

EXHIBIT "A"
2.0102 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Clifford A. and Robin L. Warren, as recorded in Official Record 63 at page 837, Athens County Recorder's Office, said tract being part of the East half of Section 16, T12N, R15W, York Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at a point taken to be the Southeast corner of Section 16, T12N, R15W (by Deed in Official Record 63 at page 837);

Thence North 90 degrees 00 minutes 00 seconds West a distance of 1,188.00 feet (by Deed in Official Record 63 at page 837) to a point;

Thence North 00 degrees 00 minutes 00 seconds East a distance of 2,249.00 feet (by Deed in Official Record 63 at page 837) to a point;

Thence North 90 degrees 00 minutes 00 seconds West a distance of 70.00 feet (by Deed in Official Record 63 at page 837) to a point;

Thence North 01 degree 55 minutes 00 seconds East a distance of 250.00 feet (by Deed in Official Record 63 at page 837) to a Railroad Spike found, said Railroad Spike being the principle place of beginning of the tract herein described;

Thence along the North line of a tract in the name of Hocking Technical College, recorded in Deed Book 381 at page 9, and the Grantor's South line, North 88 degrees 00 minutes 23 seconds West a distance of 196.15 feet to a point;

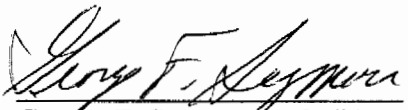
Thence leaving said line, and through the Grantor's land, North 06 degrees 04 minutes 15 seconds East, passing through a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set on the North line of a 50.00 foot wide, ingress-egress easement (from a previous survey) at 50.13 feet, going a total distance of 541.24 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set on the South line of a tract in the name of Danny L. Simms, recorded in Official Record 255 at page 696, and the Grantor's North line, from which a 5/8" iron pin found at the Grantor's Northwest corner bears, North 88 degrees 51 minutes 07 seconds West a distance of 1,478.40 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set;

Thence along the Grantor's North line, South 45 degrees 52 minutes 38 seconds East a distance of 234.98 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set on the West side of State Route 691;

Thence South 04 degrees 28 minutes 50 seconds West, passing the North line of a 50.00 foot wide, ingress-egress easement (from previous survey) at 332.56 feet, going a total distance of 382.61 feet to the principle place of beginning containing 2.0102 acres, more or less, and subject to all easements of record, most specifically the 50.00 foot wide, ingress-egress easement through the South end of the above described tract.

The bearings used in the above described tract were derived from monumentation found on the South line of the tract recorded in Official Record 255 at page 696 as bearing, North 88 degrees 51 minutes 07 seconds West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, on April of 2004.


George F. Seymour, P.S. #6044



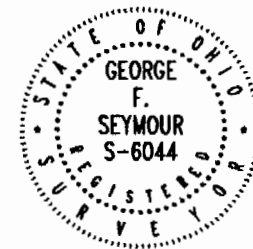
May 6 04
Dated

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blawie
DATE: 6-21-04

Seymour & Associates
830 W. Hunter St.
Logan, Ohio 43138
(740) 385-4349

YPR #16



Being A Part Of The East Half Of Section 16,
Township, 12 North; Range, 15 West, York Township
Athens County, State Of Ohio

830 West Hunter Street
Logan, Ohio 43138
740-385-4349
FAX: 740-385-5954
SURVEYING
ENGINEERING
email: seysurv@ohiohills.com

