

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Don and Janet Jeffers, as recorded in Deed Book 283 at page 73, Athens County Recorder's Office, said tract being a part of the southwest quarter of Section 20, T5N, R11W, Troy Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the south line of Section 20, T5N, R11W, from which a stone found on the southwest corner of Section 20, Troy Township bears, South 89 degrees 56 minutes 16 seconds West a distance of 494.78 feet;

Thence leaving the south line of Section 20, North 00 degrees 03 minutes 44 seconds West a distance of 275.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 89 degrees 56 minutes 16 seconds East passing through a 5/8" X 30" iron pin with a plastic identification cap set at 631.66 feet going a total distance of 651.66 feet to a point in the centerline of a 60.00 foot wide easement;

Thence along the centerline of said 60.00 foot wide easement, the following eight courses:

1. South 24 degrees 10 minutes 30 seconds East a distance of 33.86 feet to a point;
2. South 30 degrees 15 minutes 34 seconds East a distance of 55.40 feet to a point;
3. South 41 degrees 14 minutes 42 seconds East a distance of 50.34 feet to a point;
4. South 50 degrees 18 minutes 30 seconds East a distance of 137.49 feet to a point;
5. South 57 degrees 29 minutes 57 seconds East a distance of 51.50 feet to a point;
6. South 72 degrees 27 minutes 48 seconds East a distance of 46.33 feet to a point;
7. North 85 degrees 03 minutes 33 seconds East a distance of 36.64 feet to a point from which an iron pipe found bears, North 00 degrees 03 minutes 44 seconds West a distance of 34.94 feet, and;
8. South 89 degrees 22 minutes 48 seconds East a distance of 192.71 feet to a P.K. Nail set in the centerline of County Road 59;

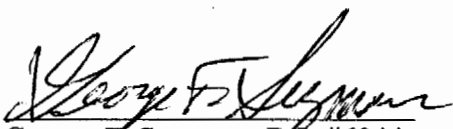
Thence along the centerline of County Road 59, South 15 degrees 05 minutes 25 seconds West a distance of 30.56 feet to a point on the south line of Section 20;

Thence along the south line of Section 20, South 89 degrees 56 minutes 16 seconds West passing through a 5/8" X 30" iron pin with a plastic identification cap set at 20.00 feet going a total distance of 1,140.98 feet to the point of beginning containing 5.00 acres, more or less, and subject to the right-of-way of County Road 59 and the 60.00 foot wide easement as mentioned in the above described tract.

All 5/8" X 30" iron pins with plastic identification caps set and found are stamped "Seymour & Associates".

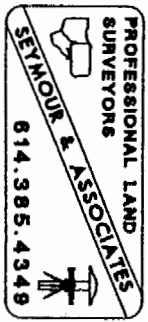
The bearings used in the above described tract were derived from a previous survey as recorded in Official Record 110 at page 303, Athens County Recorder's Office, and is for the determination of angles only.

The above described tract was surveyed by George Seymour, Ohio Professional Surveyor No. 6044, in July, 1999.


George F. Seymour, P.S. #6044



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
BY: S. Blausen
DATE: 11-2-99

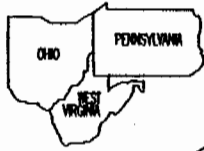


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TRV#20

PROFESSIONAL LAND SURVEYORS

PLAT OF SURVEY

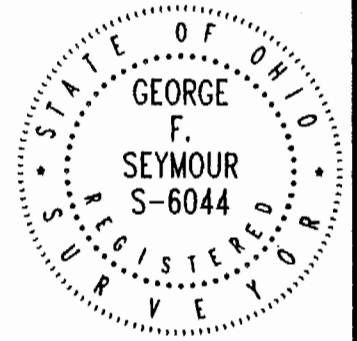


SEYMOUR & ASSOCIATES



P.O. Box 624
830 W. Hunter St. 614-385-4349
Logan, Ohio 43138

BEING A PART OF THE SOUTH-
WEST QUARTER OF SECTION 21,
T-5-N, R-11-W, TROY TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO.



