



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



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Exhibit "A" "TRACT 2 RESIDUAL" Legal Description 60.052 Acres

Page 1 of 2

Situate in the Township of Ames, County of Athens, State of Ohio and being a part of the East Half of Section 13, Twp.-6N, Rng.-13W and being further described as follows,

Being a survey of a portion of a 65.360 acre parcel conveyed to Michael J. Deddens, Jacqueline S. Deddens, Carl J. Deddens, and Margaret K. Deddens, of record by Official Record 269, page 342 in the record of deeds in the Athens County Recorders Office and being more particularly described as follows,

Beginning at a Stone found on the East line of Section 13, said Stone being identified as the Northwest corner of the Southwest Quarter of Section 7 in Official Record 269, page 342, and said Stone being the common corner to a 32.37 acre parcel conveyed to Michael J. Deddens and Jacqueline S. Deddens, of record by Official Record 176, page 784 and a parcel conveyed to Lois C. Chadwell, of record by Deed Volume 203, page 582, the PRINCIPLE PLACE OF BEGINNING of the 60.052 acre parcel herein to be described;

Thence, S 64° 01' 31" W along the North line of Deddens 32.37 acre parcel 202.36 feet to an iron pin set,

Thence, with what represents new lines that cross over and through said 65.360 acre parcel conveyed to Deddens, et al the following Five (5) courses and distances,

- 1) N 32° 46' 23" W 179.11 feet to an iron pin set for a new corner;
- 2) S 69° 35' 36" W 449.19 feet to an iron pin set for a new corner;
- 3) S 89° 26' 35" W 69.43 feet to an iron pin set for a new corner;
- 4) N 52° 51' 38" W 160.68 feet to an iron pin set for a new corner;
- 5) S 41° 40' 29" W having passed over an iron pin set on line for reference at 339.57 feet, and going a total distance of 369.58 feet to the centerline of State Route 690;

Thence, along the centerline of State Route 690, the same being the Westerly line of Deddens et al 65.36 acre parcel of which this survey is a part the following Ten (10) courses and distances,

- 1) N 45° 39' 44" W 174.63 feet;
- 2) N 41° 43' 54" W 306.19 feet;
- 3) N 31° 08' 54" W 151.31 feet;
- 4) N 30° 29' 00" W 59.05 feet;
- 5) N 27° 33' 56" W 29.85 feet to a Mag Nail set where the centerline of an existing drive intersects the centerline of State Route 690;
- 6) continuing N 27° 33' 56" W 364.08 feet;
- 7) N 23° 42' 43" W 149.66 feet;
- 8) N 18° 41' 14" W 357.19 feet;
- 9) N 14° 40' 25" W 55.31 feet;
- 10) N 09° 52' 36" W 49.62 feet to the Southwest corner of a parcel conveyed to Carlos Silva, of record by Deed Volume 340, page 399 the Northwest corner of the 60.052 acre parcel herein to be described;

Thence, N 61° 26' 19" E leaving State Route 690 and along the South line of said parcel conveyed to Silva, having passed over an iron pin found at 37.52 feet, and going a total distance of 1244.16 feet to an iron pin found along lands conveyed to the aforementioned parcel(s) conveyed to Chadwell, said point being the Southeast corner of Silva, and the Northeast corner of the 60.052 acre parcel herein to be described;

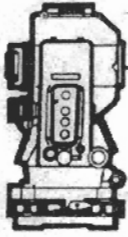
Thence, S 42° 23' 28" E along the lands of Chadwell 1420.74 feet to a Stone found;

Thence, S 07° 07' 15" W continuing along the lands of Chadwell 734.76 feet to the PRINCIPLE PLACE OF BEGINNING, containing a total acreage of 60.052 acres more or less.

SUBJECT TO the following described Twenty Foot (20') easement for purposes of Ingress and Egress to and from the Northwestern boundary line of a 5.308 acre parcel the centerline of which, and being Ten (10') feet parallel to either side of the following Twelve (12) courses and distances,

Situate in the Township of Ames, County of Athens, State of Ohio and being a part of the East Half of Section 13, Twp.-6N, Rng.-13W and being further described as follows,

AMS # 13



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Page 2 of 2

Being a survey of easement (20 feet wide) that crosses over and through a 65.360 acre parcel conveyed to Michael J. Deddens, Jacqueline S. Deddens, Carl J. Deddens, and Margaret K. Deddens, of record by Official Record 269, page 342 in the record of deeds in the Athens County Recorders Office and being more particularly described as follows,

