

EXHIBIT A

Situated in the State of Ohio, County of Athens, Township of Bern, being in the south half of the northeast quarter of Section 12, Range 12 West, Township 7 North, of "The Ohio Company First Purchase, 1787", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 12 (Note: Reference Bearing on the east line of Section 12 used as South 00°23'22" West.);

thence, with the east line of Section 12, South 00°23'22" West a distance of 1,318.07 feet to an iron pin set at the northeast corner of the southeast quarter of the northeast quarter of Section 12 which is also the southeast corner of a 30.67 acres tract as conveyed to Glenn and Sharon Harris by Official Records Volume 51, Page 179 of the Athens County Recorder's Office, said iron pin set being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 12, South 00°23'22" West a distance of 550.00 feet to an iron pin set;

thence, leaving the section line, South 89°07'26" West a distance of 1,873.50 feet to a point in the centerline of Township Road No. 207, passing through two iron pins set at a distances of plus 1,750.40 feet and plus 1,850.40 feet, respectively;

thence, with the centerline of Township Road No. 207, the following three courses:

- (1) North 01°30'10" East a distance of 43.00 feet to a point;
- (2) thence North 03°33'30" East a distance of 185.51 feet to a point;
- (3) thence North 00°46'02" East a distance of 10.00 feet to a point at the southwest corner of a .89.25 acres tract as conveyed to Harold Jeffers by Deed Volume 201, Page 330 of the Athens County Recorder's Office;

thence, leaving the road with the south line of said Jeffer's property, South 89°53'00" East a distance of 541.89 feet to an iron pin set in the west line of the southeast quarter of the northeast quarter of Section 12 and being at the southeast corner of said Jeffer's property;

thence, with the quarter-quarter section line and with the east line of said Jeffer's property, North 00°23'22" East a distance of 351.78 feet to a point at the southwest corner of the aforementioned Harris property and at the center of the northeast quarter of Section 12;

thence, with the quarter-quarter section line and with the south line of said Harris property, South 89°33'32" East a distance of 1,320.00 feet to a the Point of Beginning;

containing 20.061 acres, more or less.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to a 30.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 207. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of Township Road No. 207. Containing 0.164 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the assumed bearing of the east line of Section 12 used as North 00°23'22" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 13, 1990.

Prior Deed: Deed Volume \_\_\_\_\_, Page \_\_\_\_\_.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Hedges  
DATE: 8/31/93

Bern #12



# SURVEY PLAT FOR BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF BERN, BEING IN THE EAST HALF OF SECTION 12, RANGE 12 WEST, TOWNSHIP 7 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE, 1787".

- = IRON PIN SET CALLED "CLAUS 6456".
- △ = SURVEY ANGLE POINT.
- = PROPERTY LINES.
- = EXISTING FENCE LINES.
- = LINES OF THIS SURVEY.

