

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Nelsonville TV Cable Co., Inc., as recorded in Deed Volume 376, page 176 and Official Record 22, page 160 and located in Section 10, Lots 628 and 629, T12 North, R17 East, York 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 southerly right-of-way line of U.S. 33 at 51.48 feet right of station 295+62.75, C/L U.S. 33 (Athens 33-5.94) and the Grantors easterly property line;

Thence with a new line through the grantors property South 46 degrees 48 minutes 13 seconds West a distance of 104.89 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence continuing through the grantors property North 39 degrees 17 minutes 56 seconds West a distance of 364.03 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence continuing through the grantors land North 42 degrees 56 minutes 27 seconds East a distance of 78.94 feet to a 5/8" X 30" iron pin with a plastic identification cap set on the southerly right-of-way line of U.S. 33;

Thence along the right-of-way line of U.S. 33 with a curve to the right having a radius of 1,203.85 feet and a curve length of 92.74 feet, a delta of 4 degrees 25 minutes 51 seconds, the chord bearing South 45 degrees 17 minutes 34 seconds East a distance of 92.72 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence continuing along the right-of-way line of U.S. 33 South 43 degrees 05 minutes 09 seconds East passing through a 5/8" X 30" iron pin with a plastic identification cap set at 162.80 feet, going a distance of 260.01 feet to a point;

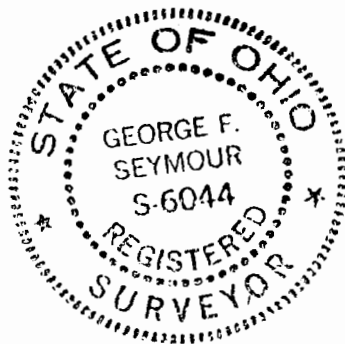
Thence continuing with the U.S. 33 right-of-way line with a curve to the left having a radius of 1,204.31 feet, a delta of 0 degrees 45 minutes 25 seconds and a curve length of 15.91 feet, a chord bearing of South 37 degrees 44 minutes 29 seconds East a chord distance of 15.91 feet to the point of beginning containing 0.789 acres, more or less, (0.166 acre in Lot 629, Deed Volume 376, Page 176, 0.170 acre in Lot 628, Deed Volume 376, Page 176, 0.241 acre in Lot 629, Official Record 22, Page 160, and 0.212 acre in Lot 628, Official Record 22, Page 160;

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

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, December, 1998.

George F. Seymour
George F. Seymour, P.S. #6044

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blaus*
DATE: *3-1-99*



140

YRK #10

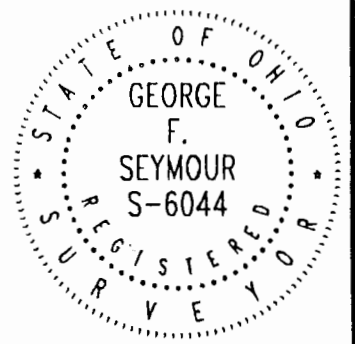
PROFESSIONAL LAND SURVEYORS



SEYMOUR & ASSOCIATES
 P.O. Box 624
 830 W. Hunter St. 614-385-4349
 Logan, Ohio 43138

