

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

PARCEL 3:

Exhibit "A"
Legal Description
0.062 Acres
all of Andy W. & Betty C. Ransom property: Volume 337, Page 483

Situated in the City of Athens, County of Athens, State of Ohio, Township 9N, Range 14W, also being a part of Lot 2058 of McKinstry & Parker's Addition to Athens, as recorded in _____, and being more particularly described as follows;

Being a Survey of Parcel Three conveyed to Andy W. & Betty C. Ransom, as recorded in Volume 337, Page 483, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-82600044.00, and being further described as follows;

Commencing at an iron pin set marking the Southeast corner of said Lot 2058 of which this description is a part, also being the intersection of the West Right of Way Line of Grosvenor Street (40' Wide) and the North Right of Way Line of Fort Street (40' Wide), and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.062 Acre parcel herein to be described;

Thence, N 85°30'49" W 54.30 feet with the South line of said Lot 2058, the same being the North Right of Way Line of said Fort Street, to an iron pin set marking the Southeast corner of a parcel conveyed to William F. Renz, as recorded in O.R. Volume 322, Page 802;

Thence, N 04°20'00" E 50.00 feet with the East line of said parcel conveyed to Renz (O.R. Volume 322, Page 802), across said Lot 2058, to an iron pin set marking the Northeast corner thereof on the North line of Lot 2058, also being on the South line of Lot 2059, and being on the South line of a parcel conveyed to Christine T. Hughes, ETAL, as recorded in Volume 227, Page 147;

Thence, S 85°30'49" E 54.30 feet with the North line of said Lot 2058 of which this description is a part, the same being the South line of Lot 2059 and said parcel conveyed to Hughes, ETAL (Volume 227, Page 147), to an iron pin set marking a common corner to said Lot 2058 and Lot 2059, and being on the West Right of Way Line of said Grosvenor Street;

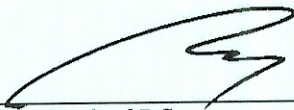
Thence, S 04°20'00" W 50.00 feet with the West Right of Way Line of Grosvenor Street, the same being the East line of said Lot 2058, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.062 Acres, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

Bearings of the above description are based on the West Right of Way Line of Grosvenor Street (40' Wide), as being S 04°20'00" W, and is an assumed Meridian used to denote angles only.

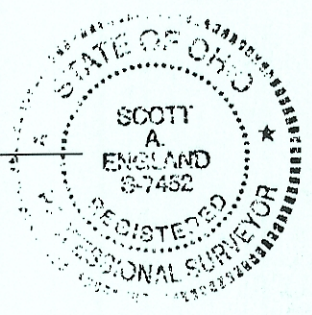
The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in November of 2007.

Dated 11/28/07

2129-07AT



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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Klaus
DATE: 1-4-08

PROPERTY LOCATION:

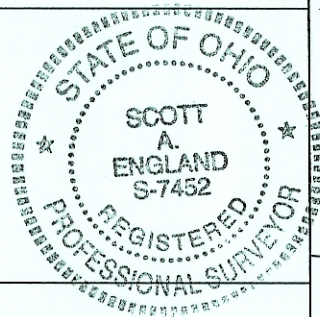
Situated in the City of Athens, County of Athens, State of Ohio, Township 9N, Range 14W, and being a part of Lot 2058 of McKinstry and Parker's Addition to Athens, as recorded in _____.

Being a Survey of Parcel Three now or formerly conveyed to Andy W. & Betty C. Ransom, as recorded in Volume 337, Page 483, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02-82600044.00.

Bearings of this plat are based on the West Right of Way Line of Grosvenor Street (40' Wide), as being N 04°20'00" E, and is an assumed Meridian used to denote angles only.

