

7510 STATE ROUTE 821
WHIPPLE, OH 45788PHONE (304) 485-8554
FAX (740) 585-2858**PROPERTY DESCRIPTION
FOR JAMES A. CREMEANS
23.515 ACRES****EXHIBIT A**

SITUATE IN AND BEING A PART OF SECTION 24, TOWN 5N, RANGE 11W, TROY TOWNSHIP, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24 FROM WHERE A BLAZED 16" CHERRY BEARS N 29°56'04" E 2.81 FEET AND A ¾" CAPPED REBAR SET BEARS S 00°41'20" E 0.59 FEET;

THENCE N 05°37'35" E 1294.33 FEET, WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, TO A STONE FOUND AT A COMMON CORNER TO THE 7.00 ACRE ROBERT CUBBISON TRACT (DEED VOLUME 343, PAGE 283), FROM WHERE A FENCE POST FOUND BEARS S 35°24'43" E 2.15 FEET;

THENCE S 84°19'16" E 720.22 FEET, WITH SAID 7.00 ACRE ROBERT CUBBISON TRACT, TO A POINT IN THE CENTERLINE OF TROY TOWNSHIP ROAD NUMBER 181, PASSING A 5/8" CAPPED REBAR SET AT 694.02 FEET;

THENCE WITH THE CENTERLINE OF SAID TROY TOWNSHIP ROAD NUMBER 181 THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. **THENCE S 42°50'00" E 34.16 FEET;**
2. **THENCE S 37°54'35" E 88.42 FEET;**
3. **THENCE S 31°19'55" E 47.65 FEET;**
4. **THENCE S 22°50'33" E 57.18 FEET;**
5. **THENCE S 11°04'50" E 13.18 FEET;**
6. **THENCE S 04°08'23" E 65.27 FEET;**
7. **THENCE S 09°47'38" W 61.24 FEET;**
8. **THENCE S 14°17'39" W 67.58 FEET;**
9. **THENCE S 10°07'57" W 90.49 FEET;**
10. **THENCE S 01°21'11" E 67.72 FEET;**
11. **THENCE S 04°51'47" W 63.03 FEET;**
12. **THENCE S 07°31'06" W 60.77 FEET;**
13. **THENCE S 10°02'03" W 41.54 FEET;**

THENCE N 85°45'13" W 243.10 FEET, LEAVING SAID CENTERLINE OF SAID TROY TOWNSHIP ROAD NUMBER 181 AND WITH THE TO BE RECORDED 1.555 ACRE TRACT, TO A 5/8" CAPPED REBAR SET, PASSING 5/8" CAPPED REBAR SET AT 18.56 AND 95.20 FEET;

THENCE S 10°02'03" W 264.39 FEET, WITH SAID TO BE RECORDED 1.555 ACRE TRACT, TO A 5/8" CAPPED REBAR SET, PASSING A 5/8" CAPPED REBAR SET AT 164.39 FEET;

THENCE S 78°19'39" E 241.96 FEET, WITH SAID TO BE RECORDED 1.555 ACRE TRACT, TO A POINT IN THE CENTERLINE OF SAID TROY TOWNSHIP ROAD NUMBER 181, PASSING A 5/8" CAPPED REBAR SET AT 221.95 FEET;

THENCE S 10°02'03" W 123.31 FEET, WITH THE CENTERLINE OF SAID TROY TOWNSHIP ROAD NUMBER 181, TO A POINT;

THENCE S 08°39'39" W 173.79 FEET, WITH THE CENTERLINE OF SAID TROY TOWNSHIP ROAD NUMBER 181, TO A POINT IN THE SOUTH LINE OF SAID SECTION 24;

THENCE N 84°21'04" W 818.18 FEET, WITH THE SOUTH LINE OF SAID SECTION 24, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED REBAR SET AT 540.75 FEET;

DESCRIPTION CONTINUED ON NEXT PAGE

DESCRIPTION CONTINUED


Instrument Book Page
200600006425 OR 402 452

CONTAINING 23.515 ACRES, INCLUDING 0.537 ACRES IN THE TROY TOWNSHIP ROAD NUMBER 181 RIGHT OF WAY AND 0.285 ACRES IN THE TROY TOWNSHIP ROAD NUMBER 59 RIGHT OF WAY, THERE BEING 23.515 ACRES IN THE SOUTHEAST QUARTER OF SECTION 24, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 8/4/06 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO JAMES A CREMEANS TRU. IN DEED VOLUME 362, PAGE 217.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

