

S.A. ENGLAND & ASSOCIATES

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



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description 5.664 Acres

Residual of James L. & Marjorie L. Henninge parcel: O.R. Volume 002, Page 219

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 30, Township 6N, Range 13W, and being more particularly described as follows;

Being a Survey of the Residual of an original parcel conveyed to James L. & Marjorie L. Henninge, as recorded in O.R. Volume 002, Page 219, in the Athens County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northwest corner of Henninge Subdivision Phase I, as recorded in Plat Envelope 45A, also being on the East line of a parcel conveyed to Vern Eldon Wolfe, as recorded in O.R. Volume 373, Page 817, and being the PRINCIPLE PLACE OF BEGINNING of the 5.664 Acre parcel herein to be described;

Thence, N 00°24'29" W 849.59 feet with the East line of said parcel conveyed to Wolfe (O.R. Volume 373, Page 817), the same being the West line of said original parcel conveyed to Henninge (O.R. Volume 002, Page 219), to a 5/8" o.d. iron pin found marking the Southwest corner of a 5.000 acre parcel conveyed to Keith Wiens & Rebecca Pankratz, as recorded in O.R. Volume 402, Page 2576;

Thence, S 85°50'04" E 128.66 feet with the South line of said 5.000 acre parcel conveyed to Weins & Pankratz (O.R. Volume 402, Page 2576), across said original parcel conveyed to Henninge (O.R. Volume 002, Page 219), to a 5/8" o.d. iron pin found marking the Northwest corner of Lot 3 of Henninge Subdivision Phase III, as recorded in Plat Envelope 516A;

Thence with the boundary of said Lot 3 of Henninge Subdivision Phase III (Plat Envelope 516A) across said parcel conveyed to Henninge (O.R. Volume 002, Page 219), with the following four (4) courses and distances:

- 1) S 58°56'00" E 99.89 feet to a 5/8" o.d. iron pin found at an angle point;
- 2) S 08°24'00" E 240.49 feet to a 5/8" o.d. iron pin found at an angle point;
- 3) S 12°22'00" W 18.70 feet to a 5/8" o.d. iron pin found at an angle point;
- 4) N 89°24'26" E 284.16 feet to a 5/8" o.d. iron pin found marking the Southeast corner thereof, and being on the West line of a parcel conveyed to Currents, Inc., as recorded in O.R. Volume 366, Page 57)

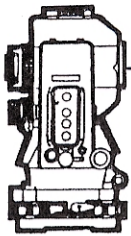
Thence, S 00°24'28" E 230.00 feet with the East line of said parcel conveyed to Henninge (O.R. Volume 002, Page 219), the same being the West line of said parcel conveyed to Currents, Inc. (O.R. Volume 366, Page 57), to a 5/8" o.d. iron pin found marking the Northeast corner of Lot 2 of Henninge Subdivision Phase II, as recorded in Plat Envelope 476B;

Thence with the boundary of said Lot 2 of Henninge Subdivision Phase II (Plat Envelope 476B) across said parcel conveyed to Henninge (O.R. Volume 002, Page 219), with the following two (2) courses and distances:

- 5) S 89°24'26" W 324.61 feet to a 5/8" o.d. iron pin found;
- 6) S 04°46'00" W 301.32 feet to a 5/8" o.d. iron pin found on the North line of said Lot 1 of Henninge Subdivision Phase I (Plat Envelope 45A);

Thence, S 89°24'29" W 175.12 feet with the North line of said Henninge Subdivision Phase I (Plat Envelope 45A), the same being the South line of said parcel conveyed to Henninge of which this description is a part (O.R. Volume 002, Page 219), to the PRINCIPLE PLACE OF BEGINNING, and containing 5.664 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and ordinances of record.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blaus*
DATE: 5-15-07



S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
 5179 Walnut Road • P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

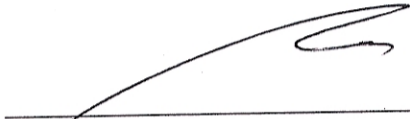
Subject to a 50 foot wide ingress/egress easement, as recorded on the Plat of Henninge Subdivision Phase I, as recorded in Plat Envelope 45A;

Bearings of the above description are based on the Plat of Henninge Subdivision Phase I, as recorded in Plat Envelope 45A, and is an assumed Meridians used to denote angles only.

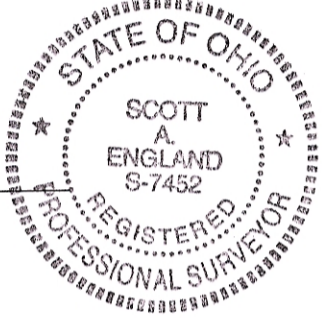
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2007.

Dated 5/11/07



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



2022-07AT

Plat of Survey

Township of Ames, County of Athens, State of Ohio, part SW Quarter Section 30, Township 6N, Range 13W.

PREPARED FOR:

Mollica, Gall, Sloan, & Sillery Co.
Athens, Ohio

PROPERTY LOCATION:

Situated in the Township of Ames, County of Athens, State of Ohio, and being a part of the Southwest Quarter of Section 30, Township 6N, Range 13W.

Being a Survey of the Residual of an original parcel conveyed to James L. & Marjorie L. Henninge, as recorded in O.R. Volume 002, Page 219, in the Athens County Deed Records.

