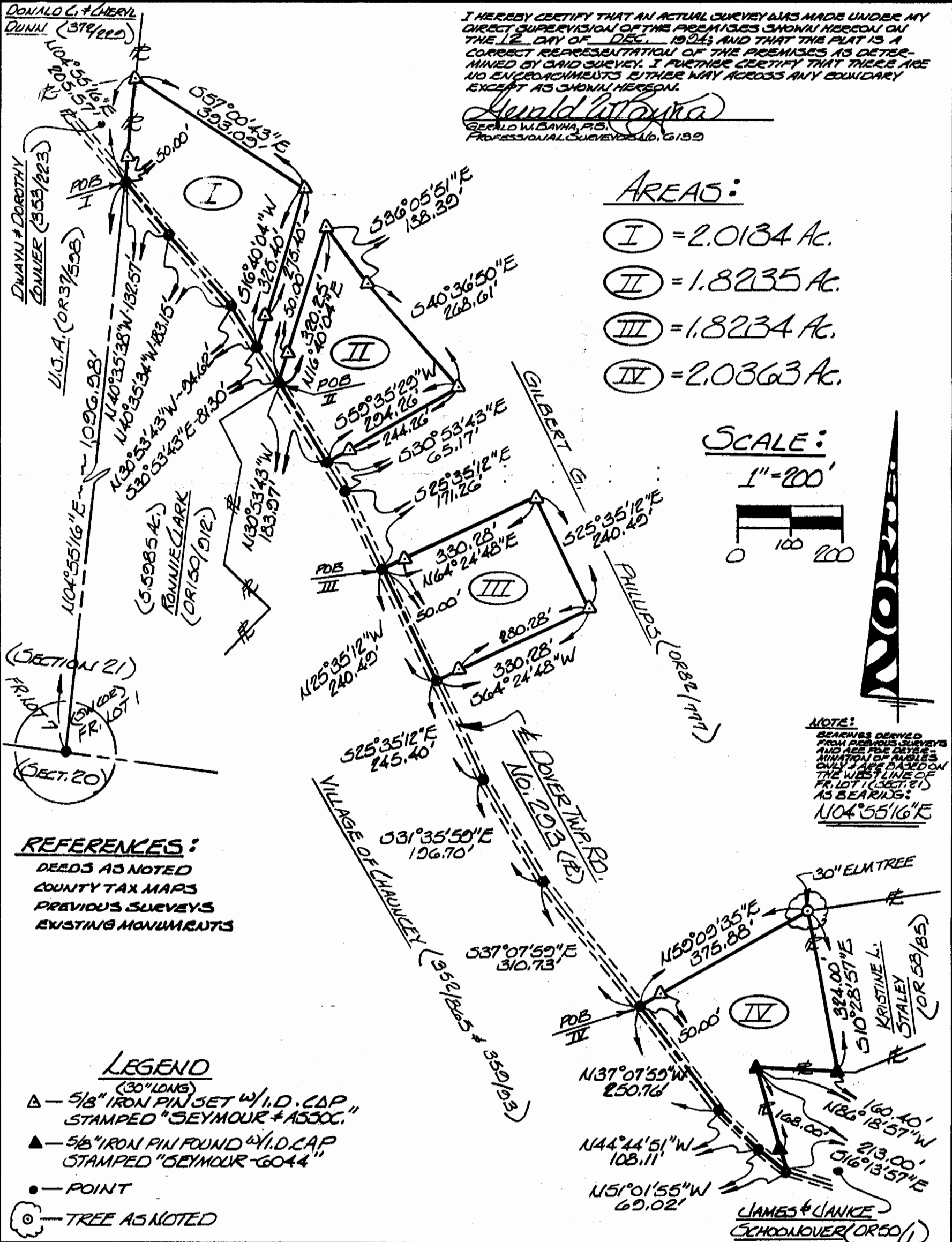
NOTE:
 BEARINGS DERIVED
 FROM PREVIOUS SURVEYS
 AND ARE FOR DETER-
 MINATION OF ANGLES
 ONLY & ARE BASED ON
 THE WEST LINE OF
 FR. LOT 1 (SECT. 21)
 AS BEARINGS:
N04°55'16"E

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



JAMES & JANICE
 SCHOONOVER (OR 58/85)