

S.A. ENGLAND & ASSOCIATES
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Exhibit "A"
Legal Description
1.002 Acres
all of Guy Brennan parcel:(O.R. Volume 206, Page 668)

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Farm Lot 6 in Section 1, Township 9N, Range 14W, of the Ohio River Survey, and being more particularly described as follows;

Being a Survey of a parcel conveyed to Guy Brennan, as recorded in O.R. Volume 206, Page 668 in the Athens County Deed Records, and further described as follows;

Commencing at a 3/4" o.d. iron pipe found marking the Southeast corner of Lot 29 of Atkins Subdivision, as recorded in Plat Book 7, Page 225, in the Athens County Plat Records, now conveyed to Phyllis E. Cuckler, Trustee, as recorded in O.R. Volume 252, Page 550, and being on the boundary of a parcel conveyed to Jack L. & Bessie M. Wolfe, as recorded in O.R. Volume 373, Page 2442;

Thence, N 73°40'00" W 21.01 feet with the South line of said Lot 29, the same being the boundary of said parcel conveyed to Jack L. & Bessie M. Wolfe, as recorded in O.R. Volume 373, Page 2442, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 1.002 acre parcel herein to be described;

Thence, S 05°50'00" W 270.41 feet with the boundary of said parcel conveyed to Jack L. & Bessie M. Wolfe, as recorded in O.R. Volume 373, Page 2442, to an iron pin set on the North Right of Way Line of U.S. Route 33;

Thence, with the North Right of Way line of U.S. Route 33 with a curve to the left (Radius = 775.85 feet, Delta Angle 18°48'38", Arc length 254.71 feet) with a chord bearing N 49°27'12" W 253.57 feet to an iron pin set on the East Right of Way Line of Parkway Drive (40' Wide), as shown on said Plat of Atkins Subdivision;

Thence, N 05°29'11" E 164.83 feet leaving U.S. Route 33 with the East Right of Way Line of said Parkway Drive, to a 5/8" o.d. iron pin found on the extension of the South line of said Lot 29, and passing over a 5/8" o.d. iron pin found at 29.36 feet;


Thence, S 73°40'00" E 213.00 feet leaving said Parkway Drive with the extension of the South line of said Lot 29 and continuing along part of the South line of said Lot 29, (Phyllis E. Cuckler, Trustee, as recorded in O.R. Volume 252, Page 550), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 3/4" o.d. iron pipe found marking the Southwest corner of Lot 29 at 5.06 feet, and containing 1.002 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on a the South line of Lot 29 of Atkins Subdivision, as recorded in Plat Book 7, Page 225, of the Athens County Plat Records, as being S 73°40'00" E, and is an assumed Meridian 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 June of 2006.

Dated 6/16/06


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



1835-06AT

Description checked for
Mathematical Accuracy
ATHENS COUNTY
PLAT BOOKER'S OFFICE
BY S. Blausen
DATE: 6-14-06

Plat of Survey

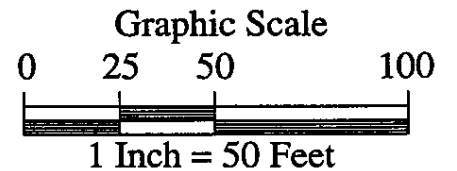
Township of Athens, County of Athens, State of Ohio,
part. Farm Lot 6 in Section 1, Township 9N, Range 14W,
of the Ohio River Survey.

PREPARED FOR:
ACS Title & Closing Service
35 N. College Street
Athens, Ohio 45701

PROPERTY LOCATION:
SITUATED IN THE TOWNSHIP OF ATHENS,
COUNTY OF ATHENS, STATE OF OHIO, AND
BEING PART OF FARM LOT 6 IN SECTION 1,
TOWNSHIP 9N, RANGE 14W, OF THE OHIO
RIVER SURVEY.

BEING A SURVEY OF A PARCEL CONVEYED
TO GUY BRENNAN, AS RECORDED IN O.R.
VOLUME 206, PAGE 668, IN THE ATHENS
COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON
THE SOUTH LINE OF LOT 29 OF ATKINS
SUBDIVISION, AS RECORDED IN PLAT BOOK 7,
PAGE 225, IN THE ATHENS COUNTY PLAT
RECORDS, AS BEING S 73°40'00" E, AND IS AN
ASSUMED MERIDIAN USED TO DENOTE
ANGLES ONLY.



PREPARED BY:
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I hereby certify that an actual survey of the premises
was made under my direct supervision, that this plat
is correct to the best of my knowledge, and conforms
with minimum technical standards for boundary
surveys in the State of Ohio.

Dated: 6/16/10
Scott A. England, P.S.
Ohio Registered Surveyor #7452

Point of Commencement:
SE Corner Lot 29
Atkins Subdivision
P.B. 7, Pg. 225

Place of
Beginning

LEGEND

- - 5/8" solid Iron Pin Found
- ⊙ - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- △ - 1" Square Bolt Found
- ◆ - 3/4" o.d. Iron Pipe Found



Related Documents:

- 1) Subdivision & Deeds as shown

1.002 Acres

Guy Brennan
O.R. Volume 206, Page 668

Radius = 775.85'
Arc length = 254.71'
Delta angle = 18°48'38"
Chord = N 49°27'12" W
253.57'

Jack L. & Bessi M. Wolfe
O.R. Volume 373, Page 2442

Instrument Book Page
200600004079 DR 398 303

Atkins Subdivision
Lot 2
Plat Book 7, Page 225

R/W Line
Parkway Drive (40' Wide)
N 05°29'11" E 164.83'
R/W Line

centerline

U.S. Route 33

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 6-14-06

R/W Line

30.0'

S 05°50'00" W

270.41'

21.01'

213.00'

S 73°40'00" E
S 73°40'00" E

Atkins Subdivision
Lot 29
Plat Book 7, Page 225
Phyllis E. Cuckler, Trustee (O.R. 252, Pg. 550)

5.06'