

EXHIBIT "A"

Being part of River Lot 648, Section 24, T12N, R15W, City of Nelsonville, York Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning at an iron pin found in the northeast corner of Lot 2024 in the "Vaughn Brother's 2<sup>nd</sup> Subdivision" as recorded in Envelope 320-B in the Athens's County Recorders Office, Athens County, Ohio, said iron pin found also being in the southeast corner of the Pine Grove Drive 50.00 feet in width right-of-way as platted in said "Vaughn Brother's 2<sup>nd</sup> Subdivision", said iron pin found also being in the northwest corner of a 0.20 acre (by Deed) parcel owned by Robert and Phyllis Maurer as recorded in Deed Book 291 at page 351, in said Recorder's Office, said iron pin found also being the real point of beginning of the parcel herein described:

Thence North 06 degrees 09 minutes 50 seconds East along the east end of said Pine Grove Drive 50.00 feet in width right-of-way, 62.53 feet to a 5/8" X 30" iron pin with a plastic identification cap set in the northeast corner of said Pine Grove Drive 50.00 foot in width right-of-way and one of the southerly corners of a 0.88 acre (by Deed) parcel owned by Jack A. and Betty Lou Ingram, as recorded in Official Record 163 at page 676, in said Recorder's Office;

Thence South 88 degrees 32 minutes 24 seconds East along the most southerly line of said Ingram 0.88 acre parcel, 114.13 feet to an iron pin found in the southeast corner of said Ingram 0.88 acre parcel, said iron pin found also being in one of the west lines of the former Nelsonville-York Elementary School Property, now owned by Heskett Land Development Co., LLC, as recorded in Official Record 298 at page 1946, in said Recorder's Office;

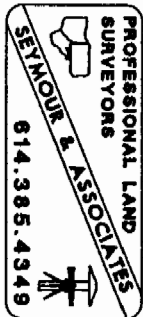
Thence South 05 degrees 02 minutes 11 seconds West along one of the west lines of said former Nelsonville-York Elementary School Property, 62.93 feet to a 5/8" X 30" iron pin with a plastic identification cap set in one of the southwesterly corners of said former Nelsonville-York Elementary School Property, and in the north line of another 0.20 acre (by Deed) parcel owned by Robert and Phyllis Maurer, as recorded in Deed Book 321 at page 435, in said Recorder's Office, said 5/8" X 30" iron pin with a plastic identification cap set bearing, North 88 degrees 17 minutes 42 seconds West a distance of 67.33 feet from an iron pin found in the northeast corner of said last mentioned 0.20 acre Maurer Parcel (Deed Book 321, Page 435);

Thence North 88 degrees 17 minutes 42 seconds West along the north lines of the last mentioned 0.20 acre Maurer parcel (Deed Book 321, Page 435) and the first mentioned 0.20 acre Maurer parcel (Deed Book 291, Page 351), 115.34 feet to the point of beginning passing through an iron pin found at 23.82 feet, and containing 0.1648 acre (7,178.8 sq. ft.) and subject to all easements of record.

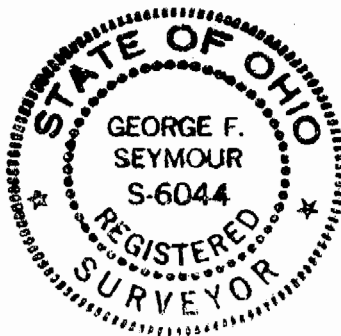
All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract are based on the east line of Pine Grove Drive as bearing, North 06 degrees 09 minutes 50 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 June of 2000.



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



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausey*  
DATE: *6-21-2009*

*422 # 24*

000094

PROFESSIONAL LAND SURVEYORS



**SEYMOUR & ASSOCIATES**



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

**PLAT OF SURVEY**

BEING PART OF RIVER LOT 648-  
SECTION 24-T.12-N-R.15-W-  
CITY OF NELSONVILLE ~  
YORK TOWNSHIP ~  
ATHENS COUNTY ~  
STATE OF OHIO.