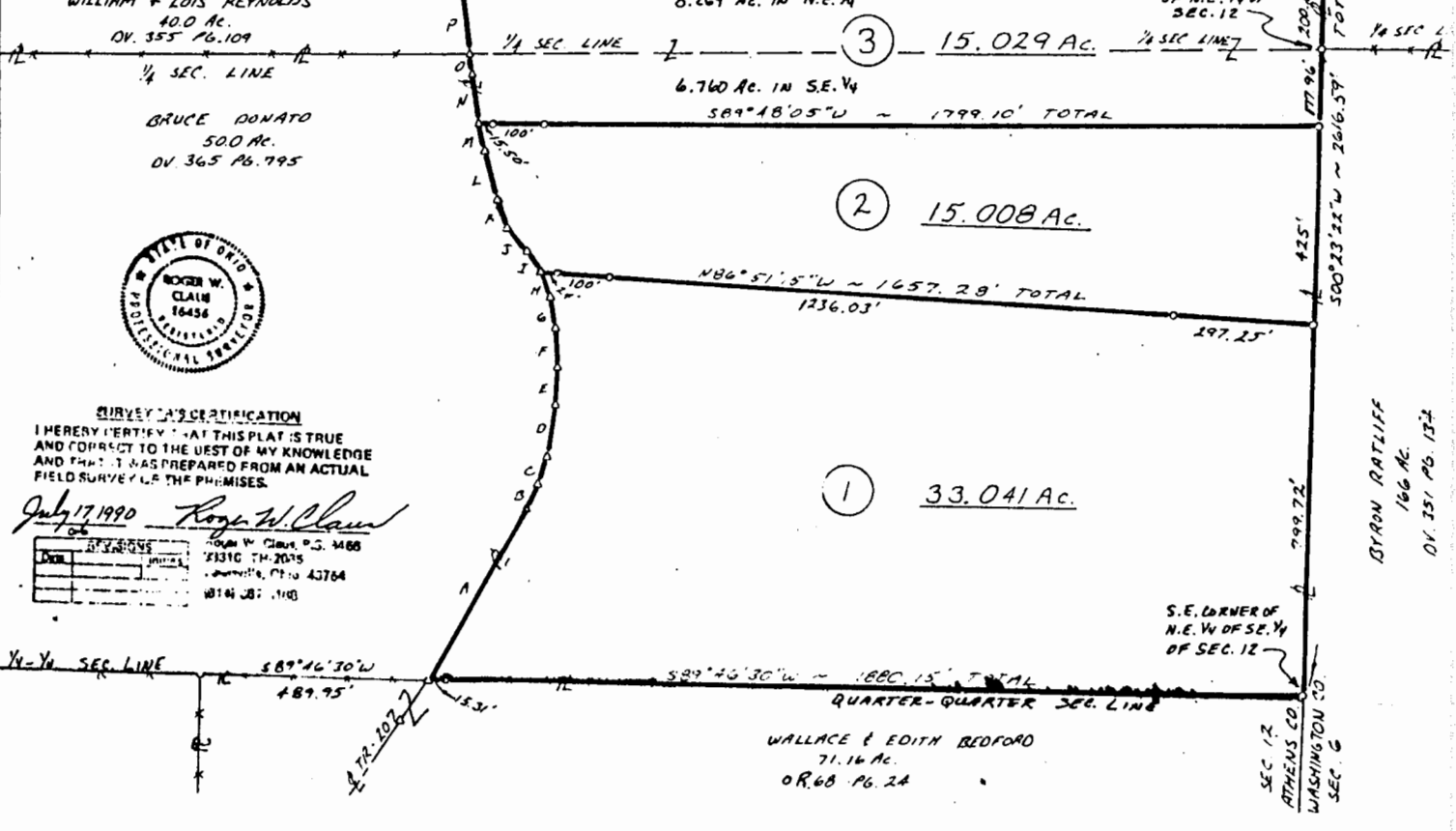
T-7N, R-12W  
MORGAN COUNTY  
ATHENS COUNTY  
BERN TWP  
T-7N, R-12W

7 1  
12 6

SCALE  
1" = 400' REDUCED PLAT

BEARINGS ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF SECTION 12.

LINE	BEARING	DIST.
A	N18°30'22"E	932.54
B	N13°16'50"E	58.88
C	N16°04'26"E	63.17
D	N08°58'18"E	115.15
E	N02°02'04"E	84.00
F	N03°24'52"W	82.49
G	N10°31'51"W	71.30
H	N20°05'59"W	56.44
I	N36°34'56"W	57.18
J	N38°50'55"W	68.51
K	N22°54'48"W	64.52
L	N14°08'21"W	110.13
M	N11°11'55"W	63.42
N	N09°53'21"W	106.76
O	N07°45'24"W	41.97
P	N06°40'35"W	129.02
Q	N02°56'21"W	64.00
R	N01°09'32"W	37.71
S	N06°11'59"E	168.77
T	N05°08'43"W	69.15
U	N14°23'27"W	109.86
V	N07°44'11"W	72.72
W	N00°43'50"W	27.80
X	N01°30'10"E	43.00
Y	N03°33'30"E	185.51
Z	N00°46'02"E	10.00



**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

July 17, 1990 *Roger W. Claus*

Roger W. Claus, P.S. 1466  
21310 W. 2075  
Cincinnati, Ohio 45264  
WB1408; 1100