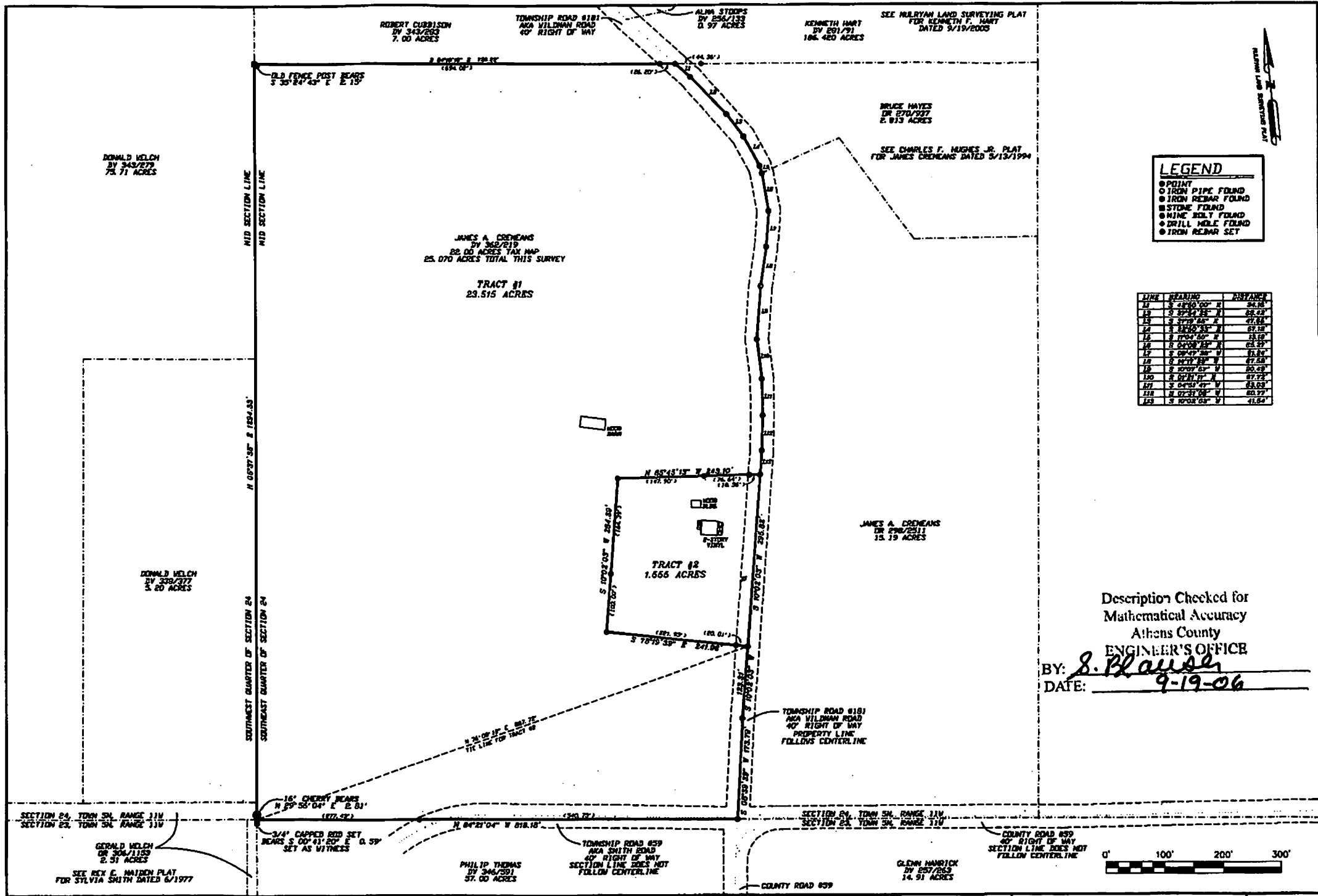
BASIS OF BEARINGS: PLAT OF 186.420 ACRES FOR KENNETH F. HART BY MULRYAN LAND SURVEYING DATED 9/19/2005


RANDALL R. CLINE II
PS #1979 WV, #8096 OH
7510 STATE ROUTE 821
WHIPPLE, OHIO 45788
(304) 485-8554



9/14/2006 #06145

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaylock
DATE: 9-19-06



LEGEND

- POINT
- IRON PIPE FOUND
- ⊙ IRON REBAR FOUND
- ⊙ STONE FOUND
- ⊙ NINE IRON FOUND
- DRILL HOLE FOUND
- IRON REBAR SET

LINE	BEARING	DISTANCE
12	S 28°00'00" W	24.38
13	S 27°12'25" W	28.08
14	S 27°29'46" E	47.88
15	S 82°00'35" W	27.18
16	S 77°00'30" W	18.18
17	S 27°08'25" W	28.37
18	S 27°07'30" W	31.87
19	S 27°12'30" W	47.88
20	S 27°07'30" W	20.38
21	S 27°12'30" W	27.72
22	S 27°07'30" W	28.08
23	S 27°12'30" W	20.37
24	S 27°08'30" W	41.87

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Plausch
DATE: 9-19-06

Instrument Book Page
200600006425 OR 402 453

NO.	REVISIONS
1	TRACT #2 ACREAGE

Randall R. Clines II
RANDALL R. CLINES II
P.S. #1979 WV, #8066 OH

BHG - SURVEYING
7510 STATE ROUTE 821 - WHIPPLE, OHIO 45788
PHONE (304) 485-8554 - FAX (740) 583-2858

PART OF THE SOUTHEAST QUARTER OF
SECTION 24, TOWN 2N, RANGE 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY OF
2 TRACTS - 23.515 AC AND 1.555 AC
FOR JAMES A. CREMEANS

SCALE 1"=100'
9/14/06
PROJECT
06-145