



S.A. ENGLAND & ASSOCIATES

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



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Exhibit "A" TRACT "1" Legal Description 5.308 Acres

Page 1 of 2

Situate in the Township of Ames, County of Athens, State of Ohio and being a part of the East Half of Section 13, Twp.-6N, Rng.-13W and being further described as follows,

Being a survey of a portion of a 65.360 acre parcel conveyed to Michael J. Deddens, Jacqueline S. Deddens, Carl J. Deddens, and Margaret K. Deddens, of record by Official Record 269, page 342 in the record of deeds in the Athens County Recorders Office and being more particularly described as follows,

Commencing, for reference, at a Stone found on the East line of Section 13, said Stone being identified as the Northwest corner of the Southwest Quarter of Section 7 in Official Record 269, page 342, Thence, **S 64° 01' 31" W** along the South line of Deddens et al 65.360 acre parcel **202.36** feet to an iron pin set, said iron pin being along the Northerly line of a 32.37 acre parcel conveyed to Michael J. Deddens and Jacqueline S. Deddens, of record by Official Record 176, page 784, the Southeast corner of and **PRINCIPLE PLACE OF BEGINNING** of the **5.308** acre parcel herein to be described;

Thence, along the Northerly line of said 32.37 acre parcel conveyed to Deddens the following Three (3) courses and distances,

1) continuing **S 64° 01' 31" W 400.34** feet to an iron pin found;

2) **S 61° 19' 39" W 333.91** feet to an iron pin found;

3) **S 79° 07' 02" W** having passed over an iron pin found at 95.79 feet, and going a total distance of **131.91** feet to the centerline of State Route 690, the Southwest corner of the 5.308 acre parcel herein to be described;

Thence, **N 45° 39' 44 W** along the centerline of State Route 690 **250.00** feet;

Thence, with what represents new lines that cross over and through said 65.360 acre parcel conveyed to Deddens, et al the following Five (5) courses and distances,

1) **N 41° 40' 29" E** having passed over an iron pin set on line for reference at 30.00 feet, and going a total distance of **369.58** feet to an iron pin set for a new corner;

2) **S 52° 51' 38" E 160.68** feet to an iron pin set for a new corner;

3) **N 89° 26' 35" E 69.43** feet to an iron pin set for a new corner;

4) **N 69° 35' 36" E 449.19** feet to an iron pin set for a new corner;

5) **S 32° 46' 23" E 179.11** feet to the **PRINCIPLE PLACE OF BEGINNING**, containing a total acreage of 5.308 acres more or less.

SUBJECT TO and TOGETHER WITH the following described Twenty Foot (20') easement for purposes of Ingress and Egress to and from the above described 5.308 acre parcel the centerline of which and being Ten (10') feet parallel to either side of the following Twelve (12) courses and distances,

Situate in the Township of Ames, County of Athens, State of Ohio and being a part of the East Half of Section 13, Twp.-6N, Rng.-13W and being further described as follows,

Being a survey of easement (20 feet wide) that crosses over and through a 65.360 acre parcel conveyed to Michael J. Deddens, Jacqueline S. Deddens, Carl J. Deddens, and Margaret K. Deddens, of record by Official Record 269, page 342 in the record of deeds in the Athens County Recorders Office and being more particularly described as follows,

Commencing, for reference, at a Stone found on the East line of Section 13, said Stone being identified as the Northwest corner of the Southwest Quarter of Section 7 in Official Record 269, page 342,

Thence, **S 64° 01' 31" W** along the South line of Deddens et al 65.360 acre parcel **202.36** feet to an iron pin set, the Southwest corner of the above described 5.308 acre parcel, said iron pin being along the Northerly line of a 32.37 acre parcel conveyed to Michael J. Deddens and Jacqueline S. Deddens, of record by Official Record 176, page 784,

AMS #13



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Legal Description 5.308 Acres

Page 2 of 2

Thence, along the boundary of said 5.308 acre parcel the following Five (5) courses and distances,

