

EXHIBIT "A"

Being a tract of land that is now or formerly in the name of Tri-County Community Action Agency, Inc. as recorded in Deed Volume 356, Page 579 and Official Record 65, Page 711, Athens County Recorder's Office. Said tract being situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of the Backus Addition to the City of Nelsonville and being more particularly described as follows:

Tract One:

**Beginning** at a 5/8" x 30" iron pin with plastic identification cap set at the most southerly corner of Lot 610 of the Backus Addition to the City of Nelsonville;

Thence North 41 degrees 45 minutes 00 seconds West a distance of 100.00 feet to a 5/8" x 30" iron pin with plastic identification cap set at the most westerly corner of Lot 610;

Thence South 48 degrees 15 minutes 01 seconds West a distance of 15.00 feet to a 5/8" x 30" iron pin with Plastic identification cap set, from which a 3/4" iron pin found bears North 74 degrees 37 minutes 24 seconds East a distance of 2.50 feet;

Thence North 41 degrees 45 minutes 00 minutes West a distance of 50.00 feet to a 3/4" iron pin found on the most northerly corner of Lot 594 on the southeasterly line of St. Charles Street;

Thence with the southeasterly line of St. Charles Street North 33 degrees 06 minutes 29 seconds East a distance of 106.76 feet to a 5/8" x 30" iron pin with plastic identification cap set at the most westerly corner of Lot 1083;

Thence leaving the southeasterly line of St. Charles Street and along the southwesterly line of Lot 1083 South 57 degrees 29 minutes 14 seconds East a distance of 80.92 feet to a 5/8" x 30" iron pin with plastic identification cap set, from which a 1/2" iron pin found bears South 53 degrees 15 minutes 46 seconds East a distance of 8.65 feet;

Thence South 48 degrees 15 minutes 01 seconds West a distance of 10.00 feet to a 5/8" x 30" iron pin with plastic identification cap set at the most northerly corner of Lot 611;

Thence along the northeasterly line of Lot 611 South 41 degrees 45 minutes 00 seconds East a distance of 100.00 feet to a 5/8" x 30" iron pin with plastic identification cap set at the most easterly corner of Lot 611;

Thence along the southwesterly line of Grosvenor Street South 48 degrees 15 minutes 00 seconds West a distance of 100.00 feet to the point of beginning, containing 0.401 acres more or less.

The above described tract is subject to a 10.00 foot wide ingress-egress easement as shown on the attached plat marked Exhibit "B" and made a part hereof.

Also included with the above described tract is a 10.00 foot wide ingress egress easement.

Tract One "A":

**Beginning** at a point at the most southerly corner of Lot 1084 at a point on the northwesterly line of Dew Street;

Thence along the northwesterly line of Dew Street South 33 degrees 51 minutes 44 seconds West a distance of 23.30 feet to a 5/8" x 30" iron pin with plastic identification cap set;

Thence North 41 degrees 46 minutes 14 seconds West a distance of 98.02 feet to a 5/8" x 30" iron pin with plastic identification cap set on the southwesterly line of Lot 1083, from which a 1/2" iron pin found bears South 53 degrees 15 minutes 46 seconds East a distance of 8.65 feet;

Thence along the southwesterly line of Lot 1083 and 1084 South 55 degrees 31 minutes 13 Seconds East a distance of 94.96 feet to the point of beginning, containing 0.025 acres, more or less, subject to all other public or private easements of record.

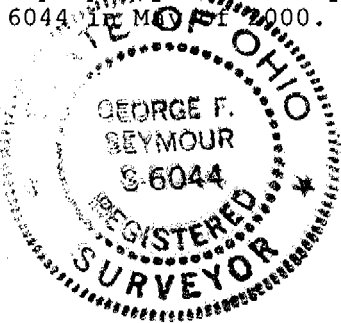
The above described tract is subject to a 10.00 foot wide ingress-egress easement as shown on the attached plat marked Exhibit "B" and made a part hereof.

Also included with the above described tract is a 10.00 foot wide ingress egress easement.

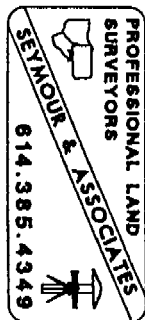
The reference bearing for Tract 1 and 1A is the West line of Lots 1081 and 1082 of the Backus Addition to the City of Nelsonville as bearing North 33 degrees 49 minutes 21 seconds East, and are for the determination of angles only.

