

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
 P.O. Box 600
 Thornville, Ohio 43076



E-mail: www.surveyohio.com

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Exhibit "A"
Legal Description 12.071 Acres

Page 1 of 3

Situate in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Twp.-10N, Rng.-15W Ohio Company's Purchase East of the Scioto, and being more particularly described as follows,

Being a survey of all of a 1.9921 acre parcel, of record in Official Record 84 page 381, all of a 3.692 acre parcel, of record in Official Record 179 page 797, and a portion of a 13.9696 acre parcel, of record in Deed Volume 381 page 407 conveyed to Paul F. and Geri J. Ploutz all of which of record in the Athens County Recorders Office and being further described as follows,

Commencing, for reference, at a 2 inch iron pipe found marking the Northeast corner of Lot #1 of Colburn Subdivision of record in Plat Book 10 page 17, said point being on the West line of a 50' right of way known as Pine Lake Drive, Thence, **S 00° 02' 32" W 136.08 feet** along the West line of said right of way and East line of said Lot #1 to an iron pin set for a corner, the **PRINCIPLE PLACE OF BEGINNING** of the 12.071 acre parcel herein to be described,

Thence, with what represents new lines through said 13.9696 acre parcel conveyed to Ploutz the following Seven (7) courses and distances,

- 1) with a curve to the Left having a **Radius of 225.00 feet a Delta Angle of 74° 50' 02"** and a **Chord Bearing S 37° 22' 29" E** at a distance of **273.43 feet** to an iron pin set for a corner;
- 2) **S 74° 47' 30" E 187.59 feet** to an iron pin set for a corner;
- 3) **S 11° 00' 29" W 82.43 feet** to an iron pin set for a corner;
- 4) **S 17° 01' 02" E 254.73 feet** to a Mag Nail set in a deck board for a corner;
- 5) **S 54° 37' 50" W 232.85 feet** to an iron pin set for a corner;
- 6) **S 25° 27' 16" W 43.93 feet** to an iron pin set for a corner;
- 7) **S 30° 21' 41" E 54.56 feet** to an iron pin set for a corner, said point being on the Westerly right of way line of a parcel conveyed to the C.S.X. Railroad Company and marks the Northeast corner of the aforementioned 3.692 acre parcel conveyed to Ploutz;

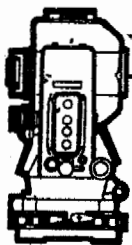
Thence, along the Easterly line of said 3.692 acre parcel and said railroad right of way with a curve to the left having a **Radius of 1555.50 feet a Delta Angle of 17° 34' 45"** and a **Chord Bearing S 60° 29' 52" W** at a distance of **475.38 feet** to an iron pin set for a corner, said point marks the Southeast corner of the aforementioned 3.692 acre parcel conveyed to Ploutz;

Thence, **N 55° 13' 45" W** continuing along the lands of the C.S.X. Railroad Company and with the Southerly line of the Ploutz 3.692 acre parcel **439.86 feet** to an iron pin found, (passing a Rail Iron stamped with an "X" at 436.95 feet), said point marks the Southwest corner of said 3.692 acre parcel and is on the East line of a parcel conveyed to Columbus Southern Power Company;

Thence, continuing along the lands of Ploutz and the East line of the Columbus Southern Power Company parcel the following Two (2) courses and distances,

- 1) **N 69° 16' 23" E 200.93 feet** to a 1" stainless steel "all thread" found for a corner;

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LEE # 2



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2) N 30° 51' 10" E 157.67 feet to an iron pin found (Capped Swoyer P.S. #6765) on the South line of the aforementioned 1.9921 acre parcel conveyed to Ploutz, said point marks the Northeast corner of said 3.692 acre parcel;

Thence, N 66° 12' 28" W along the South line of said 1.9921 acre parcel 185.87 feet to an iron pin found (Capped Swoyer P.S. #6765) marking the Southwest corner of said 1.9921 acre parcel and the Southeast corner of a parcel conveyed to David H. and Trudy M. Montle, Official Record 84 page 419;

Thence, N 21° 20' 38" E 331.72 feet along the East line of Montle and the West line of the Ploutz (1.9921 acres) parcel to an iron pin found (3/4" pinched pipe) marking the Southwest corner of said Lot #1 of Colburn Subdivision, the same being the Northwest corner of said 1.9921 acre parcel;

Thence, along the South line of Lot #1 N 78° 39' 36" E 337.47 feet to an iron pin found (5/8" Rebar) marking the Southeast corner of said Lot #1 and being on the West line of the aforementioned 50 foot right of way;

Thence, along the East line of Lot 1 and the West line of said right of way N 00° 02' 32" E 138.99 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains a total acreage of 12.071 acres more or less. This survey incorporates a 3.692 acre parcel (O.R. 197 page 797) and a 1.9921 acre parcel (O.R. 84 page 381) and 6.347 acres is a part of the 13.9696 acre parcel.

