

EXHIBIT "A"

Being all of **Lot No. 707**, and part of **Lot No. 706** as delineated and monumented by a survey by **Kevin Cannon, Registered Professional Surveyor No. 7224 dated January 4, 2002**, said Lot No. 706 and Lot No. 707 being in the name of Jerry & Judy Patton, as recorded in Official Record 319 at page 1950, in the Athens County Recorder's Office, Athens County, Ohio, and being part of the "Village of Bessemer" as shown in Plat Book 1, at page 103 in said Recorder's Office, and being situate in what is now known as the Village of Buchtel in Section 12, Town-12-North, Range-15-West, York Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at an iron pin w/cap stamped "CLS-7224" found in the Southwest corner of Lot 707 and the Northwest corner of Lot No. 708, as established by said Kevin Cannon, P.S., and also being in the East R/W line of 12th Street, in the Village of Buchtel, said iron pin w/cap found also being the real **POINT OF BEGINNING** of the parcel herein described:

Thence **N 00°46'34" E** along the said East R/W line of 12th Street, the West line of Lot No. 707, and the West line of Lot No. 706, all as established by said Kevin Cannon, P.S., **53.66 feet** to an iron pin w/cap set, passing through the Northwest corner of Lot No. 707 and the Southwest corner of Lot No. 706, all as established by said Kevin Cannon, P.S., at 50.00 feet;

Thence **N 89°59'06" E** along a new line through said Lot No. 706, as established by said Kevin Cannon, P.S., **167.96 feet** to an iron pin w/cap set in the East line of an "18.0 feet in Width Strip off of the West Side of vacated Bessemer Street (Ordinance No. 95-03), as established by said Kevin Cannon, P.S.;

Thence **S 00°44'22" W** along the East line of said Vacated portion of Bessemer St. as established by said Kevin Cannon, P.S., **51.99 feet** to an iron pin w/cap set;

Thence **S 89°25'02" W** along the North line of Lot No. 708 and the South line of said Lot No. 707, both as established by said Kevin Cannon, P.S., **168.03 feet** to the **point of beginning**, and, **containing a total of 8,873.0 square feet (0.204 acre)**, of which, 0.011 acre comes out of said Lot No. 706 and it's portion of the adjoining vacated 18.0' part of Bessemer St., and 0.193 acre consists of all of said Lot No. 707 and it's portion of the adjoining vacated 18.0' part of Bessemer St..

The bearings used in the above description are based on the alleged South line of Lot 707, as bearing: **S 89°25'02" W**, and are only for the determination of angles.

Subject to all legal highways and easements.

All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "SEYMOUR & ASSOC.".

The above described parcel was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, P.S., Ohio Registered Professional Surveyor No. S-6139, under Job No. AT0307, and was completed on July 10, 2003.


Gerald W. Bayha, P.S.

07.20.03
Date Signed

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: A. Blause
DATE: 7-29-03

YR12#12

PROFESSIONAL LAND SURVEYORS
 • OR WELL PERMITTING
 • LOTS & FARM SURVEYS
 • SUB-DIVISIONS
 • LAND PLANNING
 • CONSTRUCTION

