

**S.A. ENGLAND & ASSOCIATES**  
*Professional Land Surveying*  
 5179 Walnut Road • P.O. Box 1770  
 Buckeye Lake, Ohio 43008



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**Exhibit "A"**  
**Legal Description**  
**160.645 ACRES**

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 7, Township 10N, Range 15W, and being more particularly described as follows;

Being a Survey of the residual of an original parcel conveyed to Albany Exports, Ltd., as recorded in O.R. Volume 204, Page 707, in the Athens County Deed Records, and being of Auditor's Parcel No. H01-00100025-00, and being further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northeast corner of Section 7, also being the Southeast corner of a parcel conveyed to Roger E. Van Dyke & Kathryn M. Van Dyke, Trust, as recorded in O.R. Volume 341, Page 147, being the Northwest corner of a parcel conveyed to Nextran, as recorded in O.R. Volume 181, Page 667, and being the **PRINCIPLE PLACE OF BEGINNING** of the **160.645 acre** parcel herein to be described;

Thence, **S 04°21'02" W 2739.97 feet** with the East line of Section 7, the same being the West line of said parcel conveyed to Nextran, to a 5/8" o.d. iron pin found marking the Southeast corner of the Northeast Quarter of Section 7, and being the Northeast corner of a parcel conveyed to Roger E. Van Dyke & Kathryn M. Van Dyke, Trust, as recorded in O.R. Volume 177, Page 65;

Thence, **N 86°15'03" W 2692.25 feet** with the Half Section Line of Section 7, the same being the North line of said parcel conveyed to Roger E. Van Dyke & Kathryn M. Van Dyke, Trust, to a 5/8" o.d. iron pin found marking Southwest corner of the Northeast Quarter of Section 7, also being the Southeast corner of a parcel conveyed to Laura J. Hawk, as recorded in O.R. Volume 45, Page 526;

Thence, **N 04°09'38" E 1496.59 feet** with the Half Section Line, the same being the East line of said parcel conveyed to Hawk and continuing with the East line of a parcel conveyed to The President & Trustees of Ohio University, as recorded in O.R. Volume 79, Page 769, to a mag nail set in the centerline of Columbia Road (Co. Road 71) marking the Southwest corner of a 6.854 acre parcel conveyed to The President & Trustees of Ohio University, as recorded in O.R. Volume 296, Page 1100;

Thence leaving Columbia Road and Half Section Line with the East line of said 6.854 acre parcel, with the following ten (10) courses and distances:

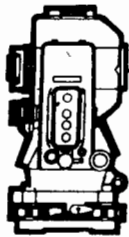
- 1) **S 83°17'24" E 40.82 feet** to a 5/8" o.d. iron pin found;
- 2) **N 06°35'54" E 130.96 feet** to a 5/8" o.d. iron pin found;
- 3) **N 20°37'48" E 44.28 feet** to a 5/8" o.d. iron pin found;
- 4) **N 27°14'58" E 541.75 feet** to a 5/8" o.d. iron pin found;
- 5) **N 32°24'37" E 81.43 feet** to a 5/8" o.d. iron pin found;
- 6) **N 41°54'20" E 73.38 feet** to a 5/8" o.d. iron pin found;
- 7) **N 48°54'29" E 161.41 feet** to a 5/8" o.d. iron pin found;
- 8) **N 48°26'31" E 223.55 feet** to a 5/8" o.d. iron pin found;
- 9) **N 44°58'54" E 82.15 feet** to a 5/8" o.d. iron pin found;
- 10) **N 33°38'37" E 119.56 feet** to a 5/8" o.d. marking the Northeast corner thereof on the North line of Section 7, and being on the South line of an adjoining parcel conveyed to the President & Trustees of Ohio University, as recorded in O.R. Volume 79, Page 769;

Thence, **S 86°29'10" E 1964.33 feet** with the North line of Section 7, the same being the South line of said parcel conveyed to The President & Trustees of Ohio University and extending along the North line of said parcel conveyed to Roger E. Van Dyke & Kathryn M. Van Dyke, Trustees, as recorded in O.R. Volume 341, Page 147, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **160.645 acres**, more or less, and subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: S. Blause  
 DATE: 1-14-04

LEE # 7



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Subject to the following references:

- 1) Graveyard Lot and ingress/egress easement from Columbia Road to said cemetery, as recorded in Deed Volume 72, Pages 453-454.
- 2) Easement to Columbus & Southern Ohio Electric Company, as recorded in Volume 186, Page 676.
- 3) Easement to Columbus & Southern Ohio Electric Company, as recorded in Volume 198, Page 248.


Bearings of the above description are based on the North line of Section 7, as being **S 86°29'10" 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 yellow 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 January of 2004.

