

EXHIBIT "A"
35.000 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Semingson Enterprises, Inc., as recorded in Deed Book 368 at page 88, Athens County Recorder's Office, said tract being part of the Southwest quarter of Section 35, T11N, R14W, Trimble Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the West line of Section 35, Trimble Township (this also being the Athens and Hocking County line) from which a mine rail found on the Southwest corner of Section 35 bears, South 09 degrees 44 minutes 06 seconds West a distance of 1,495.06 feet;

Thence along the West line of Section 35, the Grantor's West line and the Athens Hocking County line, North 09 degrees 44 minutes 06 seconds East a distance of 1,068.20 feet a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the West line of Section 35, North 85 degrees 39 minutes 49 seconds East, passing through a 5/8" iron pin found at 130.46 feet, going a total distance of 782.30 feet to a 5/8" iron pin found;

Thence South 31 degrees 08 minutes 35 seconds East a distance of 150.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 58 degrees 51 minutes 25 seconds East a distance of 303.73 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 31 degrees 08 minutes 35 seconds East a distance of 787.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 80 degrees 15 minutes 54 seconds West a distance of 401.71 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence South 09 degrees 44 minutes 06 seconds West a distance of 748.71 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 80 degrees 15 minutes 54 seconds West a distance of 1,200.00 feet to the point of beginning containing 35.000 acres, more or less, and subject to the right-of-way of Grummak Road, Township Road 527, and all easements of record.

Also included with the above described tract is a 50.00 foot wide, roadway easement for ingress and egress off of Cottonwood Road as platted in The Smoke Rise Addition and being more particularly described as follows:

Beginning at a point on the East line of the above described tract, from which the 5/8" iron pin found on the Southeast corner of Lot 551 bears, North 31 degrees 08 minutes 35 seconds West a distance of 38.32 feet;

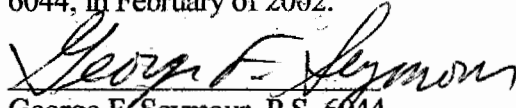
Thence along the center of said easement, the following four courses:

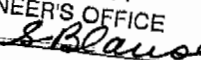
1. North 53 degrees 46 minutes 01 second East a distance of 123.71 feet to a point;
2. North 65 degrees 10 minutes 36 seconds East a distance of 68.71 feet to a point;
3. North 24 degrees 53 minutes 54 seconds East a distance of 97.54 feet to a point, and;
4. North 03 degrees 16 minutes 31 seconds East a distance of 102.73 feet to a point in Cottonwood Road;

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 monumentation found on the West line of Section 35 as bearing, North 09 degrees 44 minutes 06 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in February of 2002.


George F. Seymour, P.S. 6044

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: 
DATE: 5-7-02

28

TRM # 35

Being A Part of the Southwest Quarter of Section 35
Township 11, North; Range 14, West, Trimble Township
Athens County, State of Ohio



830 West Hunter Street
Logan, Ohio 43138
740-385-4349
FAX: 740-385-5954

**SURVEYING
ENGINEERING**

email: seysurv@ohiohills.com

DATE:
3/4/02

DRAWN BY:
S.B.W.

