

S.A. ENGLAND & ASSOCIATES
 Professional Land Surveying
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Exhibit "A"
Legal Description 4.545 Acres

Situate in the City of Athens, Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 50 in Section 17, Twp.-9N, Rng.-14W Ohio Company's Purchase East of the Scioto, and being more particularly described as follows,

Being a survey of all of a 1.859 acre parcel, Official Record 308 page 303 and all of a 0.207 acre parcel, Official Record 310 page 56 conveyed to Glen and Sheila Knudson and a survey of a portion of an original 16.10 (Tract 1) conveyed to M. Michael & Joanne L'Heureux (TR.) all of which of record in the Athens County Recorders Office and being further described as follows,

Commencing, for reference, at a stone found marking the Southeast corner of Lease Lot #68 in Section 11, Thence, with a random line through Lease Lot #50 in Section 17 **S 52° 27' 42" W 535.98** feet to a point in the centerline of Columbus Road, Said point marks the Northeast corner of a 0.906 acre parcel conveyed to Thomas Blower, Official Record 298 page 1825, the Northwest corner of the aforementioned 1.859 acre parcel conveyed to Knudson and **PRINCIPLE PLACE OF BEGINNING** of the **4.545** acre parcel herein to be described,

Thence, along the centerline of Columbus Road (Variable Right of Way) **S 38° 26' 25" E** having passed over the Northeast corner of said 1.859 acre parcel at 180.00 feet and the Northeast corner of the aforementioned 0.207 acre parcel at 200.00 feet going a total distance of **440.00** feet to a point, the Northeast corner of the 4.545 acre parcel herein to be described;

Thence, with what represents new lines through the aforementioned L'Heureux 16.10 acre parcel the following Two (2) courses and distances;

- 1) leaving the centerline of Columbus Road **S 51° 25' 41" W** having passed over reference iron pins set at 75.00 feet and at 350.00 feet going a total distance of **450.00** feet to a point, the Southeast corner of the 4.545 acre parcel herein to be described;
- 2) **N 38° 26' 25" W** having passed the Southeast of said 0.207 acre parcel at 240.00 feet and the Southeast corner of said 1.859 acre parcel at 260.00 feet going a total distance of **440.00** feet to an iron pin found (Capped Swoyer P.S. #6765) marking the Southwest corner of said 1.859 acre parcel and the Southwest corner of the 4.545 acre parcel herein to be described;

Thence, along the West line of said 1.859 acre parcel and the East line of the aforementioned 0.906 acre parcel conveyed to Blower **N 51° 25' 41" E** having passed the Southeast corner of Blower at 186.76 feet and an iron pin found (Capped Canter P.S. #7266) at 428.36 feet going a total distance of **450.00** feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains a total acreage of **4.545** acres more or less. This survey incorporates a 1.859 acre parcel (O.R. 308 page 303) and a 0.207 acre parcel (O.R. 310 page 56) by previous conveyance to Glen and Sheila Knudson and 2.479 acres is a take from a 16.10 (Tract 1) conveyed to M. Michael and Joanne L'Heureux, Official Record 228 page 205. Subject to the Right of Way of Columbus Road and all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

Bearings of the above description are based on the recorded bearings of a 0.207 acre parcel recorded in Official Record 310 page 56 and the centerline of Columbus Road as being **S 38° 26' 25" E** and is an assumed Meridian used to denote angles only.

Note: all Volumes and pages referenced to above are found in the office of the Recorder, Athens County, Ohio.

All iron pins **SET** are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England #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 January, 2002.

Dated 01/03/02

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 1/4/02

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



174 #17

165

PLAT OF SURVEY

CITY OF ATHENS ATHENS TWP. ATHENS CO.
LEASE LOT #50 SEC. 17 T-9N R-14W
Ohio Company's Purchase
East of the Scioto River

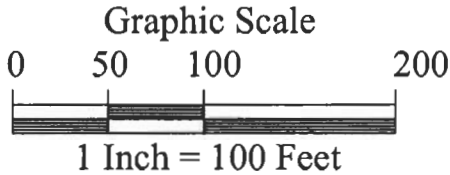
PREPARED BY:

PIN 2001 - Mark Lee I

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WWW.SURVEYOHIO.COM

Being a survey of all of a 1.859 acre parcel, Official Record 308 page 303 and all of a 0.207 acre parcel, Official Record 310 page 56 conveyed to Glen and Sheila Knudson and a survey portion of an original 16.10 (Tract 1) acre parcel conveyed to M. Michael and Joanne L'Heureux (Tr.) as described and recorded in Official Record 288 page 205 in the Athens County Recorders Office.