Together with the following described easement for purposes of Ingress and Egress to and from Clinton Street a public thoroughfare and being more particularly described as follows,

Situate in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Twp.-10N, Rng.-15W Ohio Company's Purchase East of the Scioto, and being further described as follows,

Beginning at a 2 inch iron pipe found marking the Northeast corner of Lot #1 of Colburn Subdivision of record in Plat Book 10 page 17, said point being on the West line of a 50 foot right of way known as Pine Lake Drive, the **PRINCIPLE PLACE OF BEGINNING** of the foregoing described easement,

Thence, N 00° 00' 07" W 173.63 feet along the West line of said right of way to a Mag Nail set in the centerline of Clinton Street (40' R\W), having passed over an iron pin found (3/4" pipe) at 149.92 feet;

Thence, S 85° 36' 23" E 50.17 feet along the centerline of Clinton Street to a Mag Nail set;

Thence, S 00° 00' 07" E leaving the centerline of Clinton Street and with the East line of said 50 foot R\W having passed over an iron pin found (3/4" Pipe) at 19.64 feet going a total distance of 171.22 feet to an iron pin set at an angle point in said right of way;

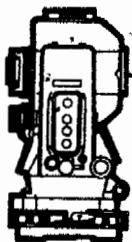
Thence, continuing along the East line of said right of way S 00° 02' 32" W 134.69 feet to an iron pin set;

Thence, with new lines through a 13.9696 acre parcel conveyed to Paul Ploutz in Deed Volume 381 page 407 the following Eight (8) courses and distances,

1) leaving the East line of said right of way with a curve to the Left having a Radius of 175.00 feet, a Delta Angle of 74° 50' 02" and a Chord Bearing S 37° 22' 29" E at a distance of 212.66 feet to an iron pin set;

2) S 74° 47' 30" E 186.58 feet to an iron pin set;

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- 3) S 77° 05' 09" E 190.23 feet to an iron pin set;
- 4) with a curve to the Left having a Radius of 20.00 feet, a Delta Angle of 73° 23' 54", and a Chord Bearing N 66° 12' 53" E at a distance of 23.90 feet to an iron pin set;
- 5) with a reverse curve to the Right having a Radius of 50.00 feet, a Delta Angle of 253° 23' 54" and a Chord Bearing S 23° 47' 07" E at a distance of 80.18 feet to an iron pin set;
- 6) N 77° 05' 09" W 258.32 feet to an iron pin set;
- 7) N 74° 47' 30" E 187.59 feet to an iron pin set;
- 8) with a curve to the Left having a Radius of 225.00 feet, a Delta Angle of 74° 50' 02", and a Chord Bearing N 37° 22' 29" W 273.43 feet to an iron pin set on the West line of the aforementioned right of way 50 feet wide known as Pine Lake Drive;

Thence, along the west line of said right of way N 00° 02' 32" W 136.08 feet to the PRINCIPLE PLACE OF BEGINNING and containing 1.301 acres more or less.

The "GRANTOR" of the above described 12.071 acre parcel its "SUCCESSORS" and "ASSIGNS" shall set aside the following privilege, benefit and restriction:

- A) The right to lower, raise or adjust the water level of the lake area.
- B) That no barricade\ fence of any kind shall be placed along the Two (2) boundary lines that cross over the pond area known as S 17° 01' 02" E 254.73 feet and S 54° 37' 50" W 232.85 feet.
- C) That no barricade\ fence shall be erected along the shoreline\ waterline of lake area.
- D) See "ATTACHED PLAT" for sideline property easements.

Subject to all other legal easements, right-of-ways, zoning ordinances, and restrictions of record.


Bearings of the above descriptions are based on the recorded bearings of the East line of Lot #1 of Colburn Subdivision of record in Plat Book 10 page 17 as being N 00° 02' 32" 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 - February, 2002.

