

EXHIBIT "A"

Being a part of the tract of land now or formerly in the name of T. Clyde and Rita S. Lanning as recorded in Deed Book 303 at page 157, Athens County Recorders Office, said tract being situated in Outlot 26 to the City of Nelsonville, Section 24, T12N, R15W, York Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin with a plastic identification cap set on the most northerly corner of Outlot 26;

Thence along the northeasterly line of Outlot 26 South 57 degrees 46 minutes 48 seconds East a distance of 88.57 feet to a 5/8" iron pin with a plastic identification cap set;

Thence leaving said line South 50 degrees 39 minutes 49 seconds West, passing through a 5/8" iron pin with a plastic identification cap set at 100.37 feet and going a total distance of 103.80 feet to a point on the southwesterly line of Outlot 26;

Thence along said southwesterly line North 60 degrees 01 minute 03 seconds West a distance of 46.256 feet to a wood corner post found on the most easterly corner of Lot 736 in the James Verity Addition;

Thence leaving the southwesterly line of Outlot 26 North 29 degrees 58 minutes 57 seconds East a distance of 30.00 feet to a 5/8" iron pin with a plastic identification cap set;

Thence North 60 degrees 01 minute 03 seconds West a distance of 45.90 feet to a 5/8" iron pin with a plastic identification cap set on the south line of Fairview Avenue;

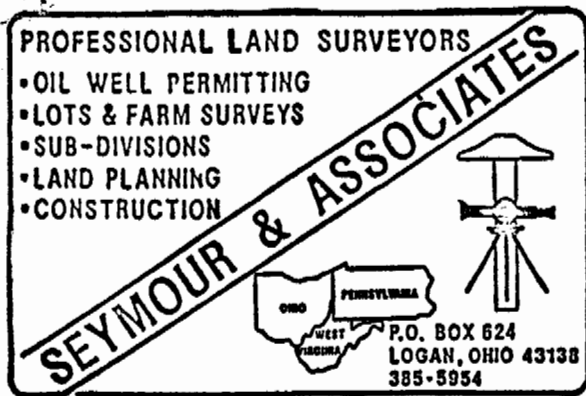
Thence along the south line of Fairview Avenue North 59 degrees 43 minutes 30 seconds East a distance of 81.273 to the place of beginning, containing 0.1888 acre, more or less, and subject to all easements of record.

The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, Feb.28th, 1991.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: John Beckenborg
DATE: 4/24/91

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4k# 24



Re: Survey of 0.1888 acre tract in Outlot 26 to the City of Nelsonville, Section 24, T12N, R15W, York Township, Athens County.

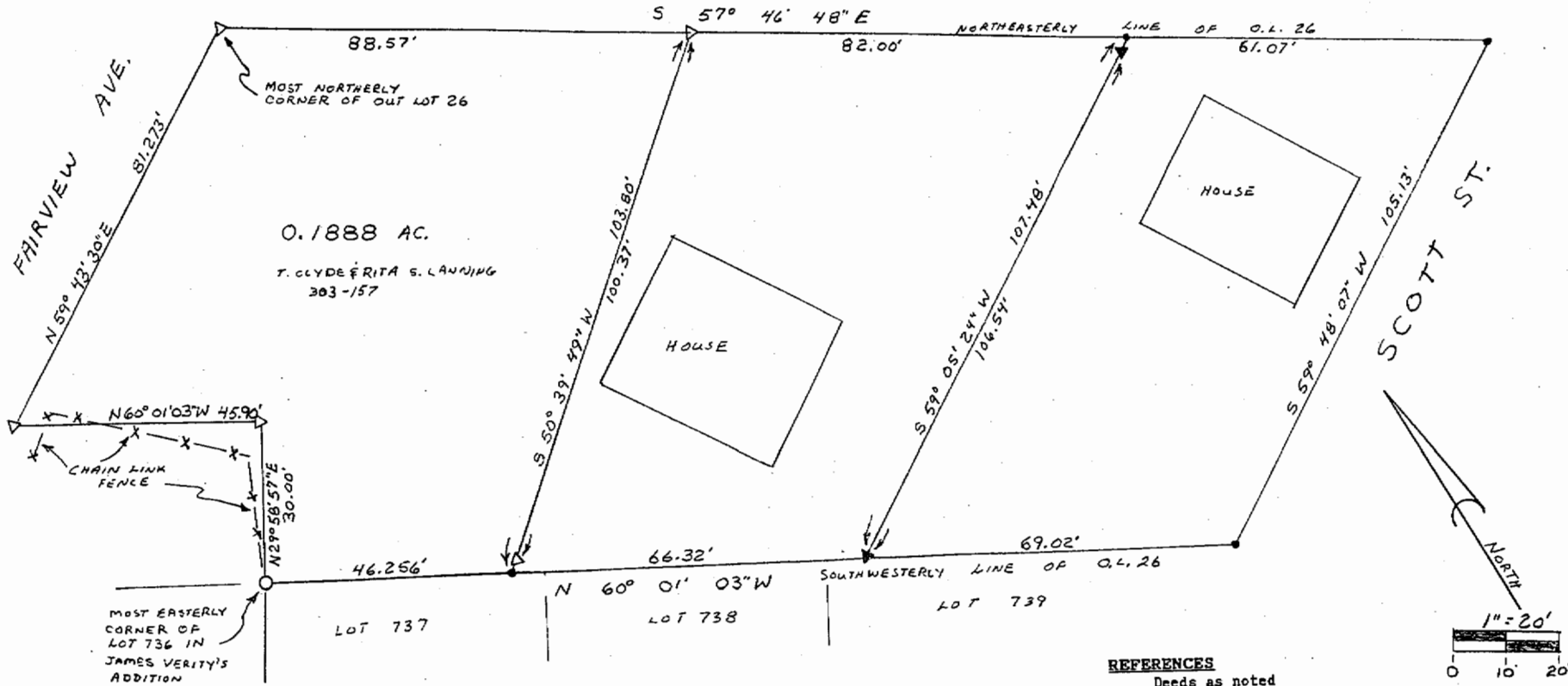
Grantor:

Grantee: Kelsie Lanning

Legal Description: See Attached Exhibit "A"

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NOTE: Bearings derived from a previous survey and are for the determination of angles only.



LEGEND

- = point
- △ = 5/8" iron pin with a plastic identification cap set stamped "Seymour-6044"
- ▲ = 5/8" iron pin with an aluminum cap found
- = wood corner post

REFERENCES

- Deeds as noted
- County tax maps
- Previous surveys
- Existing monuments

I hereby certify that an actual survey was made under my direct supervision of the premises shown herein on the 28th day of Feb., 1991; and that the plat is a correct representation of the premises as determined by said survey. I further certify that there are no encroachments either way across any boundary except as shown hereon.

George F. Seymour
OHIO PROFESSIONAL SURVEYOR NO. 6044



BEING A PART OF OUTLOT 26 TO THE CITY OF NELSONVILLE, IN SECTION 24, T12N, R15W, YORK TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

Seymour & Assoc., Consultants
[6141]-385-4349
logan, ohio 43138
69 s. market st.

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Thence along said southwesterly line North 60 degrees 01 minute 03 seconds West a distance of 46.256 feet to a wood corner post found on the most easterly corner of Lot 736 in the James Verity Addition;

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Thence North 60 degrees 01 minute 03 seconds West a distance of 45.90 feet to a 5/8" iron pin with a plastic identification cap set on the south line of Fairview Avenue;

Thence along the south line of Fairview Avenue North 59 degrees 43 minutes 30 seconds East a distance of 81.273 to the place of beginning, containing 0.1888 acre, more or less, and subject to all easements of record.

The bearings used in the above described tract were derived from a previous survey and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, Feb.28th, 1991.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 5/12/91

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Know all Men by these Presents

That T. Clyde Lanning and Reta S. Lanning, husband and wife

of Lee County, State of ~~Ohio~~ ^{Florida}, for valuable consideration paid, grant
with general warranty covenants, to

Kelsie K. Lanning

whose tax mailing address is

432 Fairview Ave., Nelsonville, Ohio 45764
the following real property:

Situated in the City of Nelsonville, Township of York,
Athens County, Ohio.

Being a part of the tract of land now or formerly in the
name of T. Clyde and Reta S. Lanning as recorded in Deed
Book 303 at page 157, Athens County Recorders Office,
said tract being situated in Outlot 26 to the City of
Nelsonville, Section 24, T12N, R15W, York Township,
Athens County, State of Ohio and more particularly
described as follows;

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seconds West, passing through a 5/8" iron pin with a
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a total distance of 103.80 feet to a point on the
southwesterly line of Outlot 26;

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minute 03 seconds West a distance of 46.256 feet to a
wood corner post found on the most easterly corner of
Lot 736 in the James Verity Addition;

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identification cap set;

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identification cap set on the south line of Fairview
Avenue;

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to the place of beginning, containing 0.1888 acre, more
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Seymour, Ohio Professional Surveyor No. 6044, Feb. 28th,
1991.

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Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Cheryl Hedges

DATE: 5/2/91

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Prior Instrument Reference: Volume 303 Page 157, Athens County Deed Records
~~XXXXXX HUSBAND OF THE UNDERSIGNED XXXXX~~
therein.

Witness their hand this _____ day of May
19 91.

Signed and acknowledged in presence of

T. Clyde Lanning

Reta S. Lanning

Florida
State of ~~Ohio~~ } ss. Before me, a notary public
Lee County, } in and for said County and State, personally appeared the above named

T. Clyde Lanning and Reta S. Lanning, husband and wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

No warranty of the title or description is made by the attorney the deed

In Testimony Whereof, I have hereunto set my hand and official seal, at this _____ day of May
A. D. 19 91.

Notary Public, State of Ohio
My Comm. Exp: _____

State of _____ } ss. Before me, a
named _____ County, } in and for said County and State, personally appeared the above

who acknowledged that free act and deed.

did sign the foregoing instrument and that the same is

In Testimony Whereof, I have hereunto set my hand and official seal, at this _____ day of
A. D. 19 _____

This instrument prepared by James F. Shumaker, Attorney-at-Law
Nelsonville, Ohio 45764

Warranty Deed

T. Clyde Lanning and Reta S. Lanning, husband and wife

TO

Kelsie K. Lanning

Transferred _____ 19 _____

COUNTY AUDITOR

JAMES F. SHUMAKER
ATTORNEY AT LAW
P. O. Box 210
NELSONVILLE, OHIO 45764

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