

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A"
Legal Description
0.454 Acres
all of Auditor's P.P.N. P03-03300004-00

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of Section 12, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a parcel conveyed to G. Courtney Haning, as recorded in O.R. Volume 229, Page 959, in the Athens County Deed Records, and being further described as follows;

Beginning for reference at the Northwest corner of Section 12;

Thence South 2158.31 feet and East 1142.93 feet to an iron pin set on the East Right of Way Line of the former Monday Creek Branch of the Hocking Valley Railroad and being a parcel conveyed to Harrison & Barbara Runyon, as recorded in O.R. Volume 110, Page 292, also being on the South line of a parcel conveyed to Deborah & Joanne Sheskey, as recorded in Deed Volume 241, Page 549, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.454 Acre** parcel herein to be described;

Thence, **S 72°27'12" E 245.00 feet** with the South line of said parcel conveyed to Sheskey, to an iron pin set on the West right of Way Line of Sylvania Avenue;

Thence, **S 28°21'15" W 150.00 feet** with the West Right of Way Line of Sylvania Avenue, to a 5/8" o.d. iron pin found marking the Northeast corner of said parcel conveyed to Runyon;


Thence with the East line of said parcel conveyed to Runyon along the East Right of Way Line of said former Railroad, with a curve to the right (Radius 877.72 feet, delta angle 17°10'46", arc length 263.17 feet) with a chord bearing **N 38°15'43" W 262.19 feet** to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.454 Acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

Bearings of the above description are based on the West Right of Way Line of Sylvania Avnue, as being **S 28°21'15" W**, and is an assumed Meridian used to denote angles only.

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in October of 2008.

Dated 10/14/08

2272-08AT



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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: R. Canterbury
DATE: 10-14-08

PREPARED FOR:

ACS Title Agency
Athens, Ohio

PROPERTY LOCATION:

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being a part of Section 12, Township 12N, Range 15W.

Being a Survey of a parcel conveyed to G. Courtney Haning, as recorded in O.R. Volume 229, Page 959, in the Athens County Deed Records, and being all of Auditor's P.P.N. P03-03300004-00.

Bearings of this plat are based on the West Right of Way Line of Sylvania Avenue, as being S 28°21'15" W, and is an assumed Meridian used to denote angles only.

LEGEND

- - 2" o.d. Iron Pipe Found
- - 3/4" o.d. Iron Pipe Found
- - Iron Pin Set
- ⊙ - 5/8" Rebar with a Red I.D. Cap Labeled S.A. England #7452
- ⊕ - 12" o.d. Corner Post

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770, 5179 Walnut Road
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

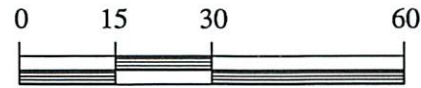
Scott A. England
Date Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Plat of Survey

City of Nelsonville, County of Athens, State of Ohio,
part Section 12, Township 12N, Range 15W.

Place of Beginning:
bears South 2158.31 feet
& East 1142.93 feet from
NW Corner Section 12

CURVE DATA
Radius = 877.72'
Delta Angle = 17°10'46"
Arc Length = 263.17'
Chord = N 38°15'43" W
262.19'



GRAPHIC SCALE IN FEET
1 INCH = 30 FEET

S 72°27'12" E

Deborah & Joanne Sheskey, ETAL
Deed Volume 241, Page 549

245.00'

G. Courtney Haning
O.R. Volume 229, Page 959
P.P.N. P03-03300004-00

0.454 Acres

Harrison & Barbara Runyon
O.R. Volume 110, Page 292

R/W Line
150.00'
S 28°21'15" W
SYLVANIA AVENUE

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *K. Cantel*
DATE: *10-14-08*