

**EXHIBIT "A"**  
Legal Description

Situated in the Township of Huntington, County of Gallia and State of Ohio:

A tract of land located in a part of the West One-half of Section 17, Town 7, North, Range 16 West, Huntington Township, Gallia County, State of Ohio and being more particularly bounded and described as follows:

Beginning at a stone found in the Northwest corner of Section 17;

Thence with the West line of Section 17, South 02 degrees 02 minutes 57 seconds West a distance of 3184.69 feet to an iron pin set and being the point of beginning of the tract herein to be described and conveyed;

Thence departing said line of Section 17, South 71 degrees 50 minutes 42 seconds East, a distance of 771.59 feet to a spike set in the centerline of Keystone Road;

Thence with the centerline to said road the following 10 courses and distances;

Thence, South 22 degrees 28 minutes 19 seconds West a distance of 145.25 feet to a point;

Thence South 17 degrees 16 minutes 44 seconds West a distance of 145.37 feet to a point;

Thence South 14 degrees 10 minutes 45 seconds West a distance of 249.41 feet to a point;

Thence South 15 degrees 07 minutes 09 seconds West a distance of 93.84 feet to a point;

Thence South 26 degrees 17 minutes 06 seconds West a distance of 54.39 feet to a point, South 54 degrees 34 minutes 31 seconds West a distance of 102.78 feet to a point;

Thence South 74 degrees 44 minutes 57 seconds West a distance of 52.05 feet to a point;

Thence, South 83 degrees 20 minutes 07 seconds West a distance of 52.91 feet to a point;

Thence, North 87 degrees 27 minutes 37 seconds West a distance of 290.71 feet to a point;

Thence, South 89 degrees 49 minutes 46 seconds West a distance of 82.29 feet to a spike in the West line of Section 17;

Thence, departing said road and with the West line of Section 17, North 02 degrees 02 minutes a distance of 962.00 feet to the point of beginning of the tract of land to be described containing 12.573 acres, more or less.

EXCEPTING an easement for drainage purposes extending from a point North 71 degrees 50 minutes 42 seconds West a distance of 30.00 feet from the Northeast corner of the above described 12.573 acre parcel, in a Northeasterly direction to the West end of a culvert pipe under Keystone Road;

EXCEPTING a 1.00 acre, more or less, parcel for the Parker Cemetery, being more accurately described

as follows:

Beginning at a stone found in the Northwest corner of Section 17;

Thence with the West line of Section 17, South 02 degrees 02 minutes 57 seconds West a distance of 3937.97 feet to an iron pin set;

Thence departing said West line South 68 degrees 23 minutes 38 seconds East a distance of 312.41 feet to an iron pin set and being point of beginning;

Thence South 81 degrees 30 minutes 28 seconds East a distance of 208.72 feet to an iron pin set;

Thence South 08 degrees 29 minutes 32 seconds a distance of 208.72 feet to an iron pin set;

Thence North 81 degrees 30 minutes 28 seconds West a distance of 208.72 feet to the place of beginning and containing 1.00 acres, more or less. All courses are rotated magnetic and are for angular purposes only. All iron pins set are One-half by 30 inches long with I.D. caps. This description is prepared from the results of an actual survey made by June 1993 by Ohio Mining Consultants, 240 Huron Street, Jackson, Ohio 45640, W. Royce Horton, P.S. 5465.

EXCEPTING the following being the centerline of a 30 feet wide easement located in Section 17, Huntington, Township, Town 7 North, Range 16 West, Gallia County, Ohio and being a part of the lands conveyed to Jimmie Parker, et al. As recorded in Volume 298, Page 521 and being further described as follows:

Commencing for reference at the Northwest corner of Section 17;

Thence with the West line, South 02 degrees 02 minutes 57 seconds West 3184.69 feet to an iron pin found;

Thence South 71 degrees 50 minutes 42 seconds East 771.59 feet to a spike found in the centerline of Keystone Road;

Thence with the centerline of said road, South 22 degrees 28 minutes 19 seconds West 25.00 feet to a point said point being the point of beginning;

Thence with the centerline of said easement the following 3 courses:

Thence North 67 degrees 31 minutes 41 seconds West 40.00 feet to a point;

Thence South 19 degrees 59 minutes 59 seconds West 144.23 feet to a point;

Thence South 30 degrees 02 minutes 28 seconds West 574.10 feet to the point of terminus.

All courses are corrected magnetic and are for angular purposes only. All iron pins set are 1/2 inch in diameter and 30 inch in length with I.D. cap. All iron pin found are 1/2 inch in diameter stamped "5464". This description was prepared from the results of an actual survey made February 1998.

Reference is made to Volume 298, Page 521, Deed Records of Gallia County, Ohio.

Being the same real estate described in Quit Claim Deed recorded in Vol. 344, at Page 710, Deed Records of Gallia County, Ohio.

EXCEPTING THERE OUT AND THEREFROM the following described real estate which is being reserved by the Grantor herein, Alma Parker to herself and her heirs and assigns forever:

All that real estate situate in the Southwest Quarter of Section 17, Township 7 North, Range 16 West, Huntington Township, Gallia County, Ohio, located on Keystone Road and being more particularly described as follows;

Beginning at a spike found by this survey in the intersection of the centerline of Keystone Road with the common line of Sections 17 and 18 of Huntington Township said spike also being in the common corner of Alma J. Parker as described in Deed Vol. 298, at Page 521 and J. Merrill Carter as described in Deed Vol. 234, Page 743, both recorded in the Deed recorders of Gallia County, Ohio;

Thence from said beginning leaving said centerline and with said common lines and the Easterly line of Gregg Milliken as described in Deed Vol. 312, at Page 609, North 02 degrees 02 minutes 57 seconds East 960.88 feet to a 1/2 inch reinforcing bar, found by this survey in the Southerly line of Ronnie Barnett as described in Deed Vol. 299, Page 301;

Thence leaving said common lines and with said Barnett along an existing fence line, South 71 degrees 50 minutes 53 seconds East 144.78 feet to a 5/8 inch x 30 inch reinforcing bar with survey cap stamped "S.6482", set by this survey;

Thence leaving Barnett and traversing the lands of Parker, South 02 degrees 02 minutes 57 seconds West 899.14 feet to a 5/8 inch x 30 inch reinforcing bar with survey cap stamped "S.6482," set by this survey;

Thence continuing South 02 degrees 02 minutes 57 seconds West 20.00 feet to a P.K. nail set by this survey in the aforementioned centerline of Keystone Road;

Thence with said centerline, North 87 degrees 27 minutes 37 seconds West 56.88 feet to a point;

Thence North 89 degrees 23 minutes 25 seconds West 82.26 feet to the place of beginning, containing 3.000 acres, more or less.

Being a part of the real estate described in Deed Vol. 298, Page 521, Deed Records of Gallia County, Ohio.

All monuments are used as described above and the bearing shown herein are derived from an assumed meridian and are to be used to denote angles only. This description is result of an actual survey made by Walter B. Lambert, Ohio Professional Surveyor No. 6482, February 4, 1999.

Approved 2/11/99 as to accuracy of description only, Craig L. Barnes, Deputy County Engineer. Partial transfer approved by: Terry Hembly, Gallia Co. Planning Commission on 2/22/99.

Property Address: 4516 Keystone Road, Vinton, Ohio 45686  
Parcel No.: 01500130105  
Prior Deed Reference: Book 546, page 623