

**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

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A"  
Legal Description 1.963 Acres

Situate in the State of Ohio, County of Athens, Township of York and in the City of Nelsonville, and being a part of Section 17, Twp.-12N, Rng.-15W and further described as follows,

Being a survey of a portion of a 12.498 acre parcel conveyed to Lanton Inc., a West Virginia Corporation, described and recorded in Official Record 273 pages 420 in the Athens County Recorders Office and being more particularly described as follows,

Commencing, for reference, at a concrete monument found marking the Southeast corner of Section 17, Thence, the following Thirteen (13) courses and distances,

- |                                 |                                 |
|---------------------------------|---------------------------------|
| 1) N 87° 07' 07" W 148.15 feet; | 2) N 33° 24' 56" W 275.26 feet; |
| 3) N 46° 45' 46" W 339.20 feet; | 4) N 56° 14' 37" W 88.91 feet;  |
| 5) N 18° 02' 23" E 103.90 feet; | 6) N 38° 20' 25" W 720.99 feet; |
| 7) N 21° 06' 27" W 330.09 feet; | 8) N 29° 32' 36" W 408.53 feet; |

9) N 43° 08' 23" W 422.13 feet to an iron pin set on the Northeasterly line of said 12.498 acre parcel conveyed to Lanton Inc. of which this survey is a part, the same being the Southwesterly right-of-way line of U.S. Route 33, the Northeast corner of and PRINCIPLE PLACE OF BEGINNING of the 1.963 acre parcel herein to be described;

Thence, with what represents new lines through said 12.498 acre parcel conveyed to Lanton Inc. the following Two (2) courses and distances,

1) S 41° 42' 26" W leaving the Southwesterly line of U.S. Route 33 a distance of 412.76 feet to an iron pin set marking the Southeast corner of the 1.963 acre parcel herein to be described;

2) N 47° 26' 27" W 214.18 feet to an iron pin set along the lands of a 7.610 acre parcel conveyed to Carter-Jones Lumber Company, Official Record 257 page 1166, the Southwest corner of the 1.963 acre parcel herein to be described;

Thence, N 42° 33' 33" E along the lands of said Carter-Jones Lumber Company 400.00 feet to an iron pin found on the Southwesterly right-of-way line of U.S. Route 33, said iron pin marks the Northeast corner of said 7.610 acre parcel conveyed to Carter-Jones Lumber Company and the Northwest corner of said 12.498 acre parcel conveyed to Lanton Inc. of which this survey is a part;

Thence, along the right-of-way of U.S. Route 33, the same being the Northeasterly line of said 12.498 acre parcel the following Three (3) courses and distances,

- 1) S 47° 26' 27" E 39.29 feet to an iron pin set at an angle in said right of way;
- 2) S 51° 35' 25" E 142.37 feet to an iron pin set at an angle in said right of way;
- 3) with a curve to the right having a radius of 1365.66 feet, a delta angle of 01° 07' 38" and a chord bearing S 52° 35' 25" E at a distance of 26.86 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains a total acreage of 1.963 acres more or less, subject to all legal easements, right-of-ways, and restrictions of record.

Bearings of the above description are based on the recorded bearing of the West line of Section 17 as being S 02° 15' 00" W (Official Record 205 pages 887 through 894) and are an assumed Meridian used to denote angles only


Note: all Deed Volumes and Official Records and pages referenced to above are found in the office of the Recorder, Athens County, Ohio.

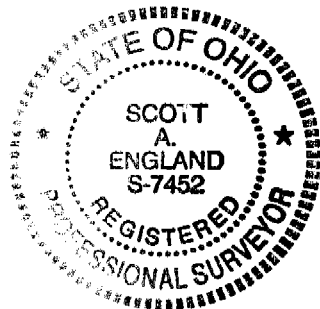
All iron pins set are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "Scott A. England S-7452"

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.

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: S. Blause  
 DATE: 5-6-02

Dated 4/15/02

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



YR #17

**S.A. England & Associates  
Professional Land Surveying**

P.O. Box 600 Thornville, Ohio 43076  
Ph. 740-928-8680 Fax 740-928-9565

Property Location:

Situate in the State of Ohio,  
County of Athens, Township of  
York, City of Nelsonville and  
being a part of Section 17,  
Twp.-12N, Rng.-15W.

Being a survey of a portion of a  
12.498 acre parcel conveyed to  
Lanton Inc., a West Virginia  
Corporation, described and  
recorded in Official Record 273  
page 420 in the Athens County  
Recorders Office. And being a

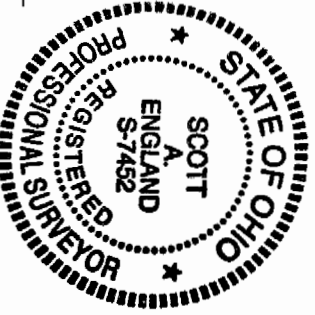
Bearings of this plat are based on  
the recorded bearing of the West  
line of Section 17 as being  
S 02° 15' 00" W (O.R. 205 Pgs.  
887-894) and are an assumed  
Meridian used to denote angles  
only.

I Hereby Certify That An Actual Survey Of  
The Premises Was Made And That This Plat  
Is Correct To The Best Of My Knowledge.