Dated 3-26-02


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

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blouse
 DATE: 4-4-02



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LEGEND

- - Iron Pin Found
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- ▲ - Mag Nail Set
- △ - Rail Spike Set
- ★ - Power Pole
- ⊔ - Total Dimension

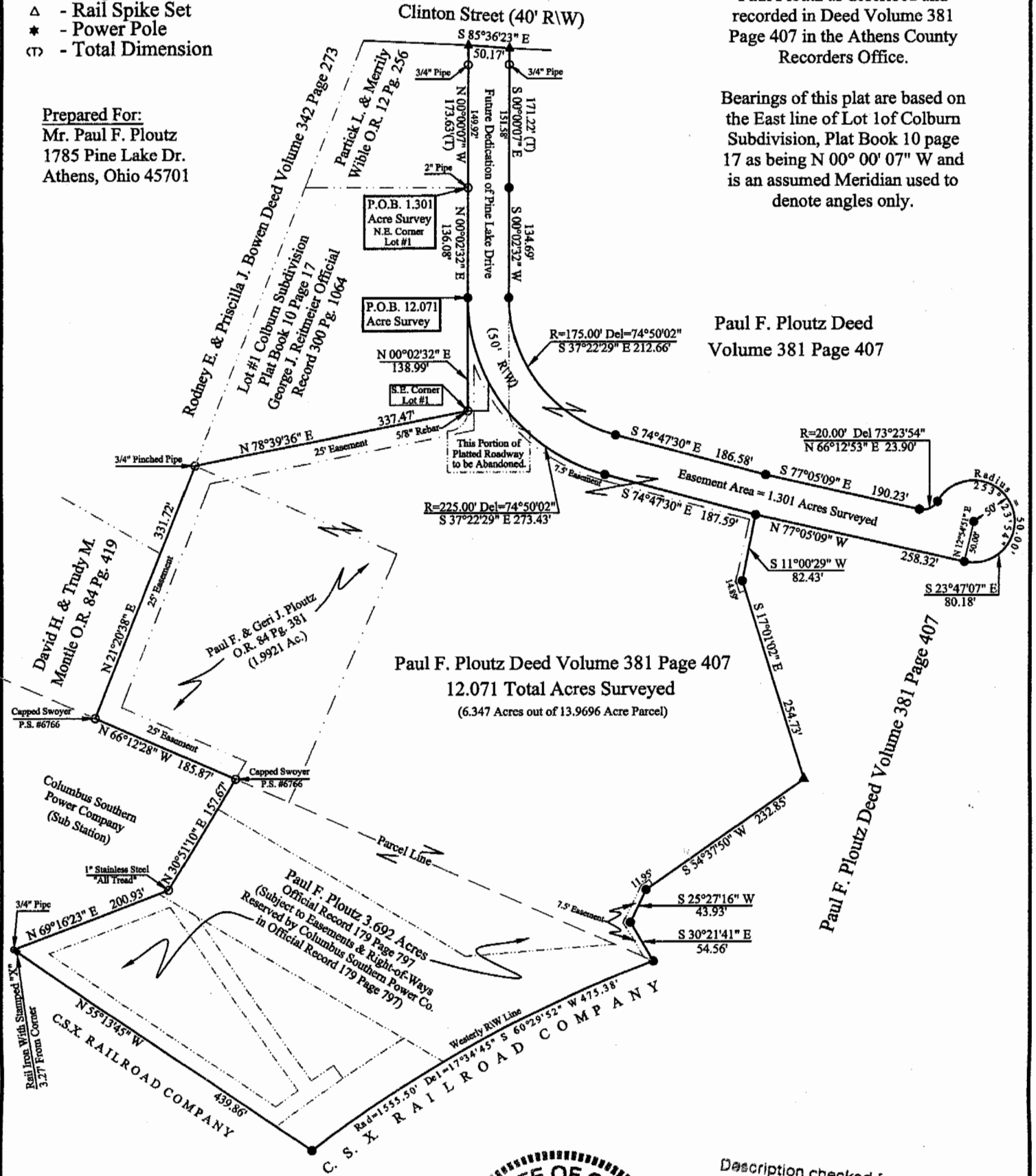
Prepared For:
Mr. Paul F. Ploutz
1785 Pine Lake Dr.
Athens, Ohio 45701

Plat of Survey Lee Twp. Athens County Section 2 Twp.-10 Rng.-15

Property Location:
Situate in the Township of Lee,
County of Athens, State of Ohio.
Being a part of Section 2,
Twp.-10N, Rng.-15W of the Ohio
Company Purchase.

Being a survey of a portion of a
13.9696 acre parcel conveyed to
Paul Ploutz as described and
recorded in Deed Volume 381
Page 407 in the Athens County
Recorders Office.

Bearings of this plat are based on
the East line of Lot 1 of Colburn
Subdivision, Plat Book 10 page
17 as being N 00° 00' 07" W and
is an assumed Meridian used to
denote angles only.



Paul F. Ploutz Deed
Volume 381 Page 407

Paul F. Ploutz Deed Volume 381 Page 407
12.071 Total Acres Surveyed
(6.347 Acres out of 13.9696 Acre Parcel)

Paul F. Ploutz Deed Volume 381 Page 407



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blausen*
DATE: *4-4-02*

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: *3-26-02*

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