JOB #:
AT201

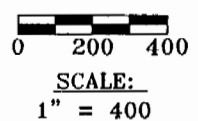
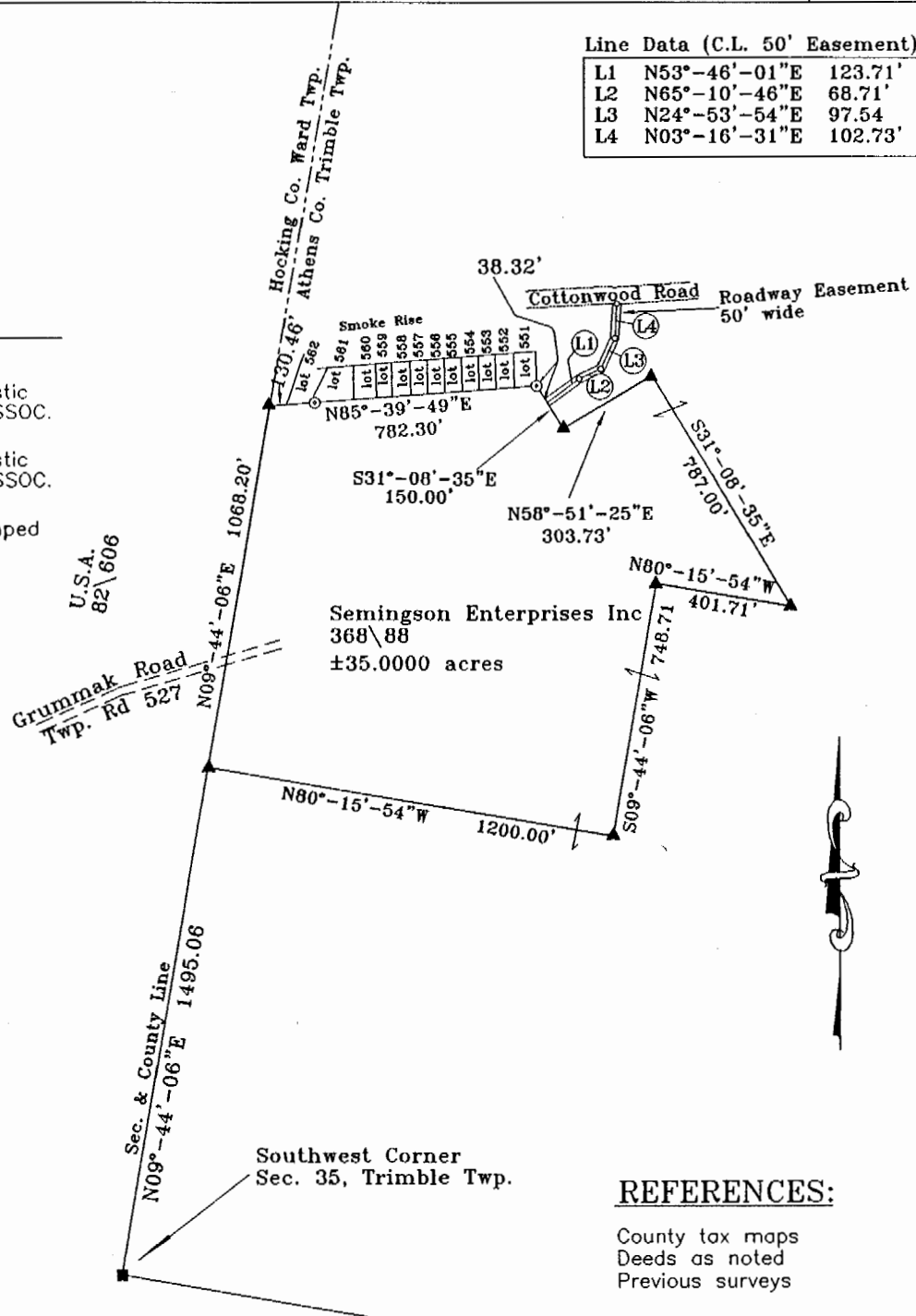
FOR: **Freedom Homes**

LEGEND

- Point
- ▲ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- △ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- 5/8" iron pin with ID cap stamped LPG-6344 found
- ⊙ 5/8" iron pin found
- ⊗ 1-1/2" iron pipe found
- ⊗ MAG nail set
- ⊗ MAG nail found
- ⊙ PK nail found
- Stone found
- Mine Rail Found on end

Line Data (C.L. 50' Easement)

| | | |
|----|---------------|---------|
| L1 | N53°-46'-01"E | 123.71' |
| L2 | N65°-10'-46"E | 68.71' |
| L3 | N24°-53'-54"E | 97.54' |
| L4 | N03°-16'-31"E | 102.73' |



COPY REDUCED

REFERENCES:

County tax maps
Deeds as noted
Previous surveys

BASIS OF BEARINGS:

Bearings derived from monumentation found on the West line of Section 35 as bearing North 09 degrees 44 minutes 06 seconds East and are for the determination of angles only.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausa
DATE: 5-7-02

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN FEBRUARY OF 2002 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 6 DAY OF MAY, 2002.