Date:

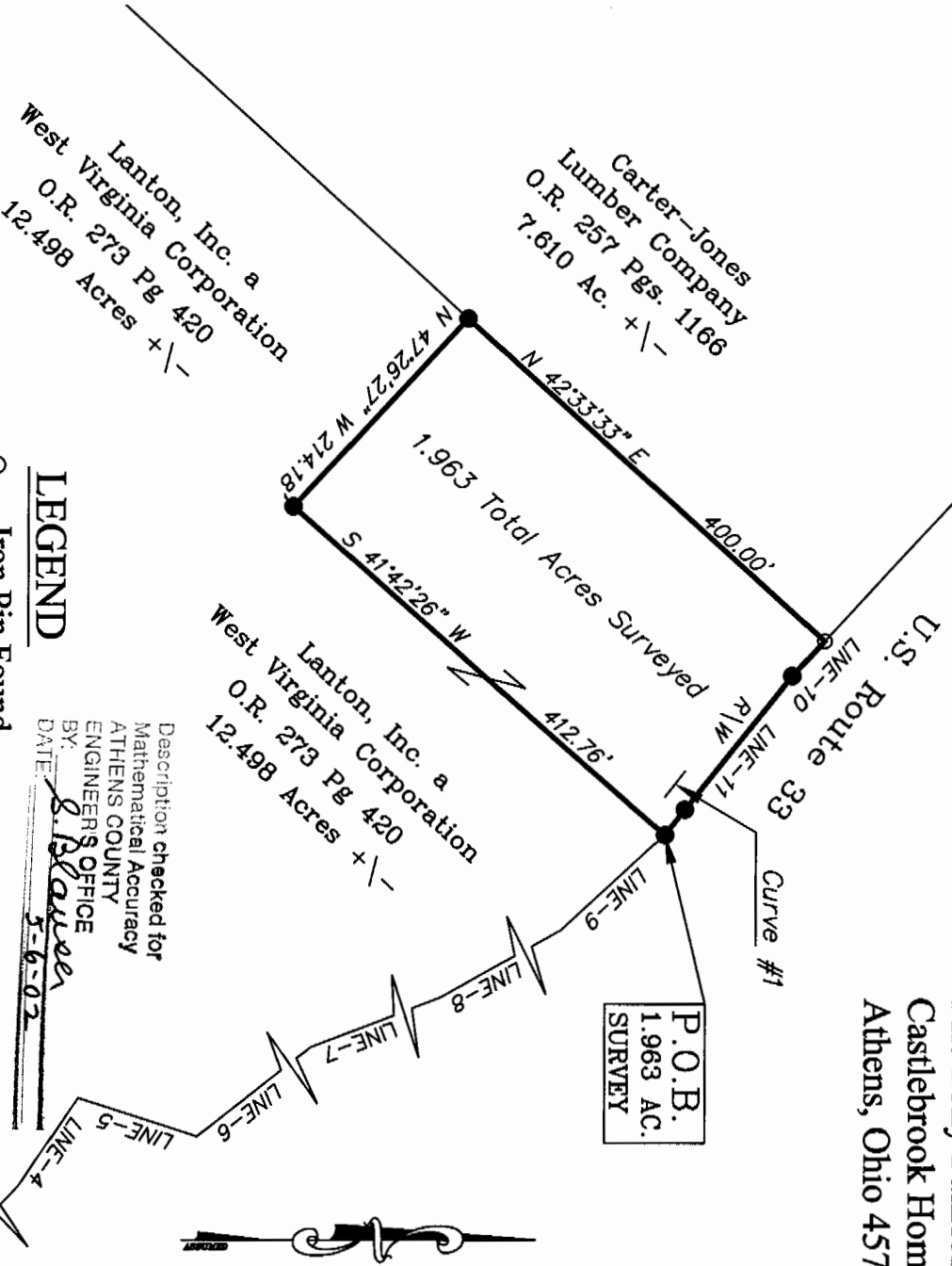
5/6/02

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



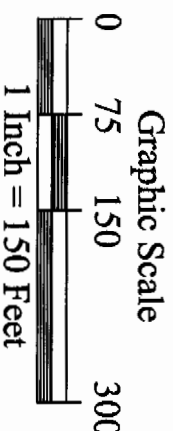
Prepared For:  
**Mr. Tony Fabrian**  
Castlebrook Homes, Inc.  
Athens, Ohio 45701

**P.O.B.**  
1.963 AC.  
SURVEY



LINE 1 - N 87°07'07" W	148.15'
LINE 2 - N 33°24'56" W	275.26'
LINE 3 - N 46°45'46" W	339.20'
LINE 4 - N 56°14'37" W	88.91'
LINE 5 - N 18°02'23" E	103.90'
LINE 6 - N 38°20'25" W	720.99'
LINE 7 - N 21°06'27" W	330.09'
LINE 8 - N 29°32'36" W	408.53'
LINE 9 - N 43°08'23" W	422.13'
LINE 10 - S 47°26'27" E	39.29'
LINE 11 - S 51°35'25" E	142.37'

Curve #1 R = 1365.66' Del = 01°07'38"  
Chord Bearing S 52° 35' 25" E 26.86'



**LEGEND**

- - Iron Pin Found
- - Rail Spike Found
- ▲ - Rail Spike Set
- ★ - Mag Nail Set
- (T) - Total Dimension
- - Concrete Monument
- ⊕ - Chain Link Corner Post

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blawie*  
DATE: *5-6-02*

POINT OF  
COMMENCEMENT  
S.E. CORNER  
SEC. 17, T12N,  
R15W, YORK  
TOWNSHIP

