

# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600  
Thornville, Ohio 43076



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-928-8680

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## Exhibit "A" Legal Description 3.873 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 River, and being more particularly described as follows,

Being a survey of a portion of a 13.9696 acre parcel conveyed to Paul F. and Geri J. Ploutz of record in Deed Volume 381 page 407 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 foot 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, Thence, with a new line through Ploutz 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; Thence, with another new line through Ploutz S 74° 47' 30" E 187.59 feet to an iron pin set for the PRINCIPLE PLACE OF BEGINNING of the 3.873 acre parcel herein to be described,

Thence, with what represents new lines through said 13.9696 acre parcel conveyed to Ploutz the following Three (3) courses and distances,

1) S 77° 05' 09" E 258.32 feet to an iron pin set for a corner;

2) with a curve to the left having a **Radius of 50.00 feet a Delta Angle of 123° 12' 47"** and a **Chord Bearing N 41° 18' 27" E** at a distance of **87.97 feet** to an iron pin set for a corner,

3) N 69° 14' 37" E 10.23 feet to an iron pin set for a corner on the East line of the Ploutz 13.9696 acre parcel the same being the West line of a parcel conveyed to the Metropolitan Housing Authority, of record in Official Record 292 page 462;

Thence, along the lands of Ploutz and the Metropolitan Housing Authority parcel S 20° 39' 06" E 378.74 feet to an iron pin found (3/4" Pipe) on the Northerly line of a parcel conveyed to C.S.X. Railroad Company, said point also marks the Southeast corner of said 13.9696 acre parcel, the same being the Southwest corner of the Metropolitan Housing Authority parcel;

Thence, along the lands of the C.S.X. Railroad Company and with the Southerly line of the Ploutz 13.9696 acre parcel S 70° 30' 52" W 610.33 feet to an iron pin set for a corner;

Thence, with what represents new lines through said 13.9696 acre parcel conveyed to Ploutz the following Five (5) courses and distances,

1) leaving said railroad N 30° 21' 41" W 54.56 feet to an iron pin set for a corner;

2) N 25° 27' 16" E 43.93 feet to an iron pin set for a corner;

3) N 54° 37' 50" E 232.85 feet to a Mag Nail set in a deck board for a corner;

4) N 17° 01' 02" W 254.73 feet to a iron pin set for a corner;

5) N 11° 00' 29" E 82.43 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains a total acreage of 3.873 acres more or less.

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,

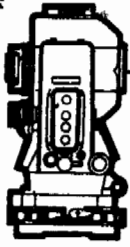
Situate in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Twp.-10N, Rng.-15W Ohio Company's Purchase East of the Scioto, and being further described as follows,

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,

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Klausner  
DATE: 4-5-02

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LEE #2



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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' 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,

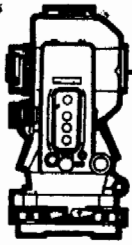
- 1) leaving the East line of said right of way with a curve to the Left having a **Radius of 175.00 feet**, a **Delta Angle of 74° 50' 02"** and a **Chord Bearing S 37° 22' 29" E** at a distance of **212.66 feet** to an iron pin set;
- 2) **S 74° 47' 30" E 186.58 feet** to an iron pin set;
- 3) **S 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 Right 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 "GRANTEE" its "SUCCESSORS" and "ASSIGNS" of the above described 3.872 acre parcel shall set aside the following privilege, benefit and restriction:

- A) The presence of cats, dogs, running at large, or other animals known to be destructive to birds of any kind shall be reported to the appropriate control agency and shall be considered vermin and without protection.
- B) Birds of any kind are not to be heckled by cats or persons with "BB" guns.
- C) One Third (33 1/3%) of the existing shoreline must be allowed to remain in brush, swale, cattails or of natural growth as to maintain the integrity of the lake area or wildlife habitat.
- D) Motors may not be utilized on lake area except for electrical, aesthetic aerator fountains or similar pumps used to maintain an open water area, free of ice, for birds in winter.
- E) Hunting and trapping are forbidden. The use of "BB" or similar pellet/air guns, sling shots, crossbows, fireworks, snare devices, poison pellets or any other device or object to kill, control or disrupt animal life is forbidden.

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F) Pesticides may not be utilized for control of insects in/on gardens, lawns, on the exterior of premises.

G) Pets must not roam the property to disturb birds or other wildlife. Inside cats, if permitted outside must wear a bell or a similar device to warn birds of their intrusion.

H) That no barricade/fence of any kind shall be placed along the Two (2) boundary lines that cross over the lake area known as N 54° 37' 50" E 232.85 feet and N 17° 01' 02" W 254.73 feet.

I) That no barricade/fence shall be erected along the shoreline/waterline of lake area.

J) A drainage easement allowing grantor the sole right to control lake water level. No water treatment, pollutants, refuse, pumping, draining, fish stocking, shall be permitted. Joint use of island is assumed.