Commencing, for reference, at a Stone found on the East line of Section 13, said Stone being identified as the Northwest corner of the Southwest Quarter of Section 7 in Official Record 269, page 342,

Thence, **S 64° 01' 31" W** along the South line of Deddens et al 65.360 acre parcel **202.36** feet to an iron pin set, the Southwest corner of said 5.308 acre parcel, said iron pin being along the Northerly line of a 32.37 acre parcel conveyed to Michael J. Deddens and Jacqueline S. Deddens, of record by Official Record 176, page 784,

Thence, along the boundary of said 5.308 acre parcel the following Five (5) courses and distances,

- 1) **N 32° 46' 23" W 179.11** feet to an iron pin set for a corner;
- 2) **S 69° 35' 36" W 449.19** feet to an iron pin set for a corner;
- 3) **S 89° 26' 35" W 69.43** feet to an iron pin set for a corner;
- 4) **N 52° 51' 38" W 160.68** feet to an iron pin set for a corner;
- 5) **S 41° 40' 29" W 73.45** feet to the centerline of an existing gravel lane, the **PRINCIPLE PLACE OF BEGINNING** of the **CENTERLINE** of the foregoing described easement;

Thence, the following Twelve (12) courses and distances, of which follow the centerline of said gravel lane,

- 1) **N 79° 53' 21" W 62.55** feet;
- 2) **S 75° 59' 26" W 73.34** feet;
- 3) **S 86° 08' 45" W 27.87** feet;
- 4) **N 72° 54' 49" W 50.97** feet;
- 5) **N 62° 46' 51" W 159.59** feet;
- 6) **N 47° 48' 57" W 37.19** feet;
- 7) **N 41° 49' 02" W 107.28** feet;
- 8) **N 48° 53' 24" W 46.01** feet;
- 9) **N 54° 50' 19" W 84.63** feet;
- 10) **N 34° 37' 04" W 78.10** feet;
- 11) **N 49° 02' 35" W 23.31** feet;
- 12) **S 78° 12' 34" W 32.23** feet to a Mag Nail set in the centerline of State Route 690 and being the **TERMINUS POINT** of this easement.


Bearings of the above descriptions are based on those found in Official Record 269, page 342 and the East line of Section 13 as being **S 07° 07' 15" W** and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "Scott A. England S-7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in November 2003.

Dated 12/1/03




Scott A. England P.S.
Ohio Registered Surveyor #7452

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blaus
DATE: 12-1-03

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blaus
DATE: 12-1-03

Plat of Survey

Township of Ames, County of Athens, State of Ohio
Being a part of the East Half of Sec. 13, Twp.-6N Rng.13W

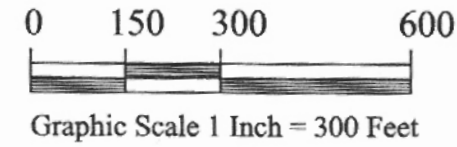
LINE	LENGTH	BEARING
L1	62.55'	N 79°53'21" W
L2	73.34'	S 75°59'26" W
L3	27.87'	S 86°08'45" W
L4	50.97'	N 72°54'49" W
L5	159.59'	N 62°46'51" W
L6	37.19'	N 47°48'57" W
L7	107.28'	N 41°49'02" W
L8	46.01'	N 48°53'24" W
L9	84.63'	N 54°50'19" W
L10	78.10'	N 34°37'04" W
L11	23.31'	N 49°02'35" W
L12	32.23'	S 78°12'34" W

PREPARED FOR:
Mollica, Gall, Sloan & Sillery Co., L.P.A.
Athens, Ohio 45701-0958

PROPERTY LOCATION:
SITUATED IN THE TOWNSHIP OF AMES, COUNTY OF ATHENS, STATE OF OHIO, AND BEING A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 6N, RANGE 13W.

BEING A SURVEY OF A PORTION OF A 65.36 ACRE PARCEL BEING CURRENTLY CONVEYED TO MICHAEL J. DEDDENS, JACQUELINE S. DEDDENS, CARL J. DEDDENS AND MARGARET K. DEDDENS OF RECORD BY OFFICIAL RECORD 269, PAGE 342 IN THE RECORD OF DEEDS IN THE ATHENS COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THOSE FOUND IN OFFICIAL RECORD 269, PAGE 342 AND THE EAST LINE OF SECTION 13 AS BEING S 07°07'15" W, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

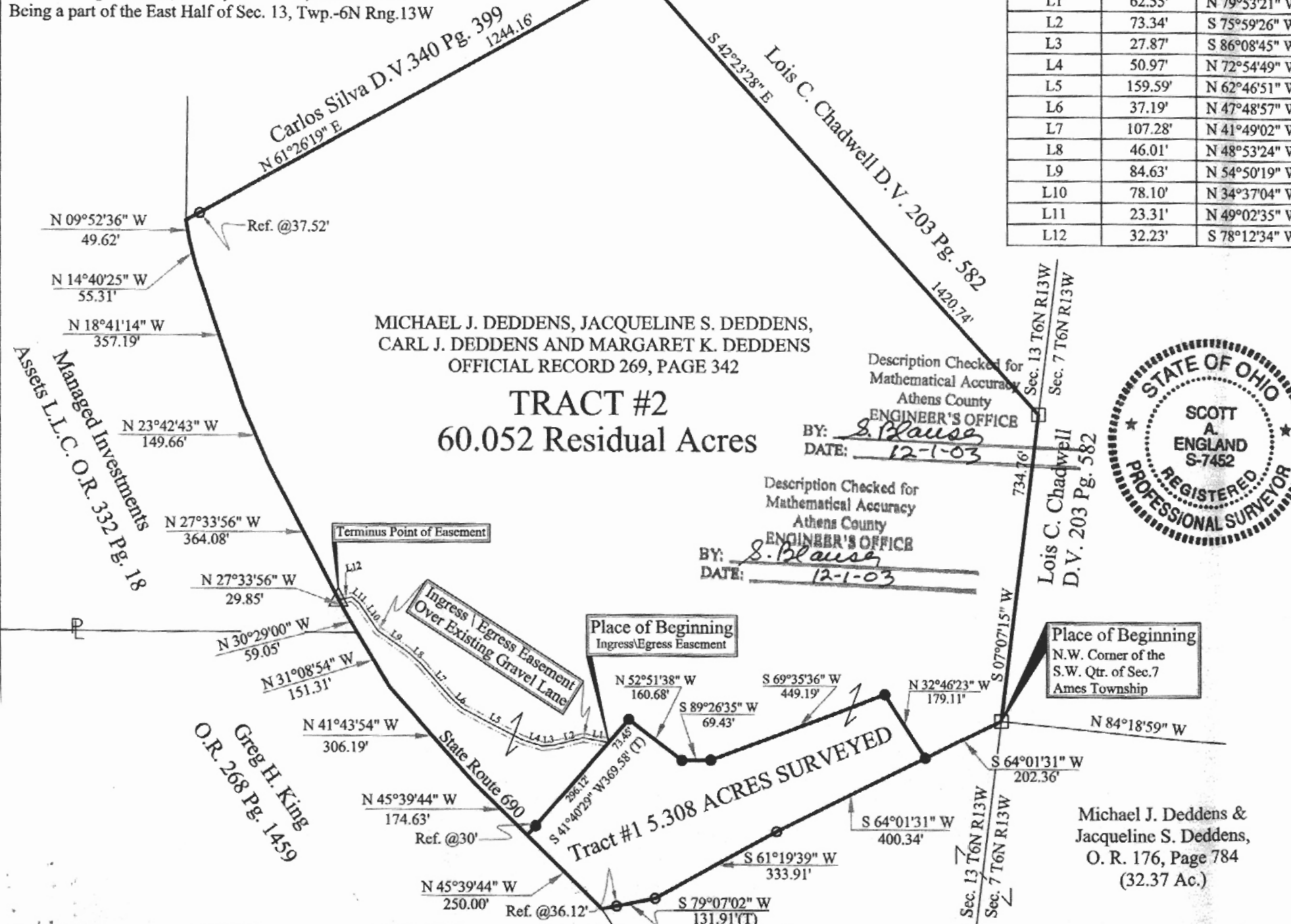


MICHAEL J. DEDDENS, JACQUELINE S. DEDDENS,
CARL J. DEDDENS AND MARGARET K. DEDDENS
OFFICIAL RECORD 269, PAGE 342

TRACT #2
60.052 Residual Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 12-1-03

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 12-1-03



- LEGEND**
- - Iron Pin Found
 - - Iron Pin Set
 - 5/8" Rebar with a Yellow Cap Labeled S.A. England #7452
 - ⊙ - Corner Post (Locust)
 - △ - Mag Nail Set
 - - Stone Found

PREPARED BY:
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740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

I Herby Certify That An Actual Survey Of The Premises Was Made And That This Plat Is Correct To The Best Of My Knowledge.

Dated: 12/1/03

Scott A. England, P.S.
Ohio Registered Surveyor #7452

Michael J. Deddens &
Jacqueline S. Deddens,
O. R. 176, Page 784
(32.37 Ac.)