The above described property was surveyed by George F. Seymour, Ohio Registered Surveyor No. 6044 in M.O. 000.

*George F. Seymour*  
George F. Seymour, P.S. 6044



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blaney*  
DATE: *6-26-00*



000097

TRK# 24

EXHIBIT "A"

Being a tract of land that is now or formerly in the name of Tri-County Community Action Agency, Inc. as recorded in Deed Volume 356, Page 579 and Official Record 65, Page 711, Athens County Recorder's Office. Said tract being situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of the Backus Addition to the City of Nelsonville and being more particularly described as follows:

**Beginning at a 5/8" iron pin with plastic identification cap set on the West line of Lot 1081. Thence South 56 degrees 25 minutes 32 seconds East a distance of 175.93 feet to a 5/8" iron pin with plastic identification cap set on the East line of Lot 1086 on the northwesterly line of Dew Street;**

Thence along the northwesterly line of Dew Street and along the southeasterly line of Lots 1086, 1085, and 1084 South 33 degrees 51 minutes 44 seconds West a distance of 115.00 feet to a point at the most southerly corner of Lot 1084;

Thence along the southwesterly line of Lot 1084 North 55 degrees 31 minutes 13 seconds West a distance of 94.96 feet to a 5/8" iron pin with plastic identification cap set on the southwesterly line of Lot 1083, from which a 1/2" iron pin found bears South 53 degrees 15 minutes 46 seconds East a distance of 8.65 feet;

Thence along the southwesterly line of Lot 1083 North 57 degrees 29 minutes 14 seconds West a distance of 80.92 feet to a 5/8" iron pin with plastic identification cap set at the most westerly corner of Lot 1083 on the southeasterly line of St. Charles Street;

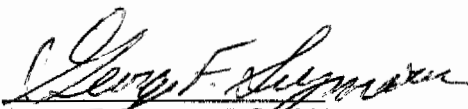
Thence along the southeasterly line of St. Charles Street North 33 degrees 49 minutes 21 seconds East a distance of 115.00 feet to the point of beginning, containing 0.461 acres more or less, subject to all public or private easements of record.

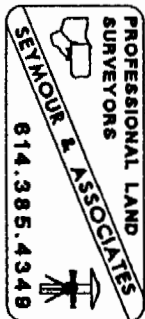
The above described tract is subject to a 10.00 foot wide ingress-egress easement as shown on the attached plat marked Exhibit "B" and made a part hereof.

Also included with the above described tract is a 10.00 foot wide ingress egress easement.

The reference bearing for this survey is the West line of Lots 1081 and 1082 of the Backus Addition to the City of Nelsonville as bearing North 33 degrees 49 minutes 21 seconds East, and are for the determination of angles only.

The above described property was surveyed by George F. Seymour, Ohio Registered Surveyor No. 6044 in May of 2000.

  
George F. Seymour, P.S. 6044



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 6-26-00

PROFESSIONAL LAND SURVEYORS



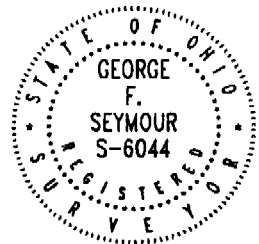
**SEYMOUR & ASSOCIATES**



P.O. Box 624  
830 W. Hunter St. (740) 385-4349  
Logan, Ohio 43138

PLAT OF SURVEY

Situated in the City of Nelsonville, York Township, Athens County, Ohio; being part of the Backus Addition to the City of Nelsonville as recorded in Plat Book 6, Page 188, Athens County Recorder's Office, T-12-N, R-14-W.



