

EXHIBIT "A"

Being a part of the tract of land that is now in the name of Margaret Eliza Mourné as recorded in deed Volume 224 Page 610, Athens County Recorder's Office, said tract being located in the northwest quarter of Section 1 T12, R15, York Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a 5/8" diameter iron pin at the southwest corner of the northwest quarter of Section 1;

Thence North 9 degrees 27 minutes 40 seconds east along the west section line of Section 1, 872.5 feet to a railroad spike located in the center of State Route 691;

Thence along the center of said State Route 691 the following two courses:

1. South 25 degrees 8 minutes 15 seconds east a distance of 50 feet to a point;
2. South 17 degrees 56 minutes 25 seconds east a distance of 69.9 feet to a railroad spike and the point of beginning of the tract herein being conveyed;

Thence leaving the center of said road and along the north line of the tract herein being conveyed and the south line of a 2 acre tract owned by Scott A. Mash recorded in Volume 183 Page 395 deed records in the Athens County Recorder's Office; North 80 degrees 5 minutes 30 seconds east a distance of 262.68 feet to a 1/2" diameter iron pin, (passing an iron post at 42.5 feet, and a 1/2" diameter iron pin at 154.05 feet).

Thence south 6 degrees 48 minutes east along the east line of the tract herein being conveyed a distance of 267.5 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 88 degrees 32 minutes 34 seconds west along the south line of said tract being conveyed a distance of 238.32 feet to a railroad spike in the center of State Route 691, passing a 5/8" X 30" iron pin with a plastic identification cap set at 205.72 feet;

Thence along the center of State Route 691 and the west line of said tract being conveyed North 13 degrees 41 minutes west a distance of 220.62 feet to the point of beginning, continuing 1.38 acres, more or less, and subject to the right of way of State Route 691 and all easements of record;

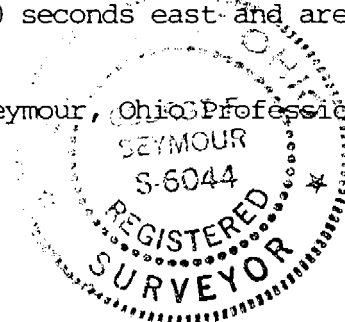
All 5/8" X 30" iron pins with plastic identification caps set are stamped Seymour and Associates;

The bearings used in the above described tract were based on the south line of Scott Mash 2 acre tract surveyed by Harold D. Whaley, RS No. 4986 in December 1972 as bearing North 80 degrees 5 minutes 30 seconds east and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, July 7 1996.

George F. Seymour

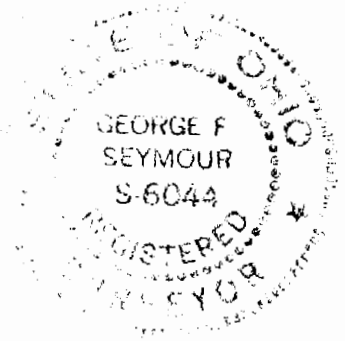
Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Blauw*
 DATE: *7-13-96*



83
1024#1

PLAT OF SURVEY

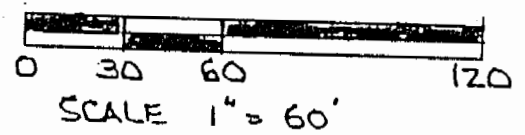
SITUATED IN THE STATE OF OHIO
 COUNTY OF ATHENS, TOWNSHIP OF
 YORK AND BEING PART OF THE
 NORTHWEST QUARTER OF SECTION 1
 TOWNSHIP 12 RANGE 15