Dated

1/14/04

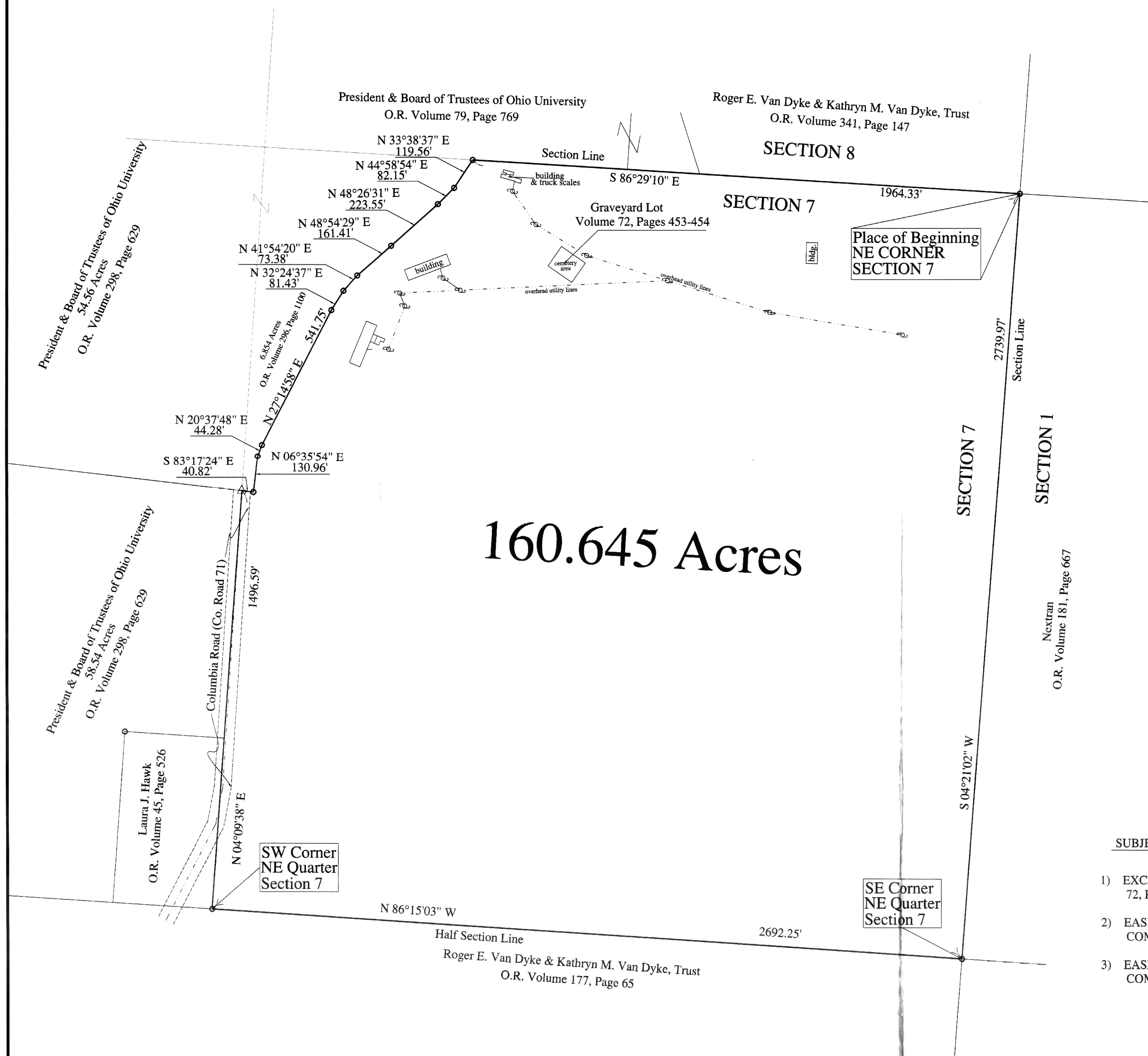
  
\_\_\_\_\_  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

1208-04AT



# Plat of Survey

Lee Township, Athens County, State of Ohio  
part. Section 7, Township 10N, Range 15W.



160.645 Acres



PREPARED FOR:  
**ACS Title Agency**  
35 North College Street  
Athens, Ohio 45701

PROPERTY LOCATION:  
SITUATED IN THE TOWNSHIP OF LEE, COUNTY OF ATHENS, STATE OF OHIO, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10N, RANGE 15W.

BEING A SURVEY OF THE RESIDUAL OF AN ORIGINAL PARCEL CONVEYED TO ALBANY EXPORTS, LTD., AS RECORDED IN O.R. VOLUME 204, PAGE 707, IN THE ATHENS COUNTY DEED RECORDS, AND BEING AUDITOR'S PARCEL NO. H01-00100025-00.

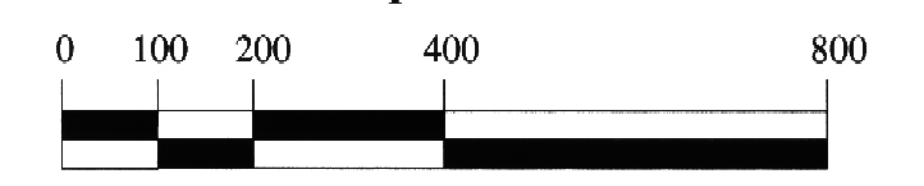
THIS PARCEL LIES IN THE NON-FLOOD ZONE 'X' PLAIN, AS SHOWN ON THE FEMA MAPS: COMMUNITY PANEL NO. 390760-0275-B, DATED: MAY 02, 1991.

THE BEARINGS OF THIS PLAT ARE BASED ON THE NORTH LINE OF SECTION 7 AS BEING S 86°29'10" E, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

### LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set  
5/8" Rebar with a Yellow Cap  
Labeled S.A. England #7452
- ⊕ - Utility Pole
- - Stone Found
- △ - Mag Spike Set
- x — - Existing Fence line

### Graphic Scale



1 Inch = 200 Feet

PREPARED BY:  
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### SUBJECT TO THE FOLLOWING REFERENCES:

- 1) EXCEPTING THE GRAVELOT, AS RECORDED IN VOLUME 72, PAGES 453-454.
- 2) EASEMENT TO COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN VOLUME 186, PAGE 676.
- 3) EASEMENT TO COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY, AS RECORDED IN VOLUME 198, PAGE 248.



Done and attested for  
Athens County  
ENGINEER'S OFFICE  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Scott A. England  
DATE: 1-14-04

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: 1/14/04  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452