K) Feeding of birds, maintaining marlin houses, returning caught fish to the lake, cleaning the stream, removal of garbage, liter and similar ecological care is encouraged. Recreational fishing, trapping by guest is prohibited. Grantee assumes all responsibility for lake usage by family, visitors, guests.

L) Said property shall be used for residential purposes only. One additional residential structure, to the extent permissible by law, existing regulations, may be added, to be located solely between the existing road and lake.

M) See "ATTACHED PLAT" for additional sideline property line 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 4/5/02

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

# Plat of Survey

## Lee Twp. Athens County

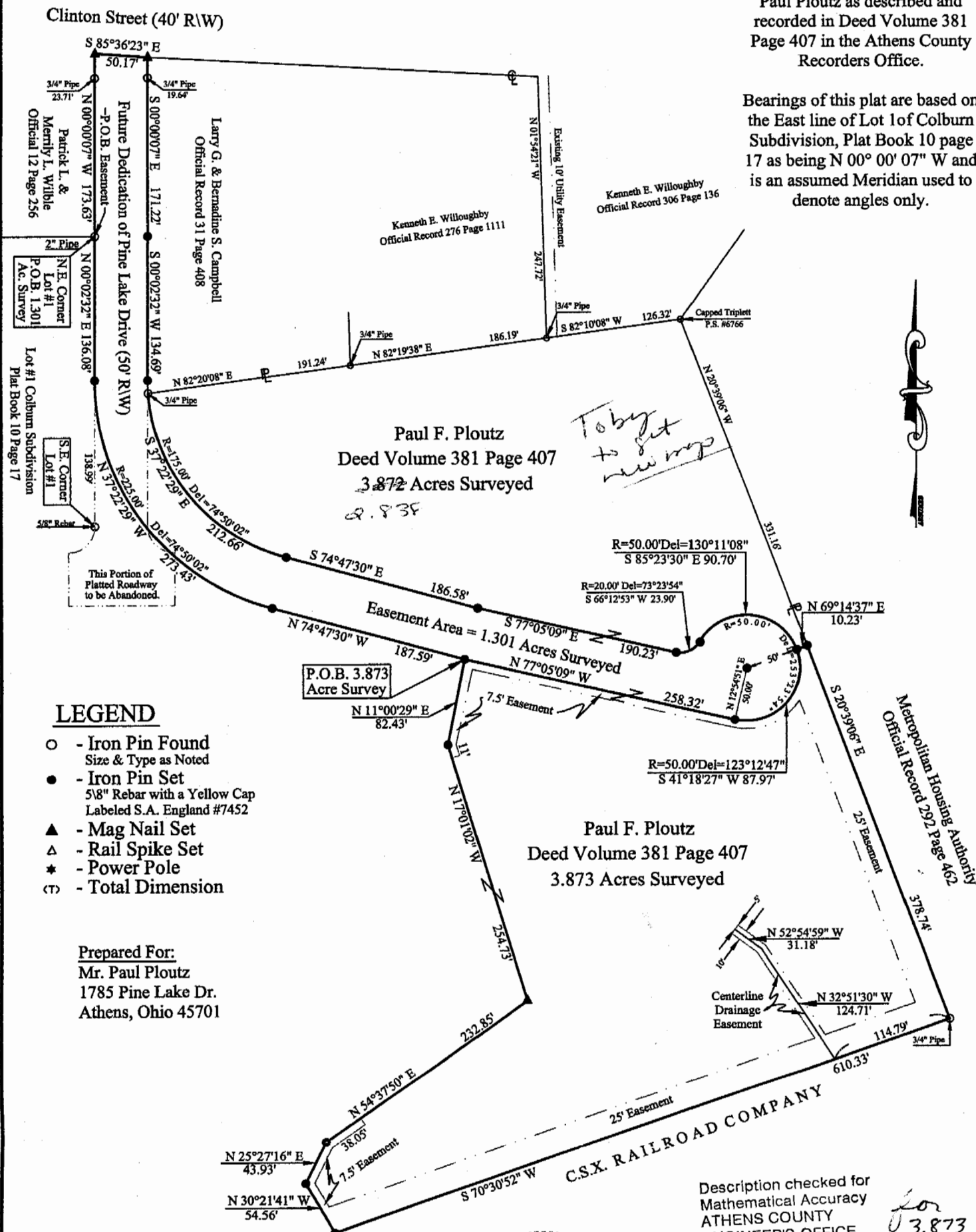
### Section 2 Twp.-10 Rng.-15

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Ph. 740-928-8680 Fax 740-928-9565

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.

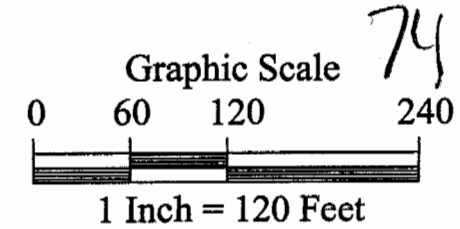


### LEGEND

- - 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
- (T) - Total Dimension

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 4-5-02



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: 3-20-02

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