

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



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**  
**0.151 Acres**

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, and being a part of River Lot 650 of the Ohio Company Purchase, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of an original parcel conveyed to Bryan & Jean Hayden, as recorded in O.R. Volume 57, Page 573, in the Athens County Deed Records, and being Auditor's Parcel No. \_\_\_\_\_, and further described as follows;

Commencing at a 5/8" o.d. iron found marking the Southeast corner of Tract Two (0.02 Acres) conveyed to Don & Ruth Ann Williams, as recorded in Deed Volume 322, Page 841, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.151 acre** parcel herein to be described: said iron pin bears N 04°47' E 2542.90 feet and S 89°39' W 363.50 feet from the Southeast corner of said River Lot 650 (by previous Deed);

Thence, N 26°13'00" E 100.61 feet with East line of said 0.02 acre parcel conveyed to Williams, to an iron pin set marking the Northeast corner thereof, and being on the South Right of Way line of U.S. Route 33 (Washington Street)(variable widths): said iron pin set bears S 69°55'00" E 116.70 feet from a 5/8" o.d. iron pin found marking the Northwest corner of Tract One conveyed to Williams;

Thence, S 69°55'00" E 62.50 feet with South Right of Way line of U.S. Route 33, to the Northwest corner of a parcel conveyed to Pauline Dishong, as recorded in O.R. Volume 16, Page 496;

Thence, S 22°28'47" W 100.14 feet leaving U.S. Route 33 with the West line of said parcel conveyed to Dishong, to an iron pin set, and passing over a 5/8" o.d. iron pin found at 4.64 feet;

Thence, N 69°54'00" W 69.07 feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains **0.151 acres**, more or less, and is subject to all legal easements, right of ways, zoning ordinances, and restrictions of record.

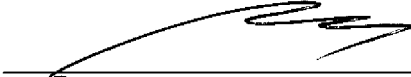
Subject to the 'Flood Zone A10' flood plain as per the FEMA Maps: Community Panel Number 390020-0005-B.

Bearings of the above description are based on the South Right of Way line of U.S. Route 33 (Washington Street) as being S 69°55'00" 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 February of 2003.

Dated 6/23/04

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



0972-03AT

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: S. Blausen  
 DATE: 6-23-04

NPL# 30

# Plat of Survey

City of Nelsonville, Township of York, County of Athens, State of Ohio  
part Lot 650, Twp. 12N, Range 10W, Ohio Company Purchase

PREPARED FOR:

Mid-Ohio Title Agency, Inc.  
10 N. Sixth Street  
Zanesville, Ohio 43701

PROPERTY LOCATION:

SITUATED IN THE CITY OF NELSONVILLE,  
COUNTY OF ATHENS, STATE OF OHIO, AND  
BEING A PART OF RIVER LOT 650, TOWNSHIP  
12N, RANGE 10W, OF THE OHIO COMPANY  
PURCHASE.

BEING A SURVEY OF AN ORIGINAL PARCEL  
NOW OR FORMERLY CONVEYED TO BRYAN &  
JEAN HAYDEN, AS RECORDED IN O.R.  
VOLUME 57, PAGE 573, IN THE ATHENS  
COUNTY DEED RECORDS, AND BEING  
AUDITOR'S PARCEL NO.

SUBJECT TO THE "FLOOD ZONE A10" FLOOD  
PLAIN AS PER THE FEMA MAPS: COMMUNITY  
PANEL NO. 390020-0005-B: DATED 12-01-83.

THE BEARINGS OF THIS PLAT ARE BASED ON  
THE SOUTH RIGHT OF WAY LINE OF U.S.  
ROUTE 33 AS S 69°55'00" E, AND IS AN  
ASSUMED MERIDIAN 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
- △ - Mag Nail Set
- - Fence Post Found