George F. Seymour
GEORGE F. SEYMOUR
OHIO PROFESSIONAL SURVEYOR NO. 6044

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Township 11, North; Range 14, West, Trimble Township
Athens County, State of Ohio



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email: seysurv@ohiohills.com

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JOB #:
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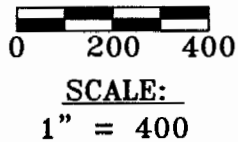
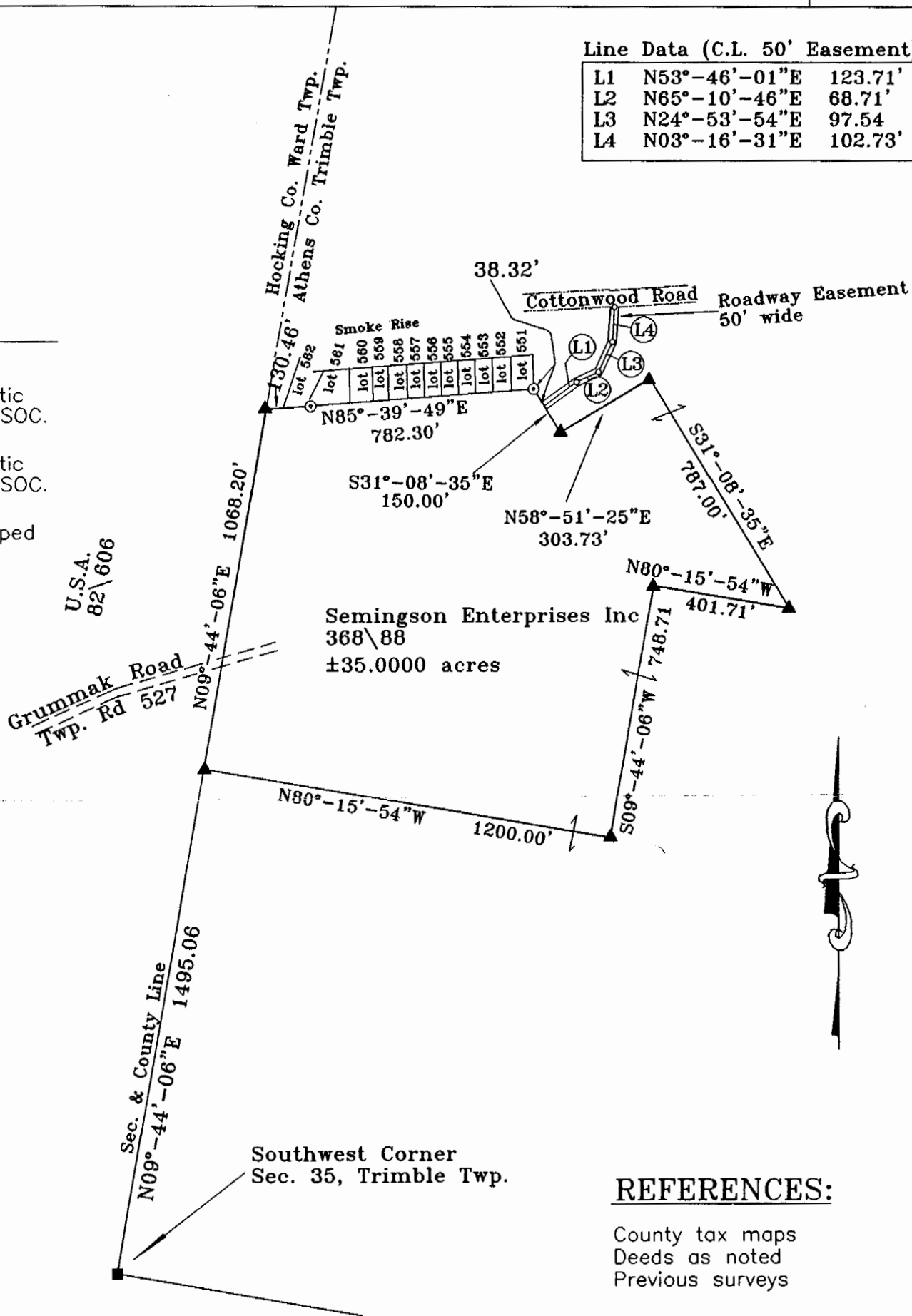
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