

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of Dempsey T. And Jean W. Sharp as recorded in Deed Book 367 at page 773, Athens County Recorder's Office, said tract being part of FR 25 (Section 20), T12N, R15W, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at a stone called out as found in a 1981 McPherson Survey on the south line of FR 25 (Section 20);

Thence along the south line of FR 25 (Section 20), as per the 1981 survey, South 86 degrees 15 minutes 00 seconds East a distance of 530.64 feet to a point;

Thence leaving the south line of FR 25 (Section 20), North 05 degrees 43 minutes 55 seconds East, passing through an 1/2" iron pin found at 189.57 feet, going a total distance of 522.14 feet, as per the 1981 survey, to a 5/8" X 30" iron pin with a plastic identification cap set on the grantor's west line and the principal point of beginning for the tract herein described;

Thence along the grantor's west line, North 05 degrees 43 minutes 55 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 188.84 feet, going a total distance of 238.84 feet to a point being the grantor's northwest corner and in the center of County Road 1, said point being referenced by a P.K. Nail found which bears South 77 degrees 30 minutes 37 seconds West a distance of 13.61 feet;

Thence along the center of said road and the grantor's north line, North 78 degrees 58 minutes 23 seconds East a distance of 134.47 feet to a point;

Thence leaving the center of said road and with a new line through the grantor's land the following two courses:

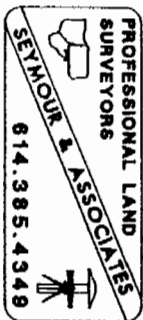
1. South 07 degrees 18 minutes 50 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 70.41 feet, going a total distance of 211.77 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
2. South 73 degrees 44 minutes 14 seconds West a distance of 190.42 feet to the principal point of beginning, containing 0.810 acre, more or less, and subject to the right-of-way of County Road 1 and all easements of record.

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

The bearings used in the above described tract were based on the south line of FR 25 (Section 20) as bearing South 86 degrees 15 minutes 00 seconds East, as per a 1981 survey, and are for the determination of angles only.

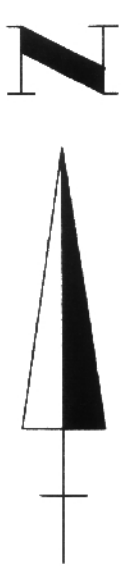
The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, August 17, 1998.

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

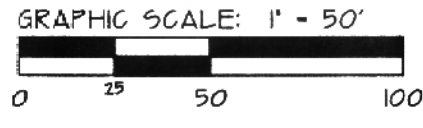


103  
FR # 20

Carbondale Road - Athens Co. Rd. No. 1



NOTE:  
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE SOUTH LINE OF FR.25 (Section 20) AS BEARING: S 86°15'00" E (As per 1981 survey).

