

EXHIBIT "A"

**BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701**

Situated in Section 13, T.7, R.12, Bern Township, Athens County, Ohio and being all of a 34.35 acre tract (277-157) and all of a 20.00 acre tract (223-685) and being more particularly described as follows:

Beginning at a point in the West-line of Section 13 and the center of Federal Creek, said point bears North 00 degrees 00 minutes 38 seconds East, 1623.21 feet from the South-west corner of Section 13 (iron pin bears South 00 degrees 00 minutes 38 seconds West, 75.00 feet);

Thence, along the center of Federal creek the following bearings and distances:

S 87°01'06" E 65.03'
N 83°39'17" E 177.55'
N 83°05'47" E 333.23'
N 70°50'38" E 202.19'
N 70°50'38" E 157.51'
N 77°29'42" E 232.23'
S 88°22'44" E 323.52'
S 67°57'40" E 476.86'
S 73°55'05" E 680.90' to a point in the west-line of the Village of Broadwell,

Thence, with lines of said village:

S 33°21'34" W 543.53' to an iron pin, passing an iron pin at 60.00'
S 56°38'26" E 15.00' to an iron pin
S 33°21'34" W 75.27' to a point in County Road 38

Thence, along said road

N 88°34'04" W 130.23'
S 88°30'41" W 171.66'
S 81°36'47" W 160.75'
S 74°01'04" W 149.01'
S 65°52'40" W 195.81'
S 70°21'16" W 192.69'
S 72°47'17" W 174.00'
S 68°00'02" W 110.63'
S 61°20'06" W 136.42'
S 54°39'57" W 138.98'
S 45°16'17" W 85.26'
S 36°56'49" W 138.08'
S 46°26'16" W 99.74'
S 62°15'17" W 54.85'

Thence, leaving said road and along the lines of a 5.000 acre tract:

N 0°00'37" E 380.36' to an iron pin, passing an iron pin at 53.72'
N 89°59'24" W 500.00' to an iron pin

Thence, along the west-line of Section 13:

N 0°00'40" W 1010.60' to the point of beginning and containing 54.35 acres

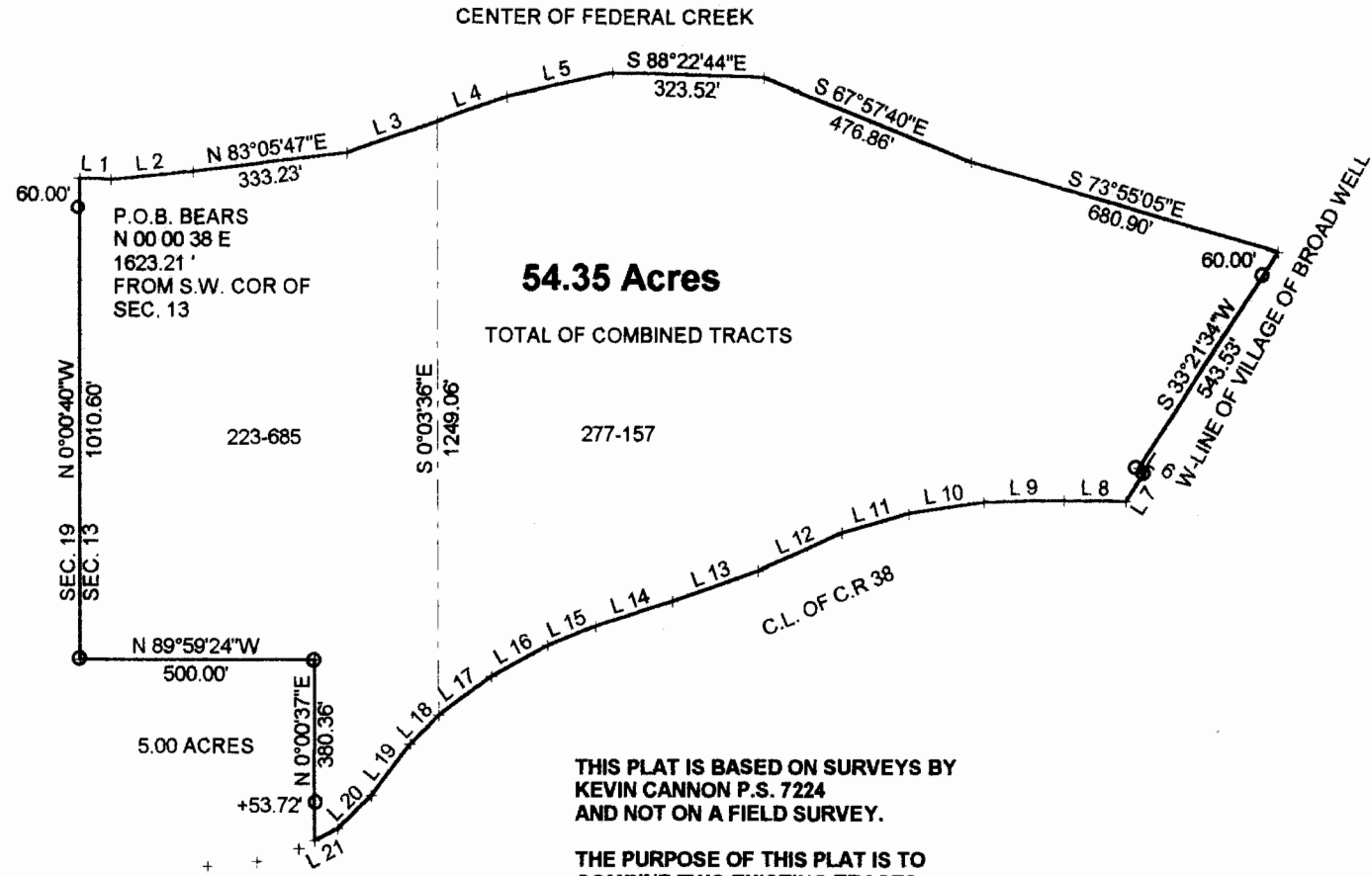
The above description is based on existing surveys and not on a field survey


John M. Branner P.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausa
DATE: 9-17-03

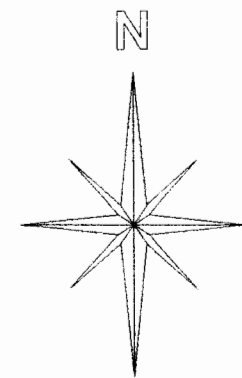
BRN#13

Line	Bearing	Distance
1	S 87°01'06"E	65.03'
2	N 83°39'17"E	177.55'
3	N 70°50'38"E	202.19'
4	N 70°50'38"E	157.51'
5	N 77°29'42"E	232.23'
6	S 56°38'26"E	15.00'
7	S 33°21'34"W	75.27'
8	N 88°34'04"W	130.23'
9	S 88°30'41"W	171.66'
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13	S 70°21'16"W	192.69'
14	S 72°47'17"W	174.00'
15	S 68°00'02"W	110.63'
16	S 61°20'06"W	136.42'
17	S 54°39'57"W	138.98'
18	S 45°16'17"W	85.26'
19	S 36°58'49"W	138.08'
20	S 46°28'16"W	99.74'
21	S 62°15'17"W	54.85'



THIS PLAT IS BASED ON SURVEYS BY
KEVIN CANNON P.S. 7224
AND NOT ON A FIELD SURVEY.

THE PURPOSE OF THIS PLAT IS TO
COMBINE TWO EXISTING TRACTS



SCALE 1 INCH = 400 FEET.
ASSUMED BEARINGS
TO BE USED TO DENOTE
INTERIOR ANGLE ONLY

**PLAT OF DESCRIPTION OF A 54.35 ACRE TRACT
IN SECTION 13, T.7, R.12,
BERN TOWNSHIP
ATHENS COUNTY, OHIO
July 2003**

BY: John M. Branner
**JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701
(740) 592-5778**

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ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Branner
DATE: 7-17-03