LEGEND

- ☐ - 5/8" o.d. capped Iron Pin Found
- - 4" o.d. Iron Pipe Found
- ⊙ - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- ⊕ - "T" Iron Rail Found



PREPARED BY:

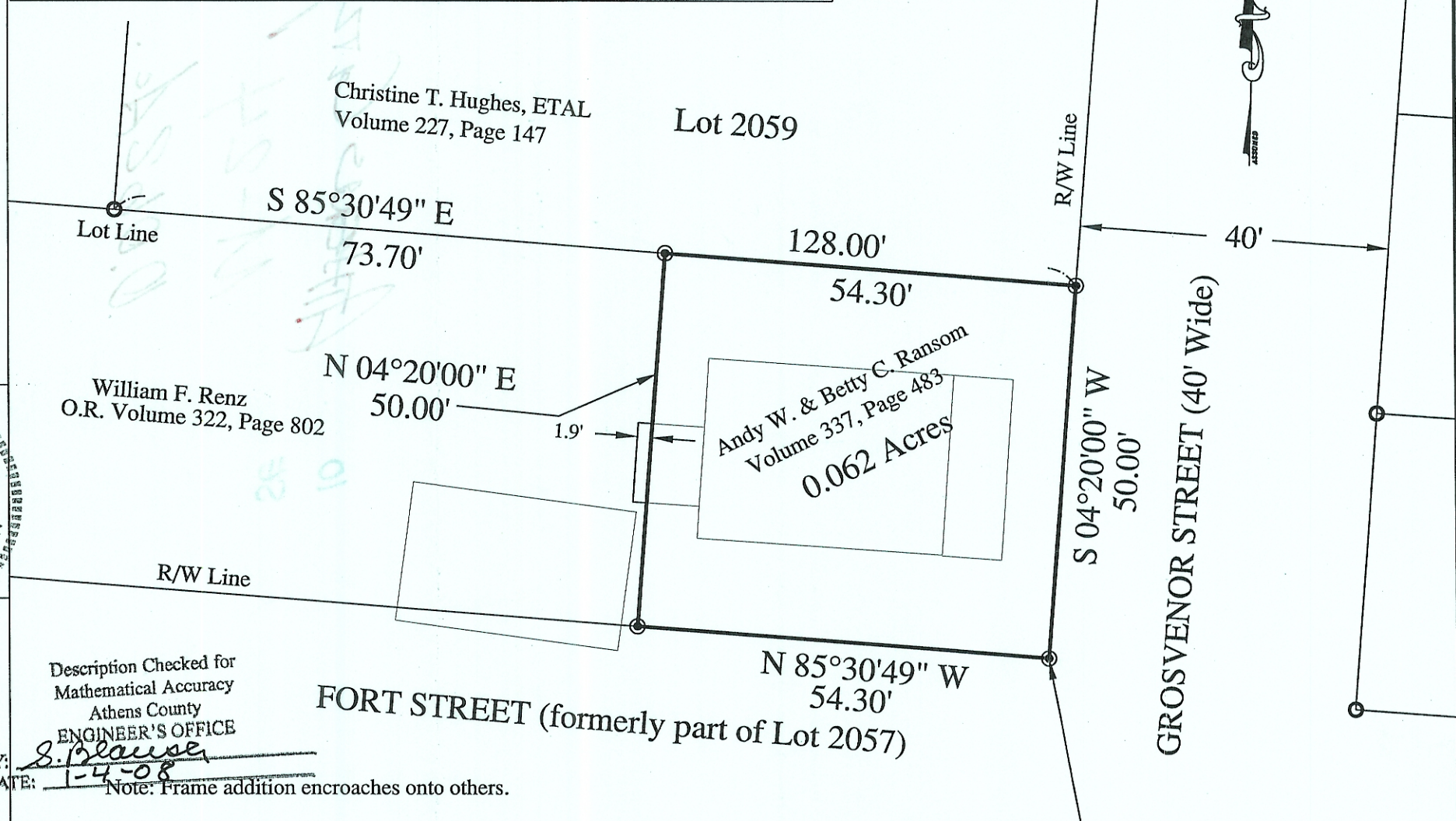
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I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

11/28/07
Date Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Plat of Survey

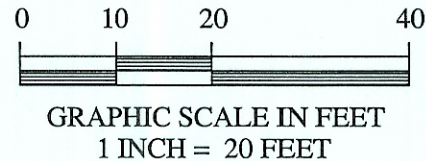
City of Athens, County of Athens, State of Ohio, part Lot 2058 of McKinstry & Parker's Addition



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 1-4-08
Note: Frame addition encroaches onto others.

PREPARED FOR:

D & JA Properties, LLC
125 W. Mulberry Street
Lancaster, Ohio 43130



PLACE OF BEGINNING:
SE Corner Lot 2058
McKinstry & Parker's Addition