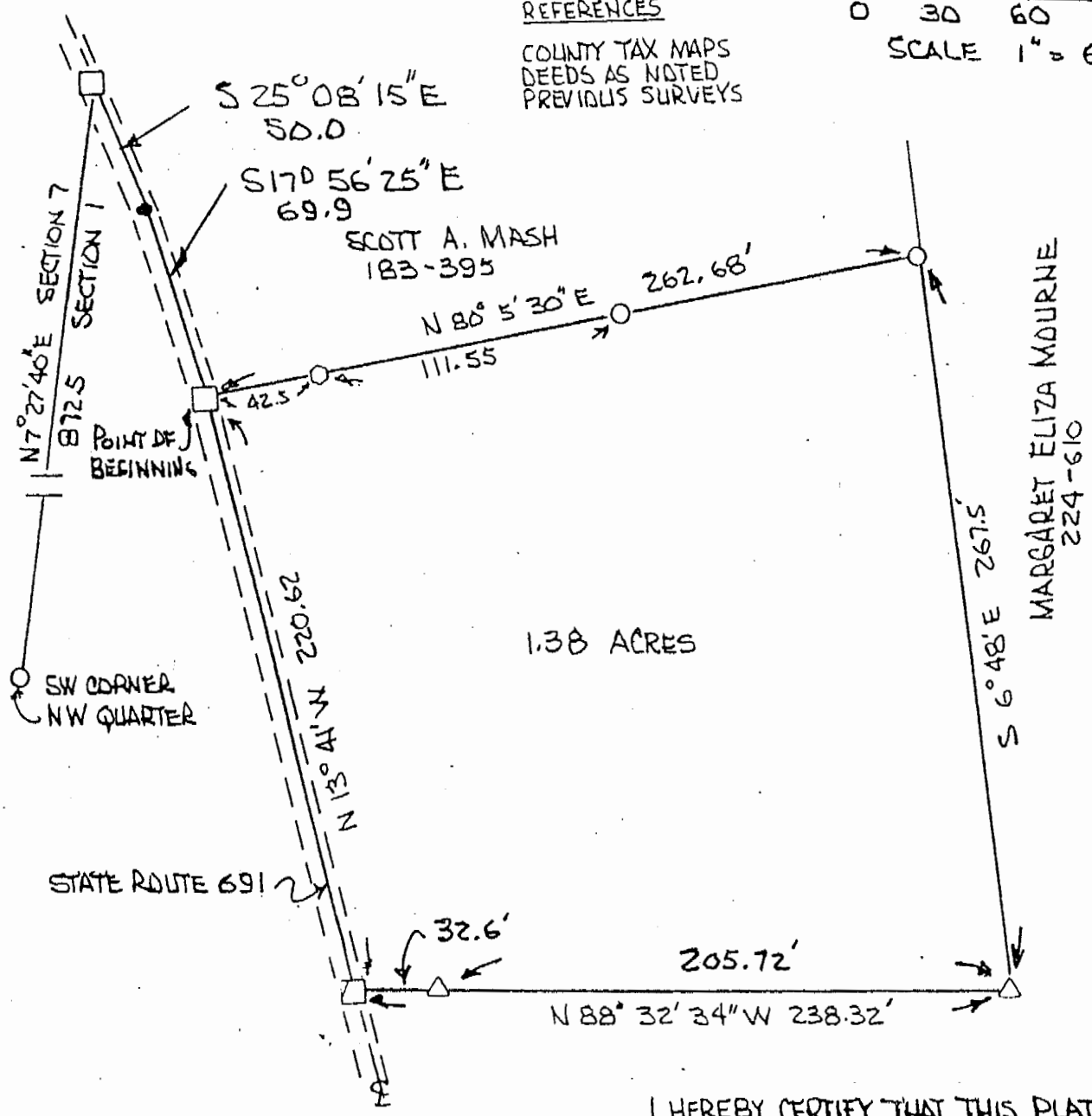
FOR & HOMER MOURNE JR.

NOTE:

BEARINGS DERIVED FROM MONUMENTATION
 FOUND ON THE NORTH LINE BEARING NORTH
 80 DEGREES 5 MINUTES 30 SECONDS EAST
 AND ARE FOR THE DETERMINATION OF ANGLES
 ONLY



REFERENCES
 COUNTY TAX MAPS
 DEEDS AS NOTED
 PREVIOUS SURVEYS



LEGEND

- △ 5/8" x 30" IRON PIN SET WITH PLASTIC ID CAP SEYMOUR & ASSOC.
- 1/2" IRON PIN FOUND SET BY HAROLD WHALEY R.S. 4986
- R.R. SPIKE
- IRON POST
- POINT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES ON JULY 7 1996 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED

THIS CERTIFICATION WAS MADE BY ME ON THIS 16 DAY OF JULY 1996

George F. Seymour
 GEORGE F SEYMOUR
 OHIO PROFESSIONAL SURVEYOR NO 6044