SEYMOUR & ASSOCIATES

P.O. Box 624
 Legon, OH 43086
 830 W. Hunter St. **385-4349**

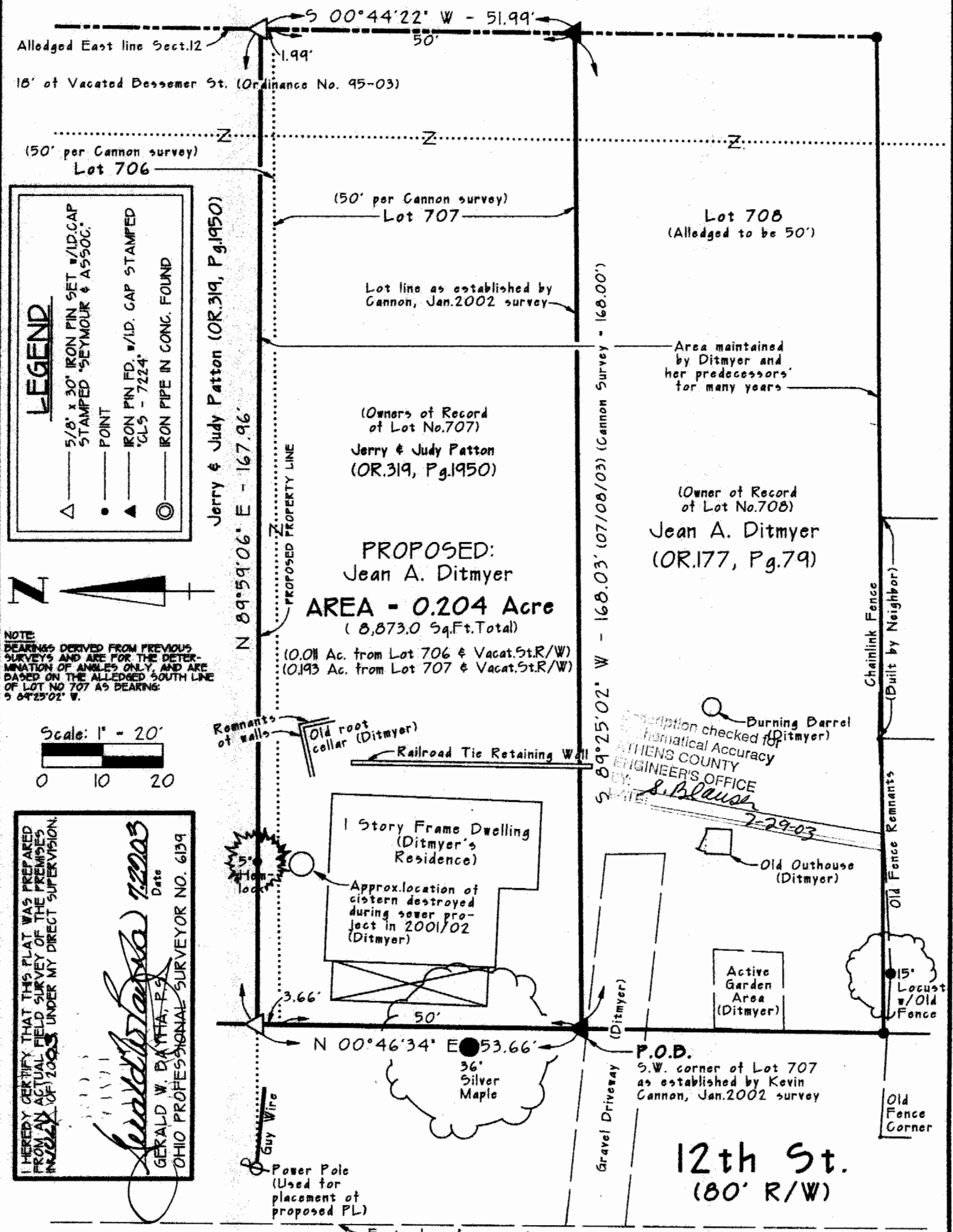


Date: 07.10.03
 Job No: AT0307 (Billing)
 (Field-AT0306)
 By: GB
 Chk'd: GB
 Rev:

PLAT OF SURVEY
 Parts of Lots 706 & 707 surveyed by: Kevin Cannon, Reg.#7224, in Jan., 2002.
 Situate in Sect.12, T-12-N, R-15-W, Village of Duchtel, (FKA: Bessemer) York Twp, Athens Co, Ohio

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REFERENCE RECORD PLATS:
 'Plat of Bessemer' (PB.1, Pg.103)
 'Duchtel Incorporation Plat' (PB.3, Pgs.96-97)



LEGEND

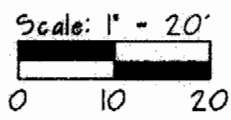
5/8" x 30" IRON PIN SET w/ID.CAP STAMPED 'SEYMOUR & ASSOC.'

POINT

IRON PIN FD. w/ID. CAP STAMPED 'GLS - 7224'

IRON PIPE IN CONC. FOUND

NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR THE DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE ALLEGED SOUTH LINE OF LOT NO 707 AS BEARING: S 64°25'02" W.



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JULY OF 2003 UNDER MY DIRECT SUPERVISION.

Gerald W. Bayha
 Gerald W. Bayha, P.S.
 OHIO PROFESSIONAL SURVEYOR NO. 6139
 Date: 7/20/03

EXHIBIT 'B'

C.O.EUG. SET