

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Gilbert G. Phillips as recorded in Official Record 82 at page 777, Athens County Recorder's Office, said tract being part of Fractional Lot 1 (Section 21), T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southwest corner of Fractional Lot 1 (Section 21);

Thence along the west line of Fractional Lot 1, North 04 degrees 55 minutes 16 seconds East a distance of 1096.98 feet to a point in the center of Township Road No. 293 and on a corner to the grantor, said point being the principal place of beginning for the tract herein described;

Thence leaving the center of said road and continuing along the west line of Fractional Lot 1 (Section 21) and along the grantor's west line, North 04 degrees 55 minutes 16 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 50.00 feet, going a total distance of 205.57 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the grantor's west line and the west line of Fractional Lot 1 (Section 21) and with a new line through the grantor's land the following two courses:

- [1] South 57 degrees 00 minutes 43 seconds East a distance of 393.09 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
- [2] South 16 degrees 40 minutes 04 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 275.40 feet, going a total distance of 325.40 feet to a point in the center of Township Road No. 293 and the grantor's southwest line;

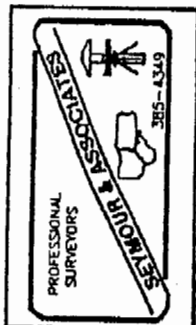
Thence along the center of said road and the grantor's southwest lines the following three courses:

- [1] North 30 degrees 53 minutes 43 seconds West a distance of 94.62 feet to a point;
- [2] North 40 degrees 35 minutes 34 seconds West a distance of 183.15 feet to a point, and;
- [3] North 40 degrees 35 minutes 38 seconds West a distance of 132.57 feet to the principal place of beginning, containing 2.0134 acres, more or less, and subject to the right of way of Township Road No. 293 and all easements of record.

All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the west line of Fractional Lot 1 (Section 21) as bearing North 04 degrees 55 minutes 16 seconds East and are for the determination of angles only.

The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, December 12, 1994.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 12-20-94

PROFESSIONAL LAND SURVEYORS

- OIL WELL PERMITTING
- LOTS & FARM SURVEYS
- SUB-DIVISIONS
- LAND PLANNING
- CONSTRUCTION

SEYMOUR & ASSOCIATES

P.O. Box 624
Lega, Ohio 43138
385-5954
69 S. MARKET ST.

PLAT OF SURVEY

BEING SITUATE IN FR. LOT NO. 1 -
(SECTION 21) - TOWN 10 NORTH -
RANGE 14 WEST - DOVER TWP. -
ATHENS CO. - STATE OF OHIO.



APPROVALS:

FOR: GIB PHILLIPS

BY:

GB

PROJ. NO.:

AT9101

DATE:

12/12/04

DONALD C. & CHERYL
DUNN (379/220)

DWAYN & DOROTHY
DANIEL (353/223)

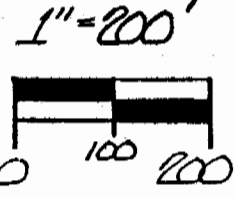
U.S.A. (OR 37/598)

(5,598.5 AC.)
RONNIE CLARK
(OR 150/012)

AREAS:

- I = 2.0134 Ac.
- II = 1.8235 Ac.
- III = 1.8234 Ac.
- IV = 2.0363 Ac.

SCALE:



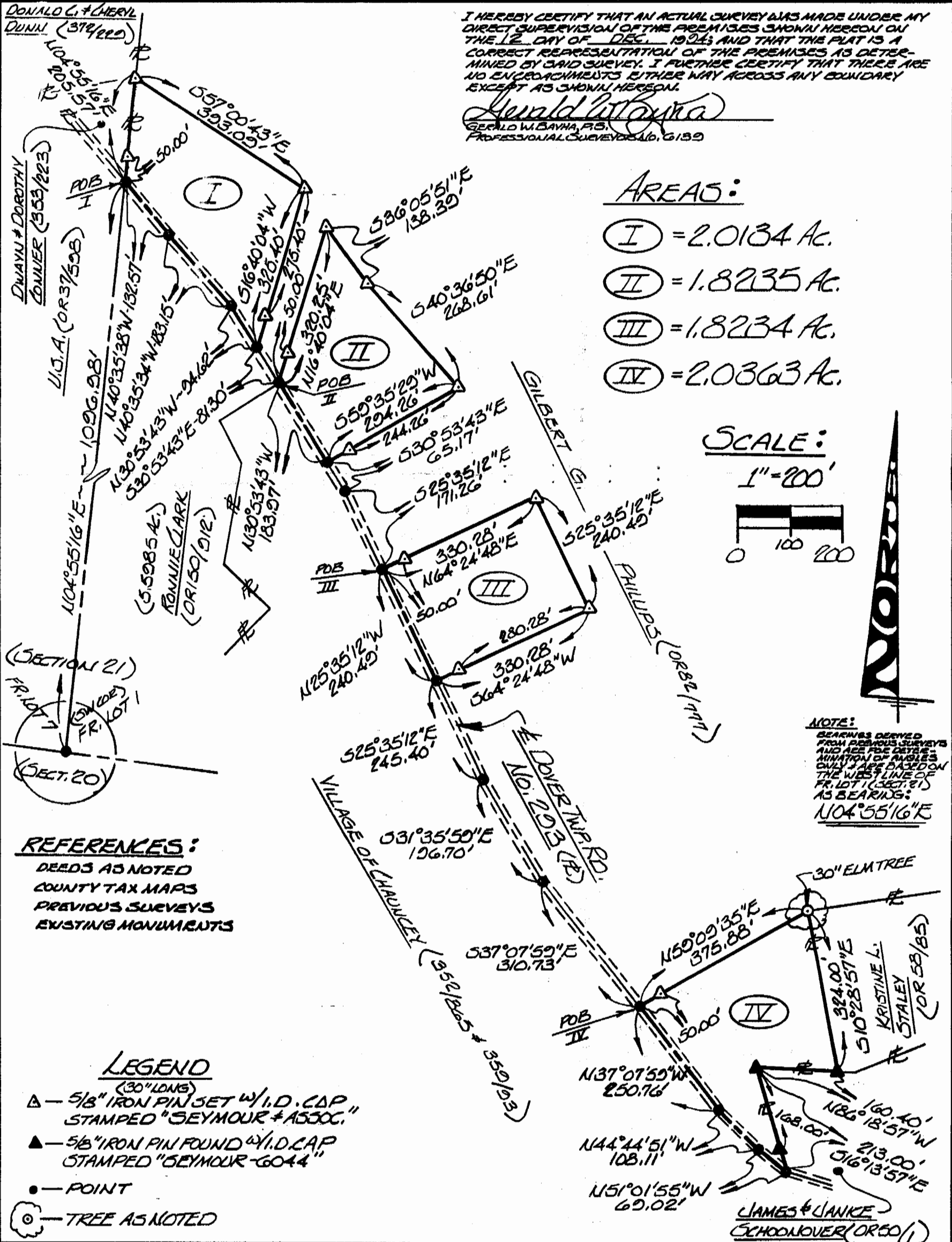
NOTE:
BEARINGS DERIVED
FROM PREVIOUS SURVEYS
AND ARE FOR DETER-
MINATION OF ANGLES
ONLY & ARE BASED ON
THE WEST LINE OF
FR. LOT 1 (SECT. 21)
AS BEARINGS:
N04°55'16"E

REFERENCES:

- DEEDS AS NOTED
- COUNTY TAX MAPS
- PREVIOUS SURVEYS
- EXISTING MONUMENTS

LEGEND

- ▲ - 5/8" IRON PIN SET W/ I.D. CAP STAMPED "SEYMOUR & ASSOC."
- ▲ - 5/8" IRON PIN FOUND W/ I.D. CAP STAMPED "SEYMOUR-6044"
- - POINT
- - TREE AS NOTED



JAMES & JANICE
SCHOONOVER (OR 58/85)