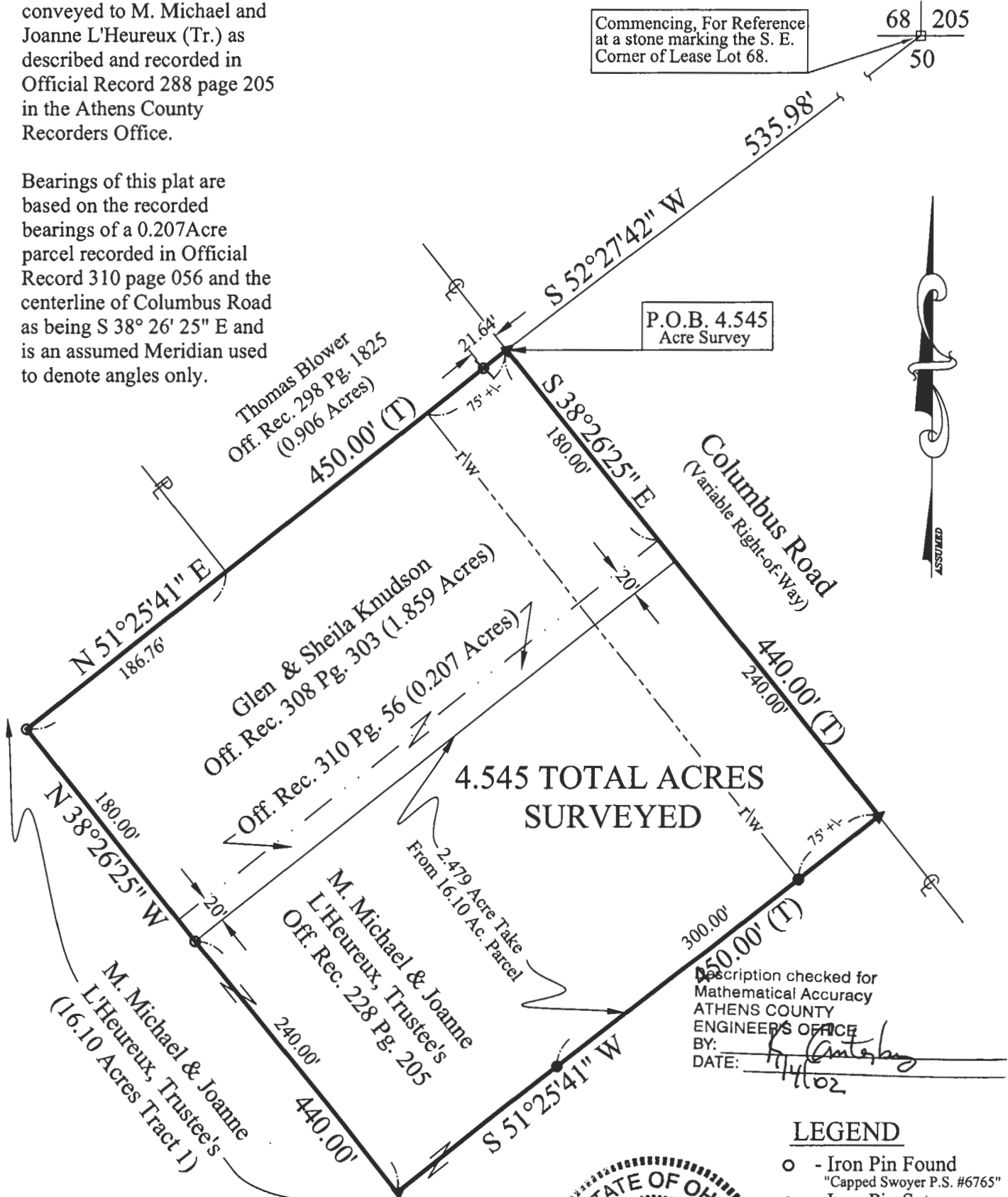
Prepared For:
Mr. Mark Lee
Athens, Ohio



Commencing, For Reference at a stone marking the S. E. Corner of Lease Lot 68.

68 | 205
50

Bearings of this plat are based on the recorded bearings of a 0.207 Acre parcel recorded in Official Record 310 page 056 and the centerline of Columbus Road as being S 38° 26' 25" E and is an assumed Meridian used to denote angles only.



4.545 TOTAL ACRES SURVEYED

Description checked for Mathematical Accuracy
ATHENS COUNTY ENGINEERS OFFICE
BY: *[Signature]*
DATE: 1/11/02

LEGEND

- - Iron Pin Found "Capped Swoyer P.S. #6765"
- - Iron Pin Set
- ⊕ - 5/8" Rebar with a Yellow Cap Labeled S.A. England #7452
- ⊗ - Iron Pin Found "Capped Canter P.S. #7266"
- ▲ - Point
- △ - P.K. Nail Found
- - Stone Found
- (T) - Total Dimension

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

Dated: 01/03/02

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



1166