

EXHIBIT "A"
(0.6417 ACRE TRACT)

Being a part of Out Lot No. 145 of the Thompson's Addition to the Village of Albany and all that part of a 0.17 acre tract that is now or formerly in the name of Joanna Mae Pidcock, as recorded in Deed Volume 367, Page 357, Athens County Recorder's Office, said tract being situated in the southeast quarter of the northwest quarter of Section 2, T-10-N, R-15-W, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a found 1/2" iron pin with a plastic identification cap stamped "S-6916", taken to be at the southeast corner of Out Lot No. 145 (Thompson's Addition to the Village of Albany);

Thence along the south line of Out Lot No. 145, North 44° 38' 38" West a distance of 13.00 feet to a 5/8" iron pin with a plastic identification cap set, being on the northeast corner of a 0.17 acre tract, property of Joanna Mae Pidcock, Deed Volume 367, Page 357;

Thence leaving the south line of Out Lot No. 145 and along the property line of the 0.17 acre tract the following three (3) courses:

- [1] South 28° 08' 13" West a distance of 52.60 feet to a 5/8" iron pin with a plastic identification cap set,
- [2] North 49° 12' 55" West a distance of 135.00 feet to a 5/8" iron pin with a plastic identification cap set, and
- [3] North 45° 21' 22" East a distance of 61.00 feet to a point, being on the southwest corner of Out Lot No. 145;

Thence along the west line of Out Lot No. 145, North 45° 21' 22" East a distance of 158.02 feet to a 5/8" iron pin with a plastic identification cap set, being at the southwest corner of a 0.22 acre tract, property of Frederick and Michelle Kittle, O.R. 71, Page 948;

Thence leaving the west line of Out Lot No. 145 and along the south line of the 0.22 acre tract, South 44° 38' 38" East a distance of 56.00 feet to the southeast corner of the of the 0.22 acre tract;

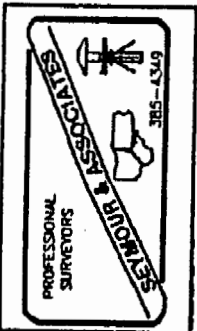
Thence with a line through the grantor's property, South 44° 38' 38" East a distance of 76.00 feet to a 5/8" iron pin with a plastic identification cap set, being on the east line of Out Lot No. 145;

Thence along the east line of Out Lot No. 145, South 45° 21' 22" West a distance of 158.02 feet to the place of beginning, containing 0.6417 acres more or less and being subject to all legal easements and right-of-ways.

All 5/8" iron pins with plastic identification caps set are stamped "Seymour & Associates".