- 1) N 32° 46' 23" W 179.11 feet to an iron pin set for a corner;
- 2) S 69° 35' 36" W 449.19 feet to an iron pin set for a corner;
- 3) S 89° 26' 35" W 69.43 feet to an iron pin set for a corner;
- 4) N 52° 51' 38" W 160.68 feet to an iron pin set for a corner;
- 5) S 41° 40' 29" W 73.45 feet to the centerline of an existing gravel lane, the PRINCIPLE PLACE OF BEGINNING of the CENTERLINE of the foregoing described easement;

Thence, the following Twelve (12) courses and distances, of which follow the centerline of said gravel lane,

- 1) N 79° 53' 21" W 62.55 feet;
- 2) S 75° 59' 26" W 73.34 feet;
- 3) S 86° 08' 45" W 27.87 feet;
- 4) N 72° 54' 49" W 50.97 feet;
- 5) N 62° 46' 51" W 159.59 feet;
- 6) N 47° 48' 57" W 37.19 feet;
- 7) N 41° 49' 02" W 107.28 feet;
- 8) N 48° 53' 24" W 46.01 feet;
- 9) N 54° 50' 19" W 84.63 feet;
- 10) N 34° 37' 04" W 78.10 feet;
- 11) N 49° 02' 35" W 23.31 feet;
- 12) S 78° 12' 34" W 32.23 feet to a Mag Nail set in the centerline of State Route 690 and being the **TERMINUS POINT** of this easement.

Bearings of the above descriptions are based on those found in Official Record 269, page 342 and the East line of Section 13 as being S 07° 07' 15" W and is 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 in November 2003.

Dated 12/1/03




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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blausky
 DATE: 12-1-03

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blausky
 DATE: 12-1-03

Plat of Survey

Township of Ames, County of Athens, State of Ohio
Being a part of the East Half of Sec. 13, Twp.-6N Rng.13W

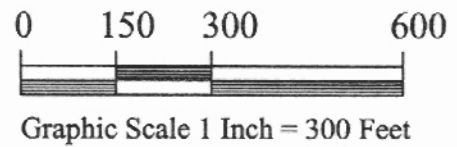
LINE	LENGTH	BEARING
L1	62.55'	N 79°53'21" W
L2	73.34'	S 75°59'26" W
L3	27.87'	S 86°08'45" W
L4	50.97'	N 72°54'49" W
L5	159.59'	N 62°46'51" W
L6	37.19'	N 47°48'57" W
L7	107.28'	N 41°49'02" W
L8	46.01'	N 48°53'24" W
L9	84.63'	N 54°50'19" W
L10	78.10'	N 34°37'04" W
L11	23.31'	N 49°02'35" W
L12	32.23'	S 78°12'34" W

PREPARED FOR:
Mollica, Gall, Sloan & Sillery Co., L.P.A.
Athens, Ohio 45701-0958

PROPERTY LOCATION:
SITUATED IN THE TOWNSHIP OF AMES, COUNTY OF ATHENS, STATE OF OHIO, AND BEING A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 6N, RANGE 13W.

BEING A SURVEY OF A PORTION OF A 65.36 ACRE PARCEL BEING CURRENTLY CONVEYED TO MICHAEL J. DEDDENS, JACQUELINE S. DEDDENS, CARL J. DEDDENS AND MARGARET K. DEDDENS OF RECORD BY OFFICIAL RECORD 269, PAGE 342 IN THE RECORD OF DEEDS IN THE ATHENS COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THOSE FOUND IN OFFICIAL RECORD 269, PAGE 342 AND THE EAST LINE OF SECTION 13 AS BEING S 07°07'15" W, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

