

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Gilbert Phillips as recorded in Deed Book 82 at page 777, Athens County Recorder's Office, said tract being situated in Fractional Lot 11 of Section 21, T10N, R14W, Dover Township, Athens County, State of Ohio and more particularly described as follows:

Beginning, for reference, at a 5/8" iron pin with a plastic identification cap set on an easterly corner of Fractional Lot 7 which is also a corner of Fractional Lot 1;

Thence along the line between Fractional Lots 1 and 7, South 4 degrees 55 minutes 16 seconds West a distance of 969.25 feet to a point;

Thence leaving the line between Fractional Lots 1 and 7, South 85 degrees 04 minutes 44 seconds East a distance of 2621.62 feet to a 5/8" iron pin with a plastic identification cap set for the principal place of beginning for the tract herein described;

Thence North 40 degrees 48 minutes 16 seconds East a distance of 660.04 feet to a 5/8" iron pin with a plastic identification cap set;

Thence South 49 degrees 11 minutes 31 seconds East a distance of 535.16 feet to a 5/8" iron pin with a plastic identification cap set on the westerly right of way line of State Route No. 13, this also being the southeast corner of a 0.29 acre tract as recorded in Deed Book 383 at page 529 and Deed Book 362 at page 425;

Thence along said westerly right of way line, South 40 degrees 48 minutes 22 seconds West a distance of 50.0 feet to a 5/8" iron pin with a plastic identification cap set on the southeast corner of a 0.26 acre tract as recorded in Deed Book 353 at page 559;

Thence leaving said right of way line and along the northerly line of a 0.26 acre tract, North 49 degrees 11 minutes 31 seconds West a distance of 160.0 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the .26 acre tract;

Thence along the westerly line of the 0.26 acre tract, South 40 degrees 48 minutes 22 seconds West a distance of 120.0 feet to a 5/8" iron pin with a plastic identification cap set on the southwest corner of a 0.18 acre tract as recorded in Deed Book 376 at page 74 and the north line of a 0.62 acre tract as recorded in Deed Book 367 at page 531;

Thence along the northerly line of the 0.62 acre tract, North 49 degrees 11 minutes 31 seconds West a distance of 90.0 feet to a 5/8" iron pin with a plastic identification cap set on the northwest corner of the 0.62 acre tract;

Thence along the westerly line of the above mentioned .62 acre tract, South 40 degrees 48 minutes 22 seconds West a distance of 110.0 feet to a 5/8" iron pin with a plastic identification cap set on the southwest corner of the 0.62 acre tract;

[continued on page 2]
Page 1 of 2

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Charles Hedges
DATE: 6/26/95

49

DOV# 21

EXHIBIT "A"

Thence along the southerly line of said 0.62 acre tract, South 49 degrees 11 minutes 31 seconds East a distance of 250.0 feet to a 5/8" iron pin with a plastic identification cap set on the westerly right of way line of State Route No. 13;

Thence along the westerly right of way of State Route No. 13, South 40 degrees 48 minutes 22 seconds West a distance of 50.0 feet to a 5/8" iron pin found on the southeast corner of a 2.04 acre tract as recorded in O. R. Book 84 at page 401;

Thence leaving the right of way line of State Route No. 13 and along the northerly line of the 2.04 acre tract, North 49 degrees 11 minutes 31 seconds West a distance of 350.0 feet to an iron pin found on the northwest corner of the 2.04 acre tract;

Thence along the westerly line of said tract, South 40 degrees 48 minutes 14 seconds West a distance of 255.04 feet to an iron pin found on the southwest corner of said tract;

Thence along the southerly line of the 2.04 acre tract, South 49 degrees 11 minutes 31 seconds East a distance of 350.0 feet to an iron pin found on the southeast corner of the 2.04 acre tract and on the westerly right of way of State Route No. 13;

Thence along the westerly right of way of State Route No. 13, South 29 degrees 51 minutes 18 Seconds West a distance of 76.39 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving the westerly right of way of State Route No. 13 and with a new line, North 49 degrees 11 minutes 31 seconds West a distance of 549.65 feet to the principal place of beginning, containing 5.0 acres, more or less, and subject to all easements of record.

The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, June 1, 1992.