PLAT OF SURVEY

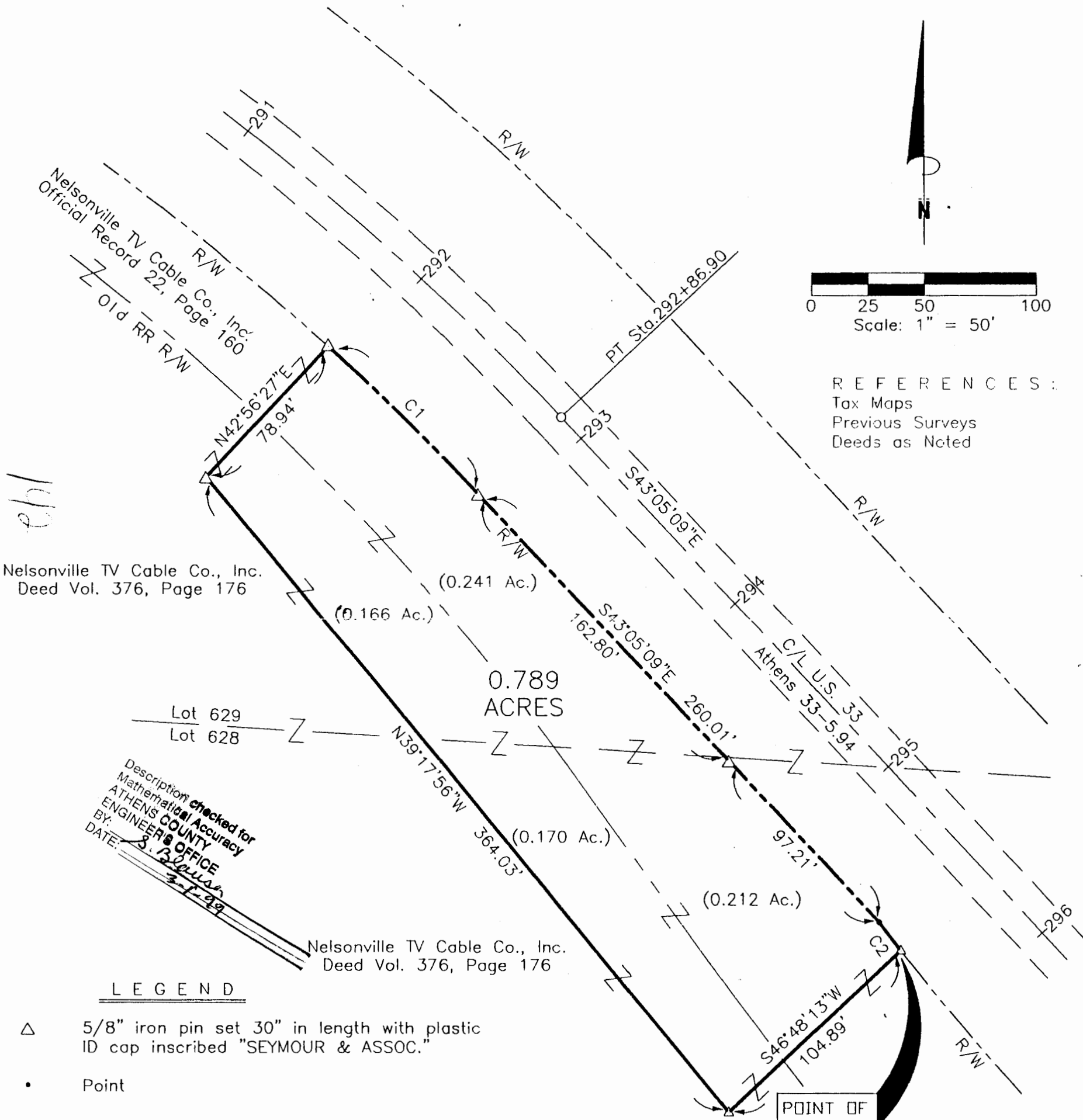
Situated in the State of Ohio, County of Athens, Township of York and being a parcel of land located in Lots 628 and 629, Section 10, Township 12, Range 15.



FOR: Joe Edwards

PROJ. NO.: AT9830

BY: JLC DATE: 2/19/99



REFERENCES:
 Tax Maps
 Previous Surveys
 Deeds as Noted

Nelsonville TV Cable Co., Inc.
 Deed Vol. 376, Page 176

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 Mathematical Accuracy
 ATHENS COUNTY
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 BY: *S. Blush*
 DATE: *3-1-99*

Nelsonville TV Cable Co., Inc.
 Deed Vol. 376, Page 176

LEGEND

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

NUMBER	Delta	Radius	Lc	Chord Bearing	Chd Dist.
C1	04°24'51"	1203.85	92.74	S45°17'34"E	92.72
C2	00°45'25"	1204.31	15.91	S37°44'29"E	15.91

POINT OF BEGINNING
 51.48' Rt. of Sta.
 295+62.75 C/L
 U.S. 33. (Athens
 33-5.94)

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN DEC OF 1998 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 23 DAY OF FEB, 1999.

George F. Seymour

GEORGE F. SEYMOUR
 OHIO PROFESSIONAL SURVEYOR NO. 6044
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NOTE:
 The bearing system for this plat is based on evidence found on the Centerline of U.S. 33 (Athens 33-5.94) and bears S 43° 05' 09" E and is for the determination of angles only.