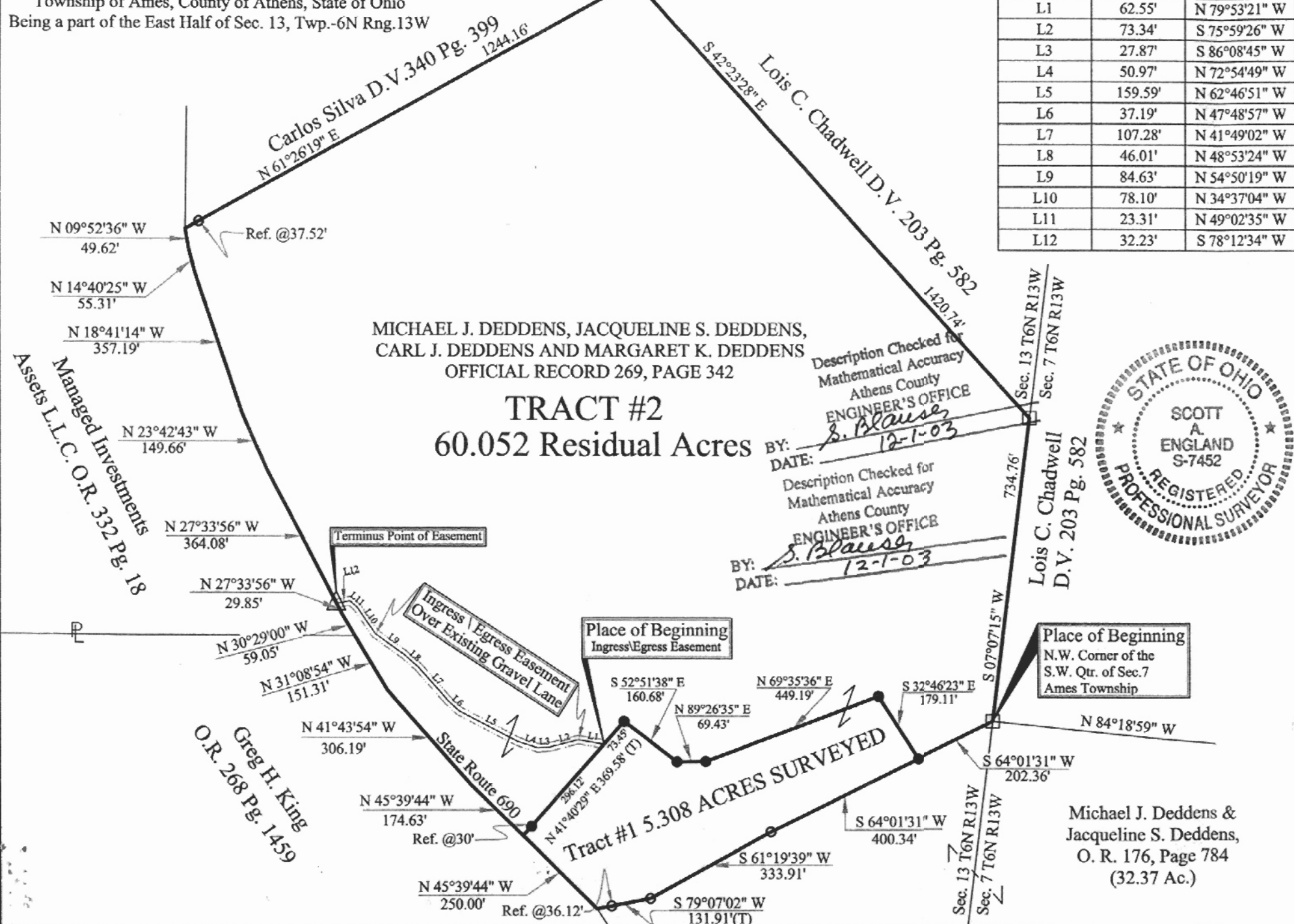


MICHAEL J. DEDDENS, JACQUELINE S. DEDDENS,
CARL J. DEDDENS AND MARGARET K. DEDDENS
OFFICIAL RECORD 269, PAGE 342

TRACT #2
60.052 Residual Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
S. Blause
BY: DATE: 12-1-03

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
S. Blause
BY: DATE: 12-1-03



- LEGEND**
- - Iron Pin Found
 - - Iron Pin Set
 - 5/8" Rebar with a Yellow Cap Labeled S.A. England #7452
 - - Corner Post (Locust)
 - △ - Mag Nail Set
 - - Stone 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: *12/1/03*
Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #7452

Michael J. Deddens &
Jacqueline S. Deddens,
O. R. 176, Page 784
(32.37 Ac.)