

PERRY ASSOCIATES, INC

EXHIBIT A

CONSULTING ENGINEERS & SURVEYORS

P.O. BOX 429 THORNVILLE, OHIO 43076

OHIO PHONE 1-800-648-8151 FAX 1-800-648-8150

Deed Description  
3.336 acres +/-

Being a survey of a portion of a parcel(s) conveyed to Edward Lee and Edith H. Rogers as found in Official Record 53 page 247 and in Deed Volume 375 page 525 in the Athens County Recorders Office and being more particularly described as follows;

Situated in the State of Ohio, County of Athens, Township of Trimble, and being part of Section 35, Twp 11, Rng 14, and part of Smoke Rise Subdivision, Tract #8 Greenway (2.181 acres) & Commercial Parcel "B" (4.99 acres) Map 1 sheet 7 of 18 Plat Book 2 Slide 75A & 75B in the Athens County Recorders Office and being further described as follows;

Beginning at an iron pin set marking the Northeast corner of Lot #373 the same being the Northwest corner of Lot #372 of Smoke Rise Subdivision Map 1 sheet 7 of 18 the PRINCIPAL PLACE OF BEGINNING of the 3.336 acre parcel herein to be described,

Thence, from the Principal Place of Beginning along the North line of Lots # 373, 374, 375, of Smoke Rise Subdivision S 89° 54' 56" W 126.02 feet to an iron pin set marking the Northwest corner of Lot #375 the same being the Northeast corner of Lot #376, said point also being a common corner to Tract #8 Greenway and Commercial Parcel "B";

Thence, along the North and West lines of Lot #376 the following (2) courses and distances, 1) N 71° 56' 05" W 50.00 feet to an iron pin set; 2) S 18° 03' 55" W 100.00 feet to an iron pin set on the North right of way Sweet Gum Road (50' R/W), said point marks the Southwest corner of Lot #376;

Thence, with the right of way of Sweet Gum Road and the Southerly right of way of Hunterdon Road (C.R.92) the following Five (5) courses and distances,

1) with a curve to the right having a Radius of 75.09 feet, Delta angle of 118° 20' 30", Length of curve 155.10 feet, Tangent of 125.82 feet and a Chord that bears N 12° 38' 57" W 128.96 feet to an iron pin set;

2) N 46° 38' 12" E 174.64 feet to an iron pin set;

3) N 49° 29' 33" E 199.03 feet to an iron pin set;

4) N 45° 00' 02" E 118.86 feet to an iron pin set;

5) N 65° 13' 30" E 142.55 feet to an iron pin set;

Thence, leaving the south right of way of Hunterdon Road with what represents a new lines through Tract #8 Greenway, and through Commercial Parcel "B" the following Three (3) courses and distances,

1) S 38° 12' 10" E passing through a Southerly line of Tract #8 Greenway at 87.50 feet a total distance of 268.69 feet to an iron pin set;

2) S 56° 48' 45" W 200.50 feet to an iron pin set;

3) S 65° 20' 15" W 283.17 feet to the TRUE PLACE OF BEGINNING.

Said parcel as surveyed contains 3.336 acres more or less of which 1.912 acres lie within Commercial Parcel "B" and 1.424 acres lie within Tract #8 Greenway, subject to all legal easements and right of ways of record.

Bearings of the above description are based on the North line of Lots #373-375 Smoke Rise Subdivision Map 1 sheet 7 of 18 Plat Book 2 as being S 89° 54' 56" W and are used to denote angles only.

Note: all Official Record, Deed Volume, Plat Book and pages referenced to above are found in the Office of the Recorder Athens County, Ohio.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with yellow caps labeled "Dennis P. Hagan #6917".

The above description is based on an actual field survey by or under the direct supervision of Dennis P. Hagan Registered Surveyor #6917 in July, 1999.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 2-1-2000

Dated 8/18/99

Dennis P. Hagan  
Dennis P. Hagan P.E., P.S.  
Ohio Registered Surveyor #6917



deed991991671ja

000033

TRM # 35

# PERRY ASSOCIATES, INC.

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 OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

PREPARED FOR:  
 ROY ROGERS  
 HUNTERDON ROAD  
 MURRY CITY, OH.

FILE NUMBER 991638at  
 INVOICE NUMBER 99070115

000034

NOTE: ALL PINS SET ARE 5/8" o.d. IRON REINFORCING BARS 30" LONG WITH YELLOW CAPS LABELED "DENNIS P. HAGAN #6917".  
 I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS MADE OF THE PREMISES AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE.



