

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
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Exhibit "A"
Legal Description
6.420 Acres (revised)
all of David A. Bell parcel: O.R. Volume 209, Page 147

Situated in the Township of Troy, County of Athens, State of Ohio, and being a part of Fraction 5 in Section 10, Township 5N, Range 11W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a parcel now or formerly conveyed to David A. Bell, as recorded in O.R. Volume 209, Page 147, in the Athens County Deed Records, and further described as follows;

Commencing at an iron pin set on the East line of Fraction 5 marking the Northeast corner of a parcel conveyed to John R. Coulson, as recorded in Deed Volume 283, Page 46, also being on the West Right of Way line of Youba Ridge Road (Co. Road 62) and being the **PRINCIPLE PLACE OF BEGINNING** of the 6.420 Acre parcel herein to be described: said iron pin bears N 05°08'46" E 1088.20 feet from a mag nail set marking the Southeast corner of Fraction 5, and said iron pin set bears N 85°00'38" W 27.06 feet from a mag nail set in the centerline of Youba Ridge Road: Youba Ridge location shown on O.D.O.T. Plan No. ATH-50-33.45, sheet 23/40.

Thence, N 85°00'38" W 164.20 feet leaving the Right of Way line of Youba Ridge Road with the North line of said parcel conveyed to Coulson, to an iron pin set marking the Northwest corner thereof;

Thence, S 05°08'46" W 176.00 feet with the West line of said parcel conveyed to Coulson, to a 5/8" o.d. iron pin found on the North line of a parcel conveyed to James R. & Crystal I. Pullins, as recorded in O.R. Volume 290, Page 919;

Thence, N 88°32'16" W 516.01 feet with the North line of said parcel conveyed to Pullins, to an iron pin set marking the Northwest corner thereof, and being on the East line of a parcel conveyed to Warren Hughe Calaway, as recorded in O.R. Volume 343, Page 522, passing over a 5/8" o.d. iron pin found at 177.09 feet, and passing over a 30" diameter shag hickory tree at 505.01 feet;

Thence, N 05°43'10" E 374.42 feet with the East line of said parcel conveyed to Calaway, to an iron pin set in the centerline of U.S. Route 50, and passing over an iron pin set on the South Limited Access Right of Way Line at 193.40 feet: U.S. Route 50 shown on O.D.O.T. Right of Way Plan No. ATH-50-33.45, sheet 23/40;

Thence with the centerline of U.S. Route 50 with a curve to the left (Radius = 5729.58 feet, delta angle 06°04'56", arc length 608.24 feet) with a chord bearing N 77°37'34" E 607.95 feet, to a concrete monument found marking P.T. Station 2068+73.81;

Thence, N 74°44'32" E 102.05 feet with the centerline of U.S. Route 50, to an iron pin set;

Thence, S 05°08'46" W 383.39 feet leaving the centerline of U.S. Route 50 to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set on the South Limited Access Right of Way line of U.S. Route 50 at 179.02 feet, and containing 6.420 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and ordinances of record.

The above described 6.420 Acre parcel has a net area of 3.569 Acres exclusive of Road Right of Way.


Bearings of the above description are based on the bearings shown on the O.D.O.T. Right of Way Plans of U.S. Route 50, as shown on Plan No. ATH-50-33.45, sheet 23/40, and are assumed Meridians 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 February of 2007.