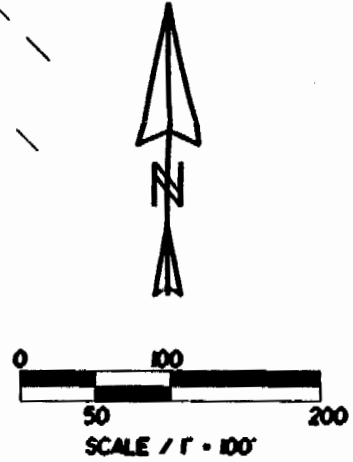
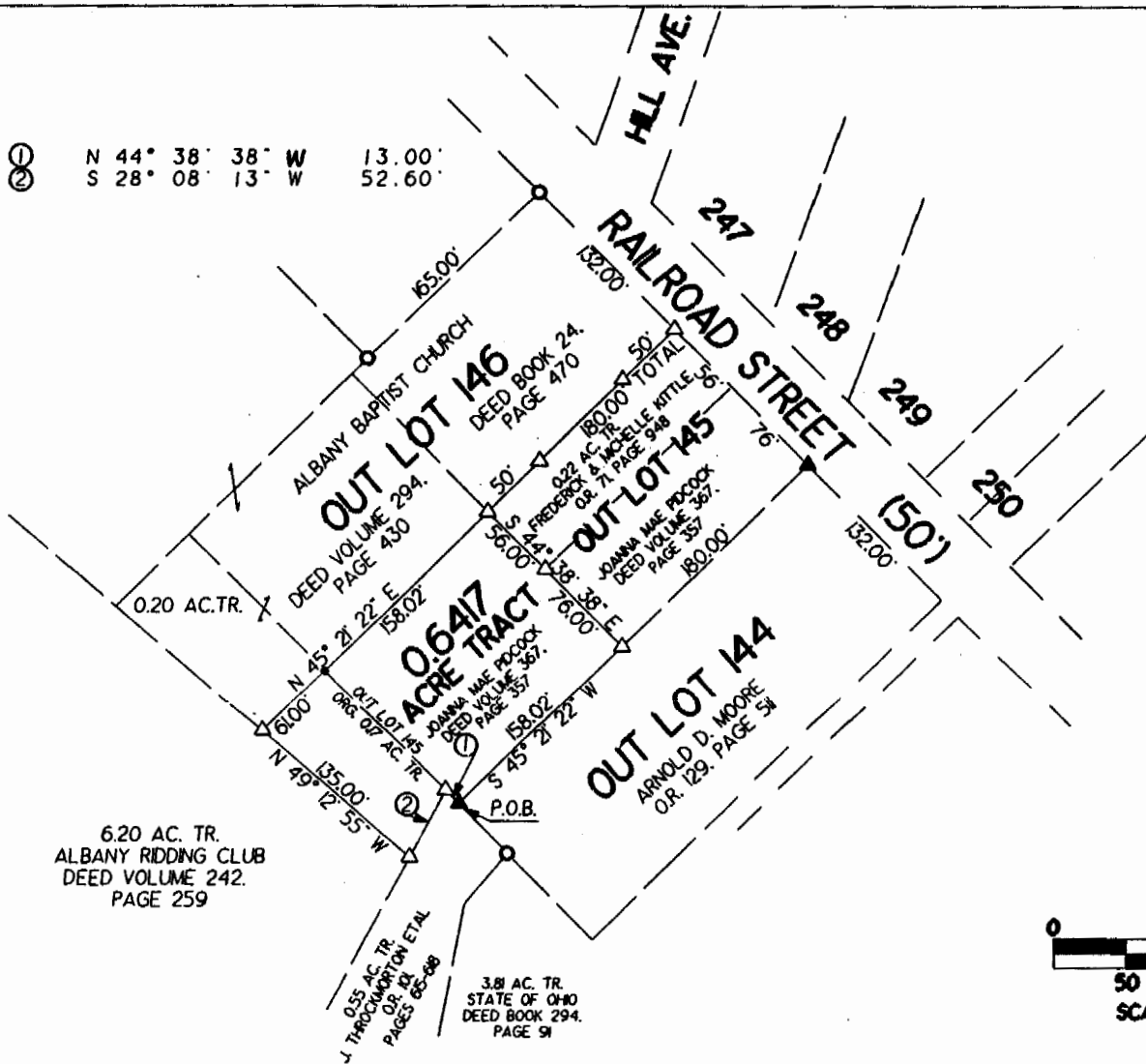
The bearings used in the above described tract were based on the east line of Out Lot No. 145 being, South 45° 21' 22" West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, November 16, 1994.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 11-22-94

① N 44° 38' 38" W 13.00'
② S 28° 08' 13" W 52.60'



NOTES:

BEING A PART OF OUT LOT NO. 145 OF THE THOMPSON'S ADDITION TO THE VILLAGE OF ALBANY AND ALL THAT PART OF A 0.17 ACRE TRACT THAT IS NOW OR FORMERLY IN THE NAME OF JOANNA MAE PIDCOCK, AS RECORDED IN DEED VOLUME 367, PAGE 357 OF THE ATHENS COUNTY RECORDER'S OFFICE.

ALL 5/8" IRON PIN WITH PLASTIC IDENTIFICATION CAP STAMPED "SEYMOUR & ASSOCIATES".

ALL BEARING BASED ON THE EAST LINE OF OUT LOT NO. 145 BEING SOUTH 45° 21' 22" WEST AND ARE TO BE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET BEING 5/8" BY 36".

LEGEND:

- ▲ FOUND 1/2" IRON PIN & I.D. CAP STAMPED "S-6916"
- FOUND 3/4" IRON PIPE
- △ SET 5/8" IRON PIN & I.D. CAP STAMPED "SEYMOUR & ASSOCIATES"
- POINT

REFERENCES:

- DEEDS AS NOTED
- COUNTY 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 15 TH DAY OF NOVEMBER, 1994 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
PROFESSIONAL SURVEYOR NO. 6044



28