DATE: 21 JUNE 2000

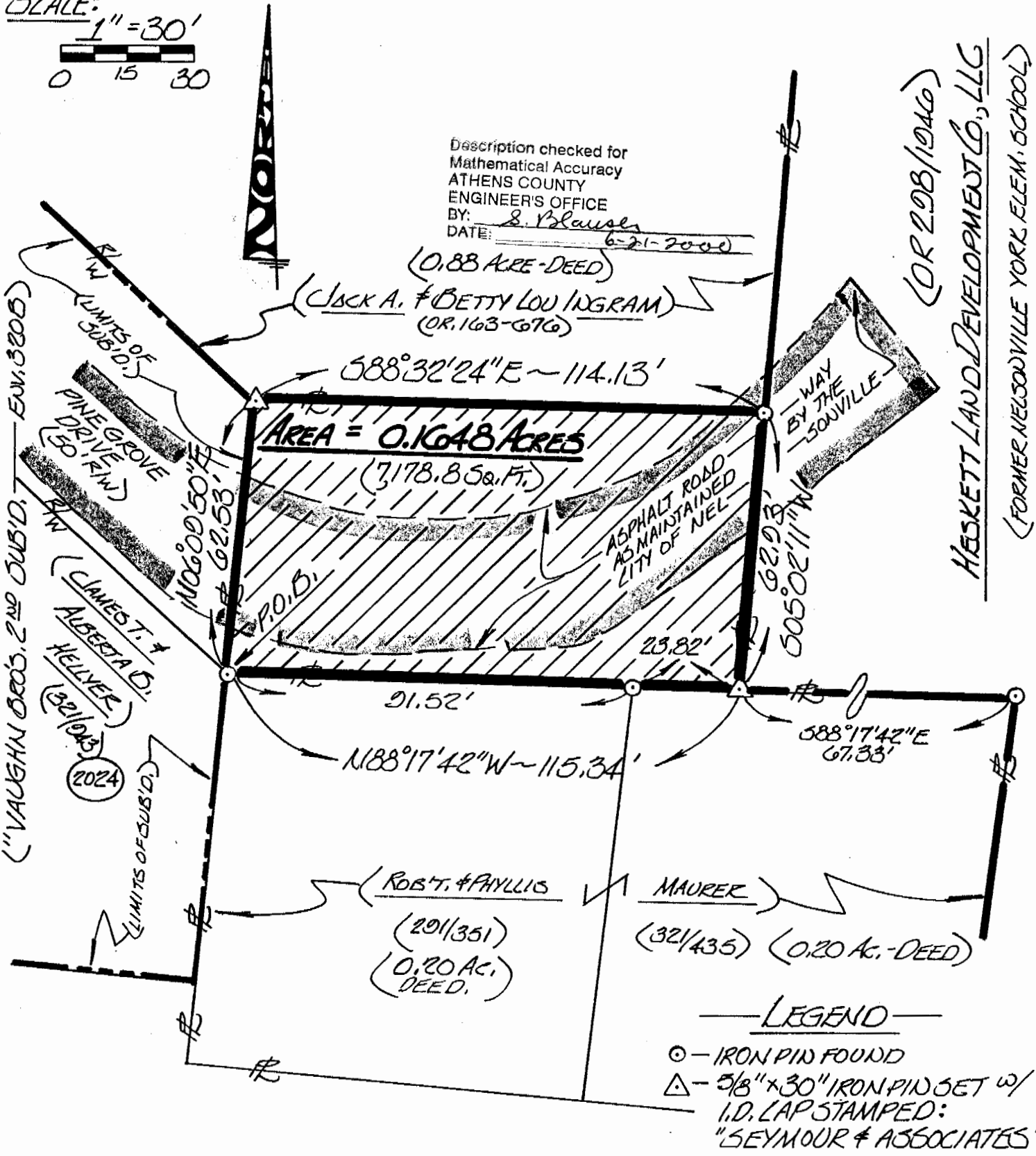
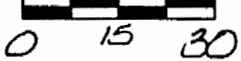
DRAWN BY: GERALD W. BAYHA, P.S.

JOB #: ATO011

FOR: HESKETT LAND DEVELOPMENT CO, LLC

SCALE:

1" = 30'



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JUNE OF 2000 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 21<sup>ST</sup> DAY OF JUNE, 2000.

*George F. Seymour*

GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044

©2000 SEYMOUR & ASSOCIATES

**EXHIBIT "B"**

000095