

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 0.115 Acres

Situate in the City of Nelsonville, County of Athens, State of Ohio, and being a portion of Lot #513 in said City of Nelsonville, said portion of Lot #513 being currently conveyed to James Kevin McCulloch, of record by Official Record 99, Page 905 in the record of deeds in the Athens County Recorders Office, Athens, Ohio and being more particularly described as follows,

Commencing, for reference, at a point along the East right-of-way line of Fort Street marking the Southwest corner of said Lot #513 in the City of Nelsonville, and the Northwest corner of Lot #199 in John R. Howes Addition to Nelsonville, of record by Plat Cabinet Envelope #107_A, the same point being the Northwest corner of a parcel described as Thirty (30') feet of ground off the North end of said Lot #199, and the same point being the Southwest corner of parcel described as Six (6') feet off the South side of said Lot #513, both of which are being currently conveyed to the Trustees of the Christian Church, of record by Deed Volume 118, Page 382, Athens County Deed Records, Thence, N 01° 39' 05" W 6.00 feet to a point marking the Northwest corner of said Six Foot (6') strip conveyed to the Trustees of the Christian Church, Deed Volume 118, Page 382, the Southwest corner of McCulloch-Abraham, the PRINCIPLE PLACE OF BEGINNING of the 0.115 acre parcel herein to be described,

Thence, N 01° 39' 05" W along the East line of Fort Street, the same being the West line of Lot #513 and said parcel conveyed to McCulloch-Abraham, Official Record 99, Page 905, 39.09 feet to an iron pin set marking the Southwest corner of a parcel being currently conveyed to Guyla Ann Bateman, of record by Official Record 302, Page 11, the Northwest corner of McCulloch-Abraham and the 0.115 acre parcel herein to be described;

Thence, S 89° 34' 07" E along the South line of said parcel conveyed to Guyla Ann Bateman, Official Record 302, Page 11, having passed an iron pin set on line at 123.51 feet, going a total distance of 128.51 feet to a point on a block wall, said point being along the West line of a parcel being currently conveyed to Barbara A. Sofronko, of record by Deed Volume 357, Page 580, the Northeast corner McCulloch-Abraham and the Northeast corner of the 0.115 acre parcel herein to be described;

Thence, S 00° 14' 27" W along said block wall and with the West line of Barbara A. Sofronko, Deed Volume 357, Page 769, and with the West line of a parcel being currently conveyed to Steven R. and Christi L. Sofronko, Official Record 224, Page 580, 39.39 feet to a point on said block wall marking the Southwest corner of Steven R. and Christi L. Sofronko, Official Record 224, Page 580, said point being 6.00 feet North of the South line of said Lot #513 and marks the Northeast corner of said Six (6') foot strip conveyed to the Trustees of the Christian Church, Deed Volume 118, Page 382, the Southeast corner of McCulloch-Abraham and the 0.115 acre parcel herein to be described;

Thence, N 89° 25' 10" W along the North line of said Six (6') foot strip conveyed to the Trustees of the Christian Church, Deed Volume 118, Page 382, and this course being Six (6') foot North of and parallel to the South line of said Lot #513, having passed an iron pin set on line for reference at 5.00 feet, an iron pin set on line for reference at 119.22 feet, going a total distance of 127.22 feet to the PRINCIPLE PLACE OF BEGINNING, and as surveyed contains 0.115 total acres more or less and is subject to all legal easements, right-of-ways, City zoning ordinances, and restrictions of record.

"SEE ATTACHED PLAT"

Bearings of the above description are based on the East right-of-way line of Fort Street as being N 01° 39' 05" W and is an assumed Meridian used to denote angles only.

All iron pins SET are 5/8" O.D. iron reinforcing bars 30" long with red identification caps labeled "S.A. England #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 in July, 2006.

Dated _____

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

Prepared By:

S.A. ENGLAND ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 1770 (5179 WALNUT RD.)
BUCKEYE LAKE, OHIO 43008
740-928-8680 FAX 740-928-9565

PLAT of SURVEY

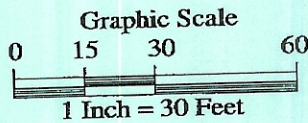
City of Nelsonville, County of Athens, State of Ohio.
Pt. Lot #513 in said City of Nelsonville.