BASIS OF BEARING

The bearings of this plat are based on the Plat of Henninge Subdivision Phase I, as recorded in Plat Envelope 45A of the Athens County Plat Records, and is an assumed

LEGEND

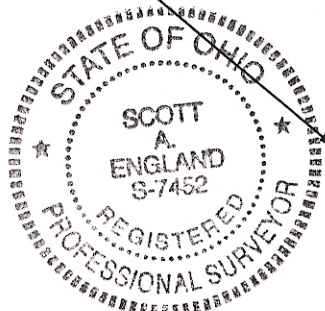
- - 5/8" o.d. Iron Pin Found
- - 1/2" o.d. Iron Pipe Found
- ⊙ - Iron Pin Set
5/8" Rebar 30" long with/red cap
Labeled S.A. England #7452
- △ - 3/4" o.d. Iron Pipe Found



Vern Eldon Wolfe: O.R. Volume 373, Page 817

James L. & Marjorie L. Henninge
O.R. Volume 002, Page 219

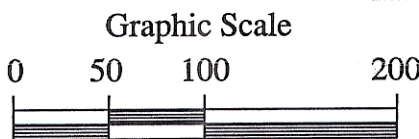
PLACE OF COMMENCEMENT:
NW Corner Lot 1
Henninge Subdivision Phase I
Plat Envelope 45A



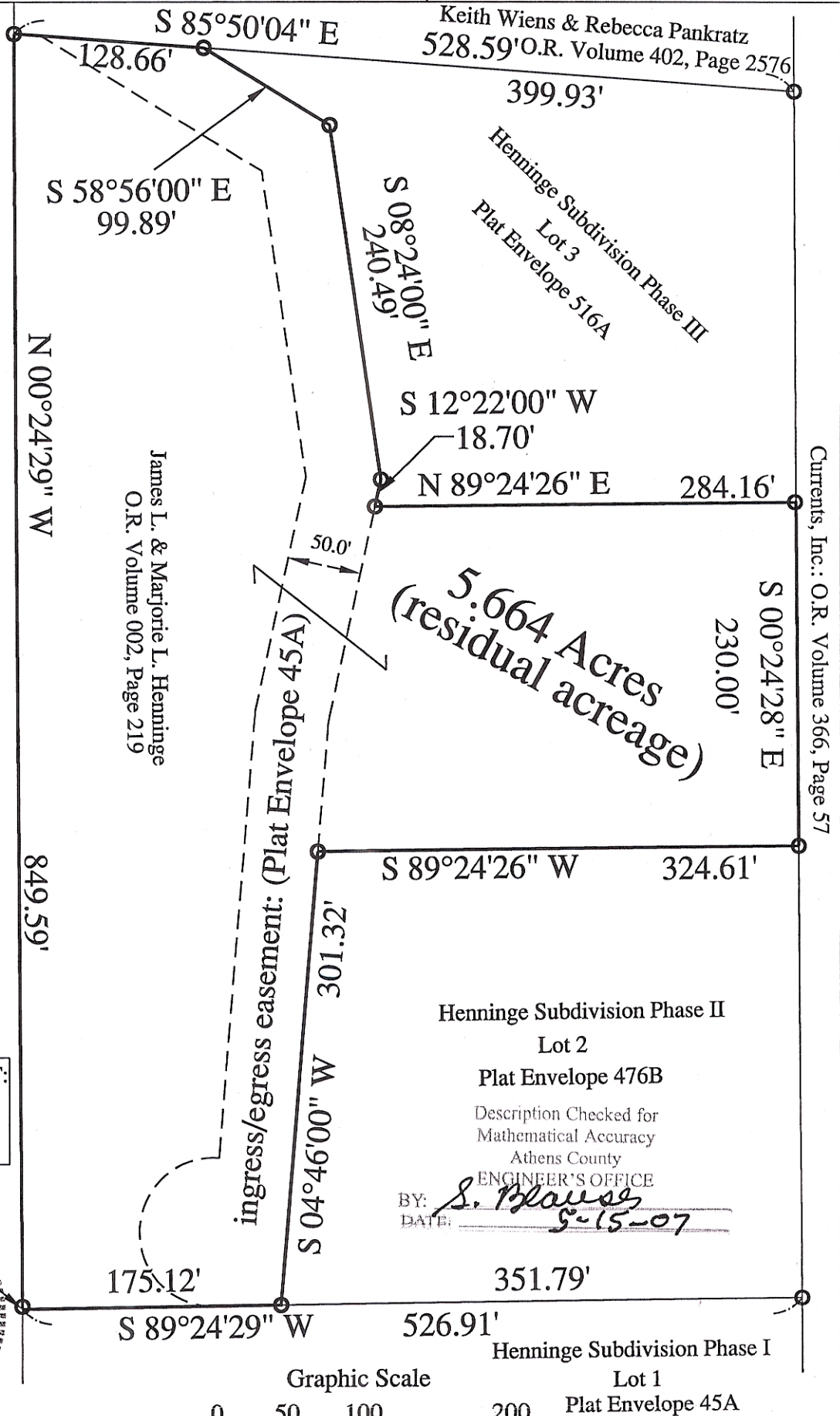
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Date

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



1 Inch = 200 Feet



Henninge Subdivision Phase II

Lot 2

Plat Envelope 476B

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blawie*
DATE: *5-15-07*

Henninge Subdivision Phase I

Lot 1

Plat Envelope 45A

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770, 5179 Walnut Road
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM