

EXHIBIT "A"

LOT IX - 7.684 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Anthony Land Company as recorded in Official Record 295 at page 2195, Athens County Recorder's Office, said tract being situated in the west half of Section 4, T10N, R15W, Lee Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin found on a corner to the grantor from which a point being the northwest corner of the southeast quarter of Section 4, T10N, R15W, bears, South 00 degrees 00 minutes 17 seconds West a distance of 110.20 feet;

Thence along the grantor's east line, South 00 degrees 00 minutes 17 seconds West a distance of 541.14 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the grantor's east line, and with a new line through the grantor's land, South 89 degrees 59 minutes 48 seconds West a distance of 591.01 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence continuing with a new line through the grantor's land, North 00 degrees 12 minutes 37 seconds West passing through a 5/8" X 30" iron pin with a plastic identification cap set at 807.54 feet, going a total distance of 837.54 feet to a point in the center of Townsend Road, Township Road 15A;

Thence along the center of said road, North 86 degrees 54 minutes 54 seconds East a distance of 50.06 feet to a point;

Thence leaving the center of said road, and along the grantor's line, South 00 degrees 12 minutes 37 seconds East passing through a 5/8" X 30" iron pin with a plastic identification cap set at 30.00 feet, going a total distance of 301.04 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence continuing along the grantor's line, North 89 degrees 47 minutes 23 seconds East passing through a 5/8" iron pin found at 321.61 feet, going a total distance of 543.04 to the point of beginning containing 7.684 acres, more or less, and subject to the right-of-way of Township Road 15A and all easements of record.

The above described tract is subject to an existing ingress-egress across the existing driveway as shown on the plat of survey marked as Exhibit "B" and made a part thereof, said driveway crosses the northern part of a 8.731 acre tract that lies to the west of, and south of, the above described tract.

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

The bearings used in the above described tract are based on evidence found on the east line of the west half of Section 4 as bearing, South 00 degrees 00 minutes 17 seconds West and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in March of 2000.

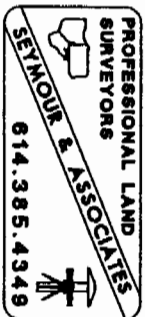
George F. Seymour, P.S. 6044



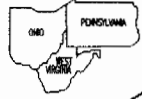
Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE BY: S. Blausch DATE: 3-27-2000