Dated 5/2/07

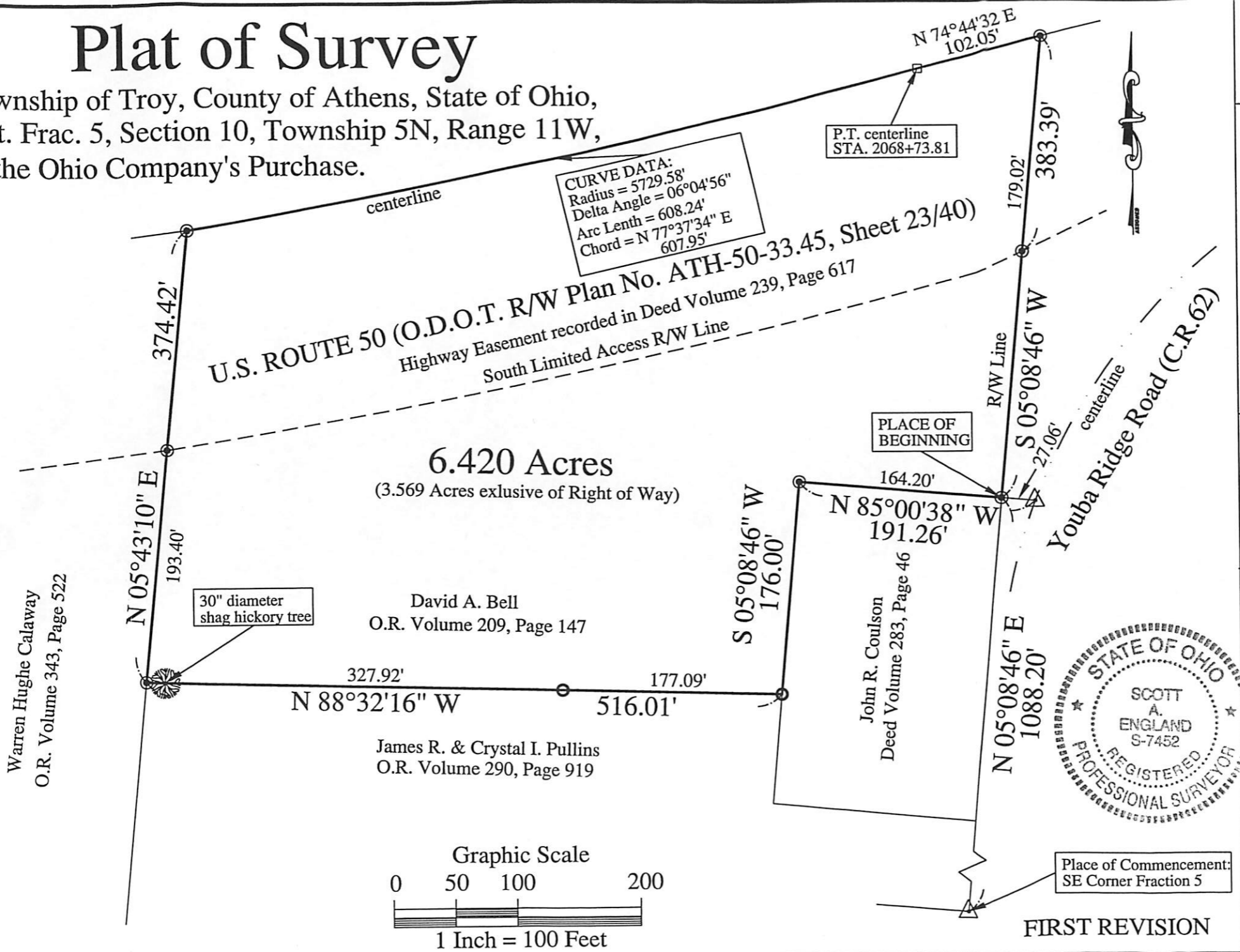
1992-07ATREVI


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



Plat of Survey

Township of Troy, County of Athens, State of Ohio,
part. Frac. 5, Section 10, Township 5N, Range 11W,
of the Ohio Company's Purchase.



CURVE DATA:
Radius = 5729.58'
Delta Angle = 06°04'56"
Arc Length = 608.24'
Chord = N 77°37'34" E
607.95'

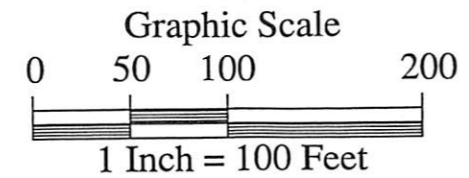
P.T. centerline
STA. 2068+73.81

PLACE OF BEGINNING



Place of Commencement:
SE Corner Fraction 5

FIRST REVISION



PREPARED FOR:
Gerner REO
215 W. Ninth Street
Cincinnati, Ohio 45202

PROPERTY LOCATION:
SITUATED IN THE TOWNSHIP OF TROY,
COUNTY OF ATHENS, STATE OF OHIO, AND
BEING A PART OF FRACTION 5 IN SECTION 10,
TOWNSHIP 5N, RANGE 11W, OF THE OHIO
COMPANY'S PURCHASE.

BEING A SURVEY OF A PARCEL NOW OR
FORMERLY CONVEYED TO DAVID A. BELL, AS
RECORDED IN O.R. VOLUME 209, PAGE 147, IN
THE ATHENS COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON
THE BEARINGS OF THE O.D.O.T. RIGHT OF
WAY PLANS OF U.S. ROUTE 50, AS SHOWN ON
PLAN NO. ATH-50-35.45 SHEET 23/40, AND ARE
ASSUMED MERIDIANS USED TO DENOTE
ANGLES ONLY.

LEGEND

- - 5/8" solid Iron Pin Found
- ⊙ - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- x - x - -existing fence line
- △ - Mag Nail Set
- - Concrete Monument Found

PREPARED BY:
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WWW.SURVEYOHIO.COM

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: *state*

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

Warren Hughe Calaway
O.R. Volume 343, Page 522

30" diameter
shag hickory tree

David A. Bell
O.R. Volume 209, Page 147

James R. & Crystal I. Pullins
O.R. Volume 290, Page 919

John R. Coulson
Deed Volume 283, Page 46