DATED 8/18/99 *Dennis P. Hagan*  
 DENNIS P. HAGAN P.E., P.S.  
 OHIO REGISTERED SURVEYOR #6917

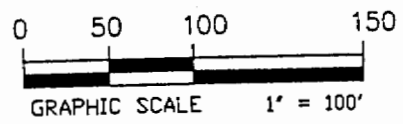
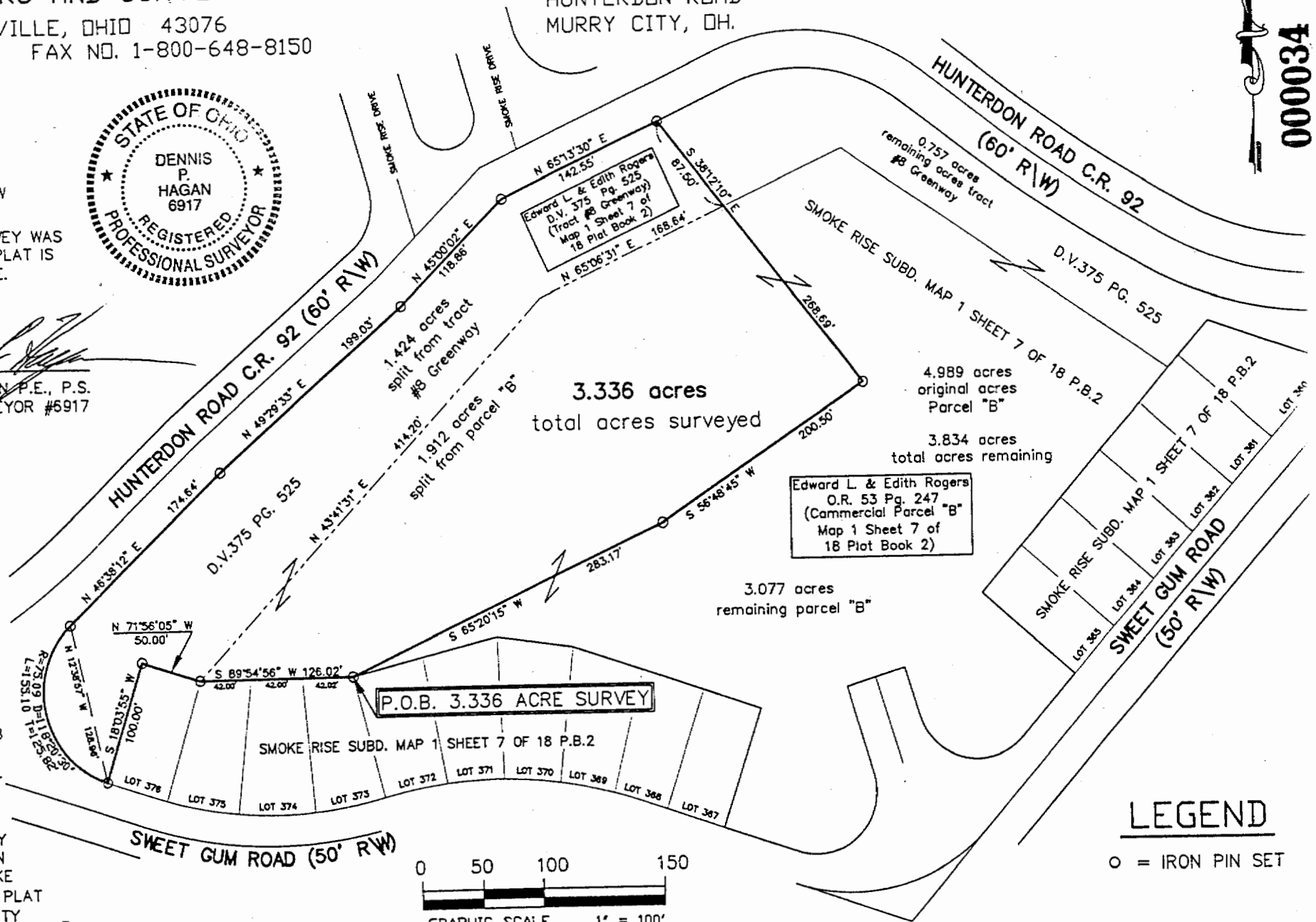
BEING A SURVEY OF A PORTION OF THE PARCEL(S) CONVEYED TO EDWARD LEE & EDITH H. ROGERS AS RECORDED IN O.R. 53 PG. 247 & IN D.V. 375 PG. 525 IN THE ATHENS COUNTY RECORDERS OFFICE.

**BASIS OF BEARING**

BEARINGS OF THIS PLAT ARE BASED ON THE NORTH LINE OF LOTS 373 - 375 OF SMOKE RISE SUBD. MAP 1 SHEET 7 OF 18 PLAT BOOK 2 AS BEING S 89°54'56" W AND ARE USED TO DENOTE ANGLES ONLY.

**PROPERTY LOCATION**

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, AND BEING PART OF SECTION 35., TWP 11, RNG 14 AND PART OF SMOKE RISE SUBDIVISION MAP 1 SHEET 7 OF 18 PLAT BOOK 2 SLIDE 75A & 75B ATHENS COUNTY RECORDERS OFFICE.



**LEGEND**

○ = IRON PIN SET

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: *S. Blause*  
 DATE: 2-1-2000