000030

LEE #4



PROFESSIONAL LAND SURVEYORS

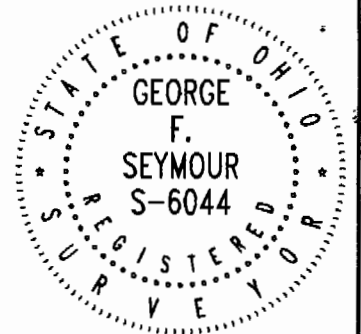


SEYMOUR & ASSOCIATES

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

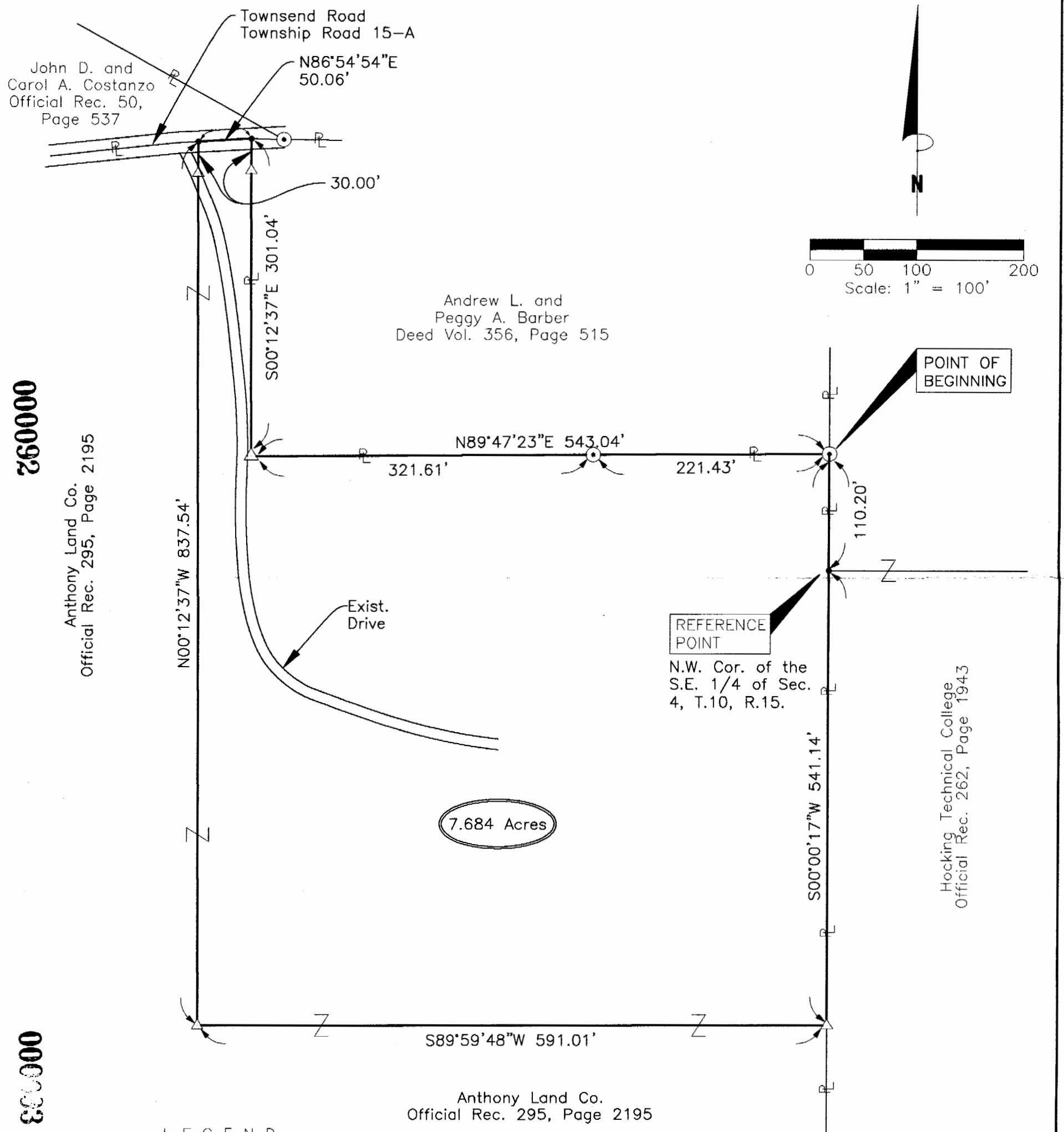
PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF LEE AND BEING A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 4, TOWNSHIP 10, RANGE 15.



FOR: **ANTHONY LAND COMPANY - LOT 9 - EXHIBIT B**

PROJ. NO.: AT0006-L9
BY: JLC DATE: 03/08/00



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Anthony Land Co.
Official Rec. 295, Page 2195

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Anthony Land Co.
Official Rec. 295, Page 2195

LEGEND

- △ 5/8" iron pin set 30" in length with plastic ID cap inscribed "SEYMOUR & ASSOC."
- Iron pipe found
- ⊙ 5/8" iron pin found
- Point

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blaus*
DATE: 3-

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN _____ OF 20____ 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 _____ DAY OF _____, 20____.

NOTE: The bearing system for this plat is based on evidence found on the East line of the West half of Section 4 and bears S 00° 00' 17" W and is for the determination of angles only.

REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

GEORGE F. SEYMOUR
OHIO PROFESSIONAL SURVEYOR NO. 6044
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