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

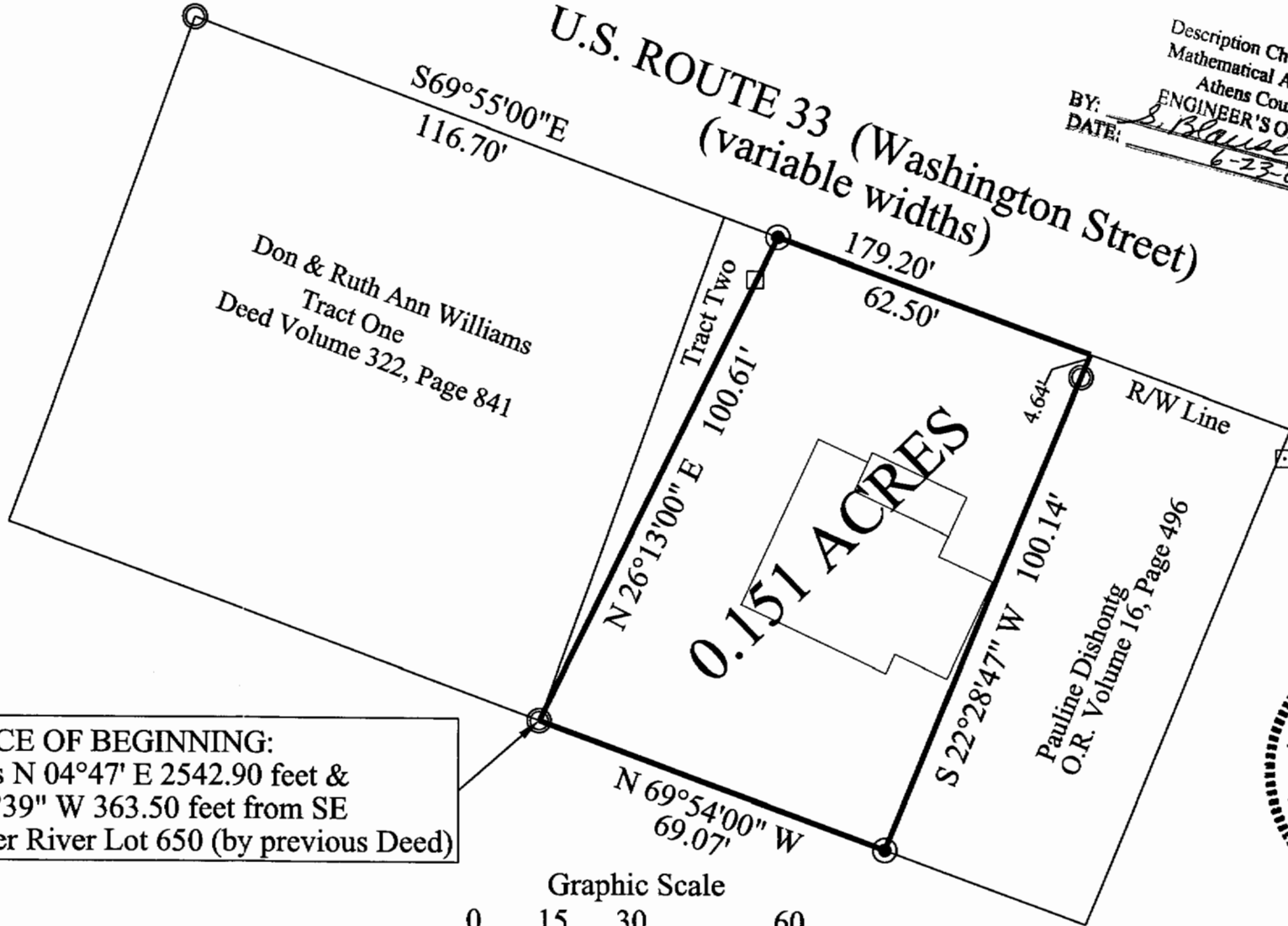
Dated: 6/21/04

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaise  
DATE: 6-23-04



U.S. ROUTE 33 (Washington Street)  
(variable widths)

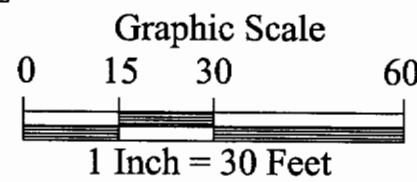


Don & Ruth Ann Williams  
Tract One  
Deed Volume 322, Page 841

0.151 ACRES

Pauline Dishontg  
O.R. Volume 16, Page 496

PLACE OF BEGINNING:  
Bears N 04°47' E 2542.90 feet &  
S 89°39' W 363.50 feet from SE  
Corner River Lot 650 (by previous Deed)



REVISED: 06-21-04