Property Location:

Situate in the City of Nelsonville, County of Athens, State of Ohio, and being a portion of Lot #513 in said City of Nelsonville, and being a survey of the parcel being currently conveyed to James Kevin McCulloch and Amy D. Abraham, of record by Official Record 99, Page 905 in the record of deeds in the Athens County Recorders Office.

LEGEND

- - Iron Pin Found
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- (T) - Total Dimension



Bearings of this plat are based on the East right-of-way line of Fort Street as being N 01° 39' 05" W and is an assumed Meridian used to denote angles only.

Prepared For:

Attorney Michael Nolan
c/o Greg & Melissa Clement

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

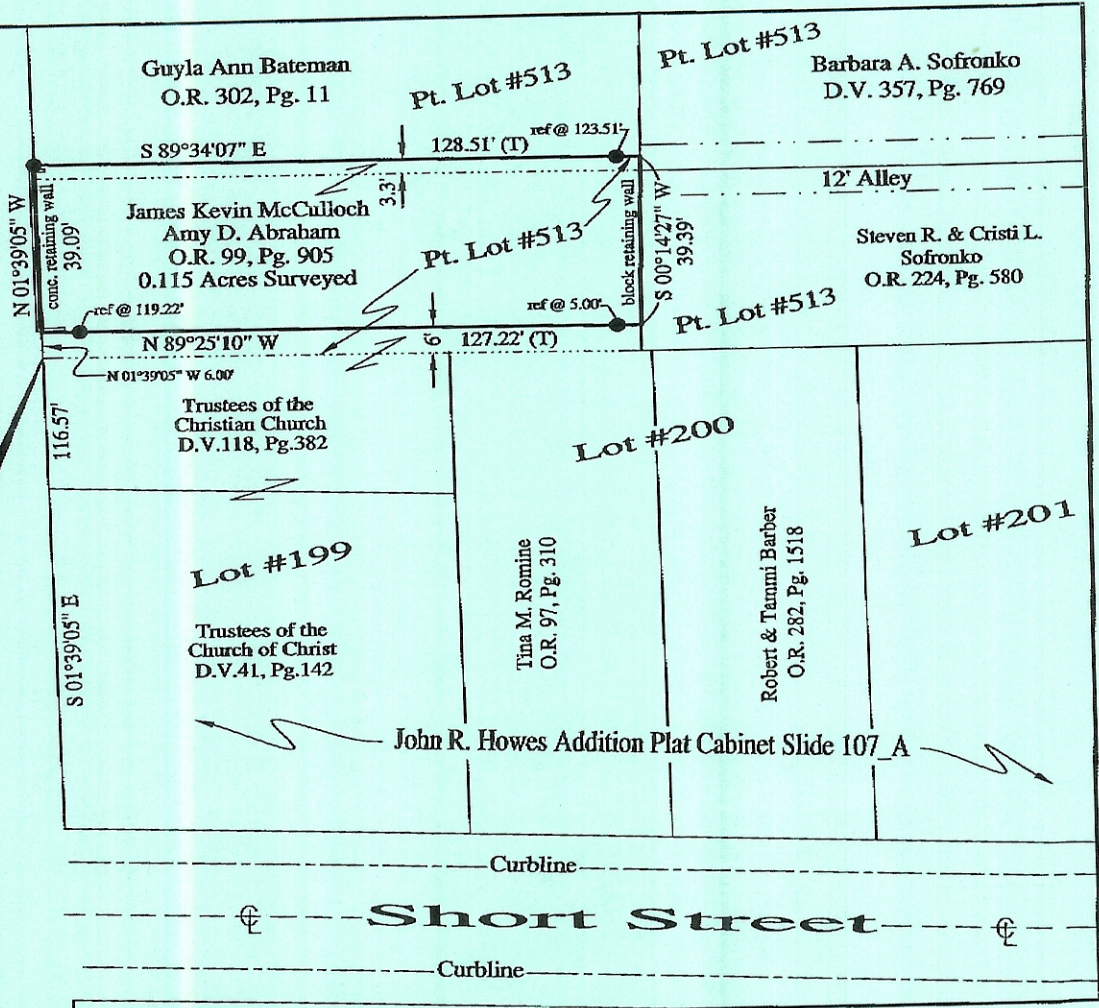
Dated: _____

If the signature and seal
stamp of this document is
not in BLUE it is not an
original document.

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

P.O.B. - S.W.
Cnr. Lot #513

Fort Street



From:

07/07/2006 10:28 #833 P.003/003