DATE:  
5-30-00

DRAWN BY:  
RAC

JOB #:  
A70010

FOR: Tri-County Community Action Agency

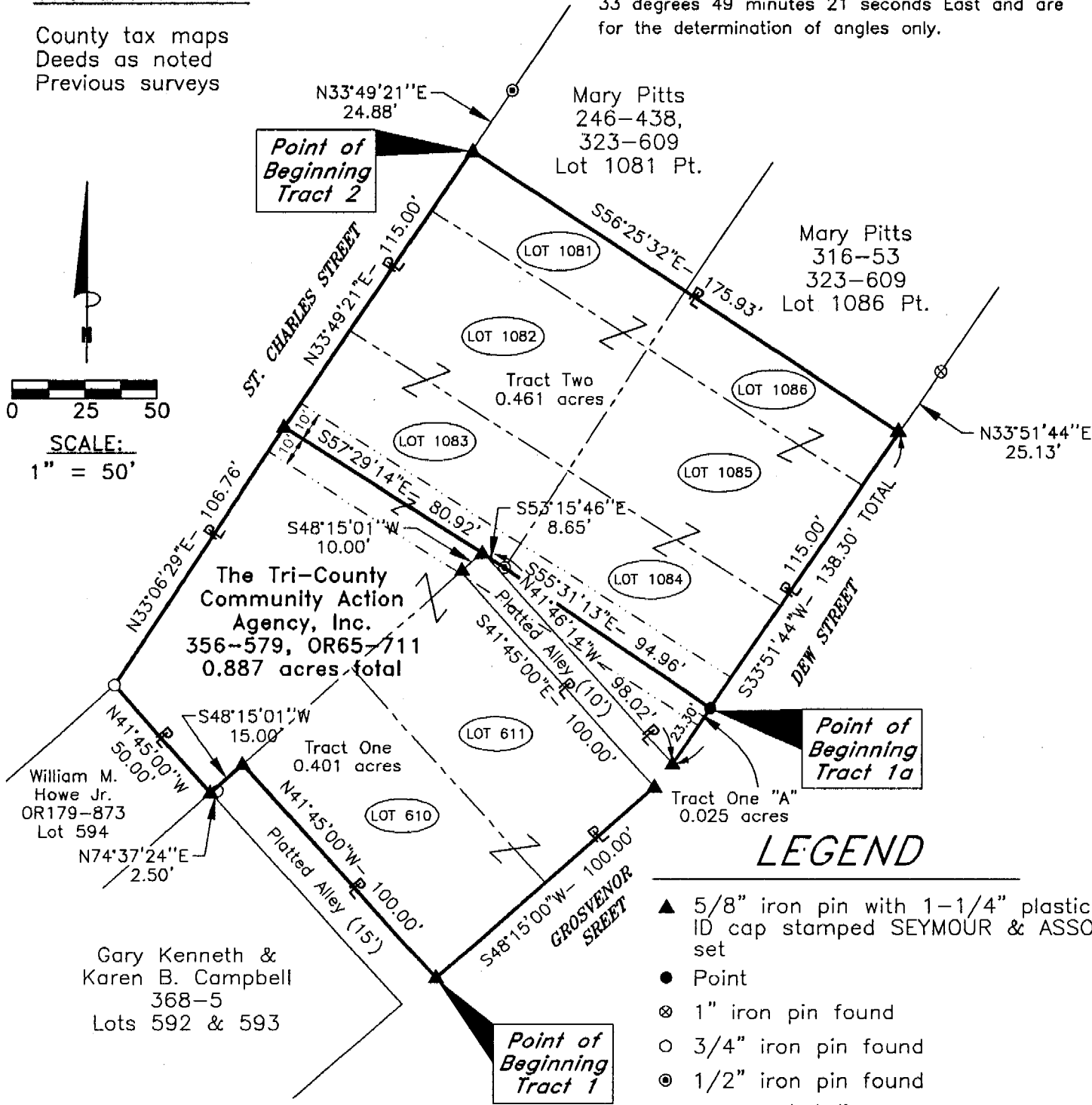
Exhibit "B"

BASIS OF BEARINGS:

Bearings derived from monumentation found on the West line of Lots 1081 and 1082 of the Backus Addition to the City of Nelsonville as bearing North 33 degrees 49 minutes 21 seconds East and are for the determination of angles only.

REFERENCES:

County tax maps  
Deeds as noted  
Previous surveys



**LEGEND**

- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- Point
- ⊗ 1" iron pin found
- 3/4" iron pin found
- ⊙ 1/2" iron pin found
- Lot line
- - - Common access easement

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN MAY OF 2000 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 21 DAY OF JUNE, 2000.

*George F. Seymour*

GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *S. Blaus*  
DATE: 6-26-00

**000103**