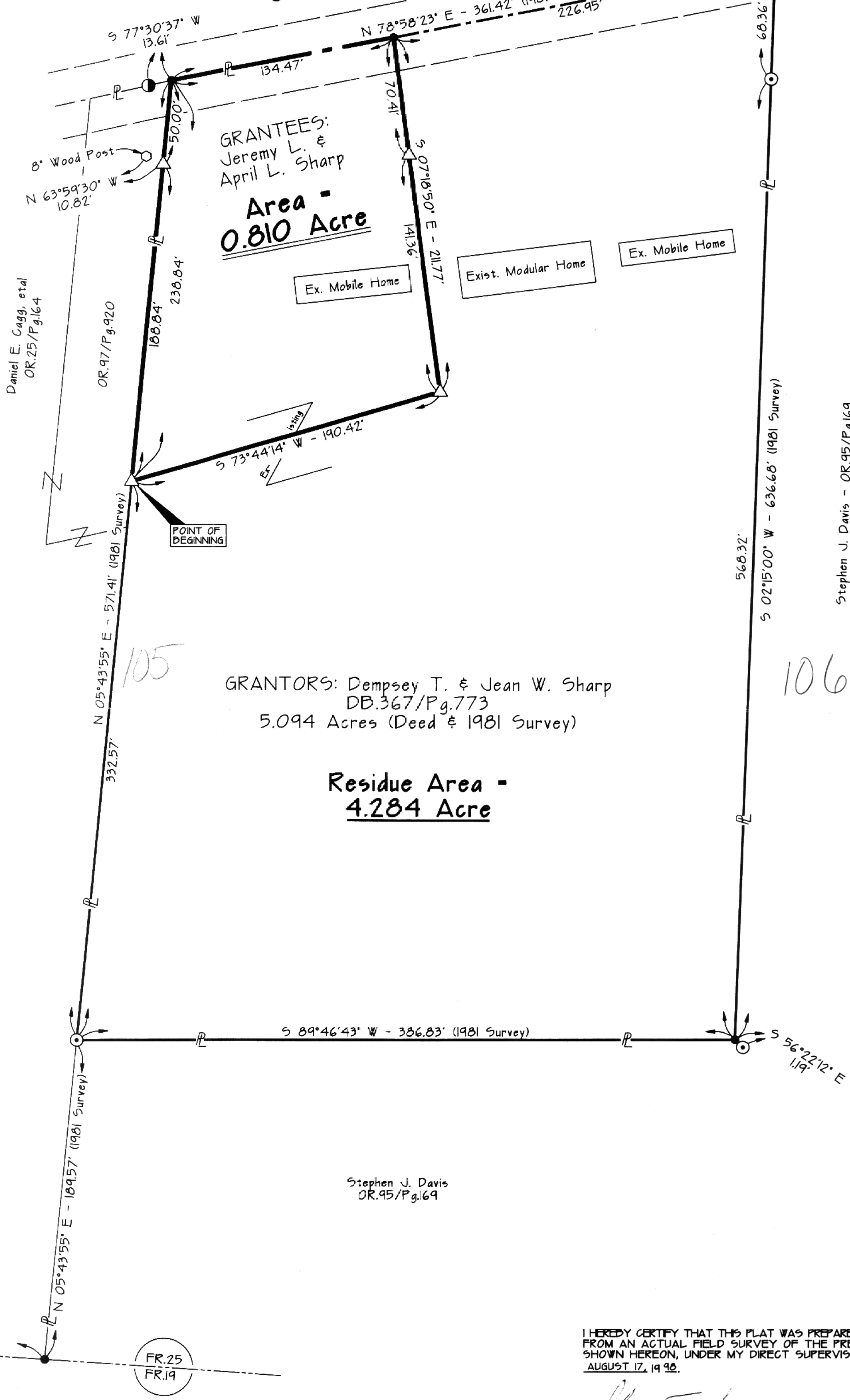


**LEGEND**

- △ - 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "SEYMOUR & ASSOC."
- - POINT
- ⊙ - 1/2" IRON PIN FOUND
- ⦿ - P.K. NAIL FOUND
- ⊕ - STONE CALLED AS FOUND IN 1981 McPHERSON SURVEY

**REFERENCES**

DEEDS AS NOTED  
COUNTY TAX MAPS  
PREVIOUS SURVEYS:  
— Survey by McPherson Surveying of a 5.094 ac. tract for Scott & Nancy Campbell dated July, 1981 and referred to hereon as the 1981 SURVEY.  
EXISTING MONUMENTS



GRANTEES:  
Jeremy L. &  
April L. Sharp  
**Area - 0.810 Acre**

**Residue Area - 4.284 Acre**

GRANTORS: Dempsey T. & Jean W. Sharp  
DB.367/Pg.773  
5.094 Acres (Deed & 1981 Survey)

Stephen J. Davis  
OR.95/Pg.169

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON, UNDER MY DIRECT SUPERVISION, ON AUGUST 17, 1992.

*George F. Seymour*  
GEORGE F. SEYMOUR, P.S.  
OHIO PROFESSIONAL SURVEYOR NO. 6044

SHEET	REVISIONS	PLAT OF SURVEY	STATE OF OHIO GEORGE F. SEYMOUR S-6044 REGISTERED SURVEYOR
		BEING PART OF FR 25 (SECTION 20), TOWN-12-NORTH, RANGE-15-WEST, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, U.S.A.	PROFESSIONAL LAND SURVEYORS • URBAN LOTS & FARM SURVEYS • CONSTRUCTION STAKEOUT • OIL WELL PERMITTING • LAND PLANNING • SUBDIVISIONS • AERIAL • GPS <b>SEYMOUR &amp; ASSOCIATES</b> Voice: 614.385.4349 - Fax: 614.385.5984 630 W. Hunter St., P.O. Box 424, Logan, OH, 43130-0424
JOB AT9820	DRAWN GD	DATE 08.17.98	SURVEYED FOR: Dempsey T. & Jean W. Sharp