DATE:
5/4/04

DRAWN BY:
SBW

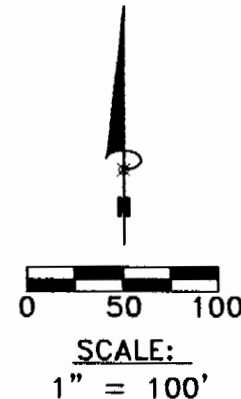
JOB #:
ATD405

FOR: Cliff Warren

Danny L. Simms
O.R.255 Pg.696

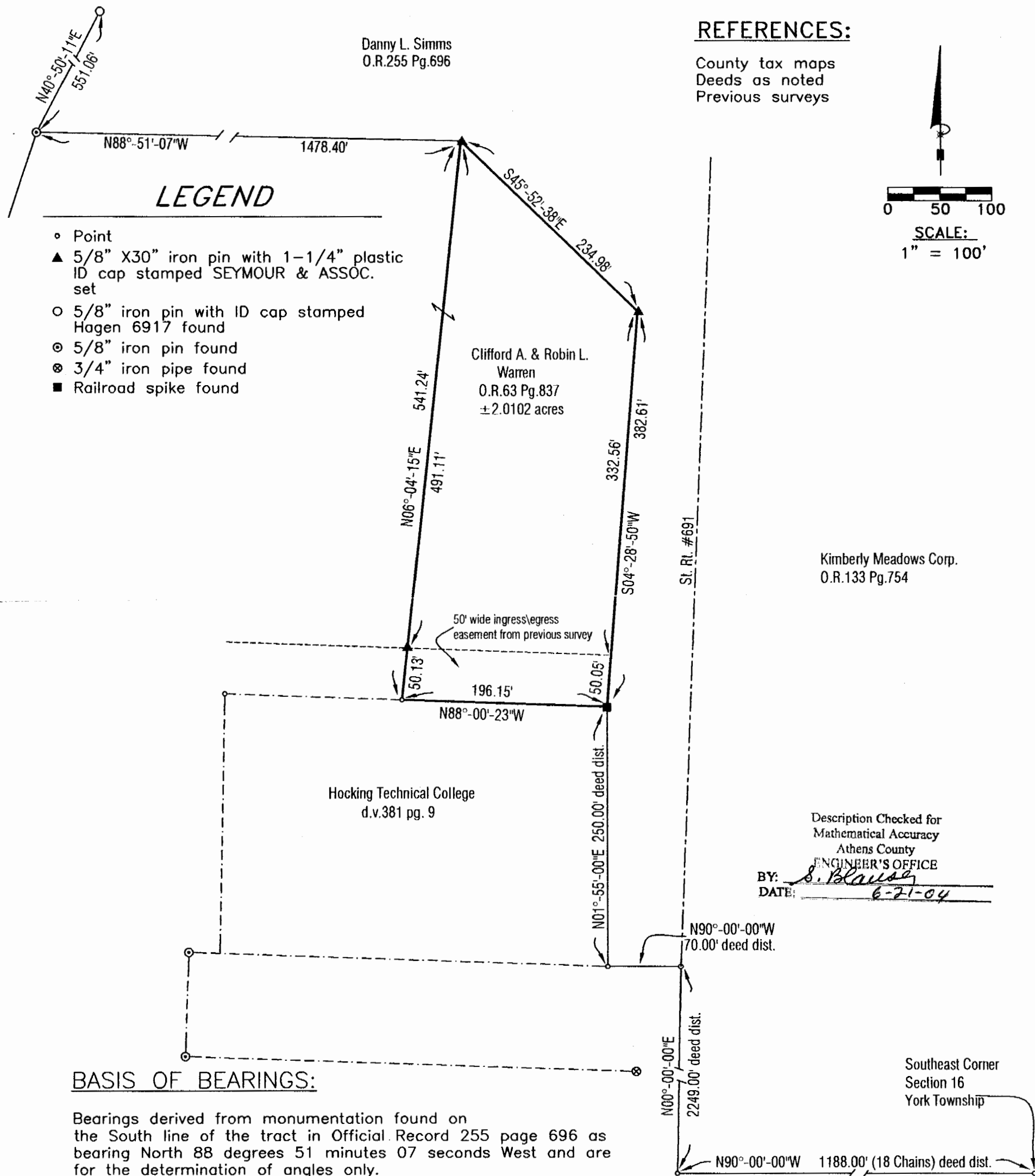
REFERENCES:

County tax maps
Deeds as noted
Previous surveys



LEGEND

- Point
- ▲ 5/8" X30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- 5/8" iron pin with ID cap stamped Hagen 6917 found
- ⊙ 5/8" iron pin found
- ⊗ 3/4" iron pipe found
- Railroad spike found



Kimberly Meadows Corp.
O.R.133 Pg.754

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 6-21-04

Southeast Corner
Section 16
York Township

BASIS OF BEARINGS:

Bearings derived from monumentation found on the South line of the tract in Official Record 255 page 696 as bearing North 88 degrees 51 minutes 07 seconds West and are for the determination of angles only.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN APRIL OF 2004 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 6 DAY OF MAY, 2004.

George F. Seymour

GEORGE F. SEYMOUR,
OHIO PROFESSIONAL SURVEYOR NO. 6044

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Monday, June 21, 2004 8:03 am.					
Assigned point					
Start	1		5000.00000	5000.00000	0.000
Raw:	n88.0023w	196.15			
TR	N 88°00'23.0" W	196.150	5000.00000	5000.00000	0.000
	2		5006.82368	4803.96873	0.000
Raw:	n06.0415e	541.24			
TR	N 6°04'15.0" E	541.240	5545.02835	4861.20913	0.000
	3		5545.02835	4861.20913	0.000
Raw:	s45.5238e	234.98			
TR	S 45°52'38.0" E	234.980	5381.43569	5029.88942	0.000
	4		5381.43569	5029.88942	0.000
Raw:	s04.2850w	382.61			
TR	S 4°28'50.0" W	382.610	4999.99499	4999.99963	0.000
	5		4999.99499	4999.99963	0.000
IN	N 4°11'09.9" E	0.005	5000.00000	5000.00000	0.000
	1		5000.00000	5000.00000	0.000

Area = 87562.961 Sq. Feet or 2.010 Acres

Database Saved: Monday, June 21, 2004 8:05 am.