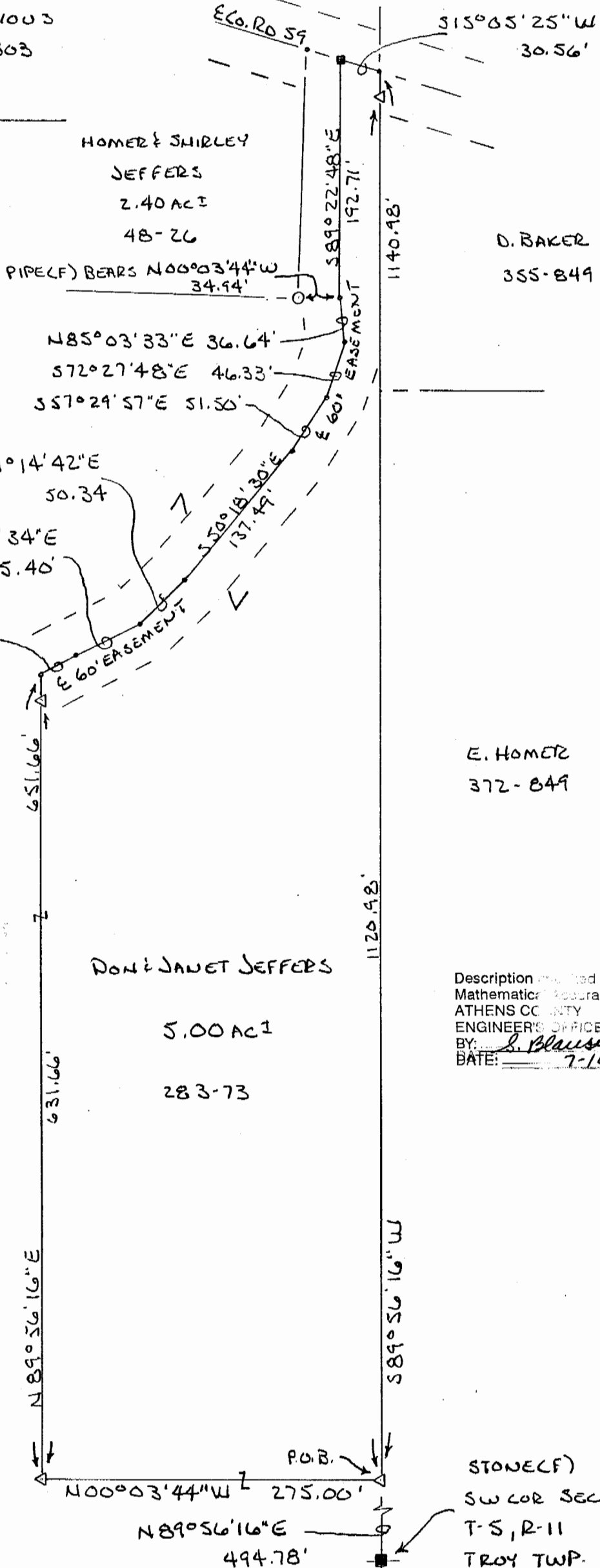
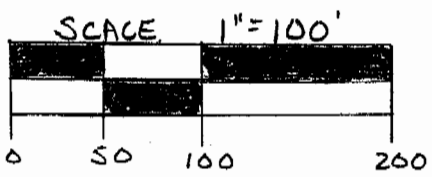
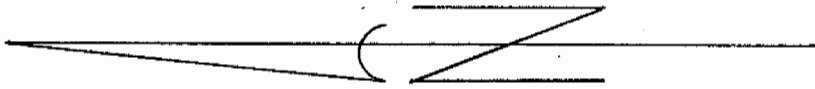
DATE: 7-12-99

BY: C.T.S.

FOR: DON & JANET JEFFERS

PROJ. NO.: AT 9915

NOTE: BEARINGS DERIVED FROM A PREVIOUS SURVEY RECORDED IN O.R.U. 110 AT PG 303



LEGEND

- △ - 5/8" IRON PIN W/ID CAP SET
- - EXISTING STONE
- - EXISTING PIPE
- - P.K. NAIL SET
- - POINT

REFERENCES

CURRENT TAX PLATS
PREVIOUS SURVEYS
DEEDS: AS NOTED

Description recorded for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-14-99

PLAT PREPARED FROM AN ACTUAL
SURVEY MADE ON THE 12th DAY OF

JULY, 1999 by

George F. Seymour
OHIO PROFESSIONAL SURVEYOR

No 6044

STONE (F)
SW COR SEC. 21
T-5, R-11
TROY TWP.