

S.A. ENGLAND SURVEYING
Professional Land Surveying
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Exhibit "A"
Legal Description
Parcel One: 0.184 Acres

Situated in the City of Athens, County of Athens, State of Ohio, and being a part of Inlot 118 of the City of Athens, Township 9N, Range 14W, and being more particularly described as follows;

Being a Re-Survey of PARCEL ONE conveyed to The Eleanor Barstow Living Trust, as recorded in O.R. Book 436, Pages 813-818, in the Athens County Deed Records, and being all of Auditor's P.P.N. A02826000300, and further described as follows;

Commencing at an iron pin set on the West Right of Way line of East State Street (66' Wide) marking the Southeast corner of Inlot 118, also being the Northeast corner of Inlot 116, being the Northeast corner of a parcel conveyed to Edna Brooks Foundation, as recorded in Volume 35, Page 788, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.184 Acre parcel herein to be described;

Thence, **N 62°37'32" W 110.30 feet** leaving East State Street with the line between said Inlot 118 and Inlot 116, the same being the North line of said parcel conveyed to Edna Brooks Foundation, to a 3/4" o.d. iron pipe found marking the Southeast corner of a parcel conveyed to Martha Young McVey, as recorded in O.R. Book 349, Page 378;

Thence, **N 27°55'07" E 45.44 feet** with the East line of said parcel conveyed to McVey, to a 3/4" o.d. iron pipe found marking the Southwest corner of a parcel conveyed to John H. & Barbara R. Mattheias, as recorded in Volume 334, Page 333;

Thence with the boundary of said parcel conveyed to Mattheias, with the following two (2) courses and distances:

- 1) **S 62°31'33" E 42.00 feet** to an iron pin set;
- 2) **N 28°31'04" E 44.81 feet** to an iron pin set on the South line of an alley, and being on the North line of said Inlot 118;

Thence, **S 62°29'01" E 67.33 feet** with the South line of said alley, the same being the North line of said Inlot 118, to an iron pin set marking the Northeast corner thereof, and being on the West Right of Way Line of East State Street;


Thence, **S 27°36'00" W 90.00 feet** with the West Right of Way Line of East State Street, the same being the East line of said Inlot 118, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.184 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 East State Street (66' Wide), as being **S 27°36'00" 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 July of 2009.

Dated 7/6/09

2324-09AT/PARCELONE


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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blaus
 DATE: 11-30-09

Plat of Survey

City of Athens, County of Athens, State of Ohio, Township 9N,
Range 14W, and being part of Inlot 118 & Inlot 120.

PREPARED FOR:

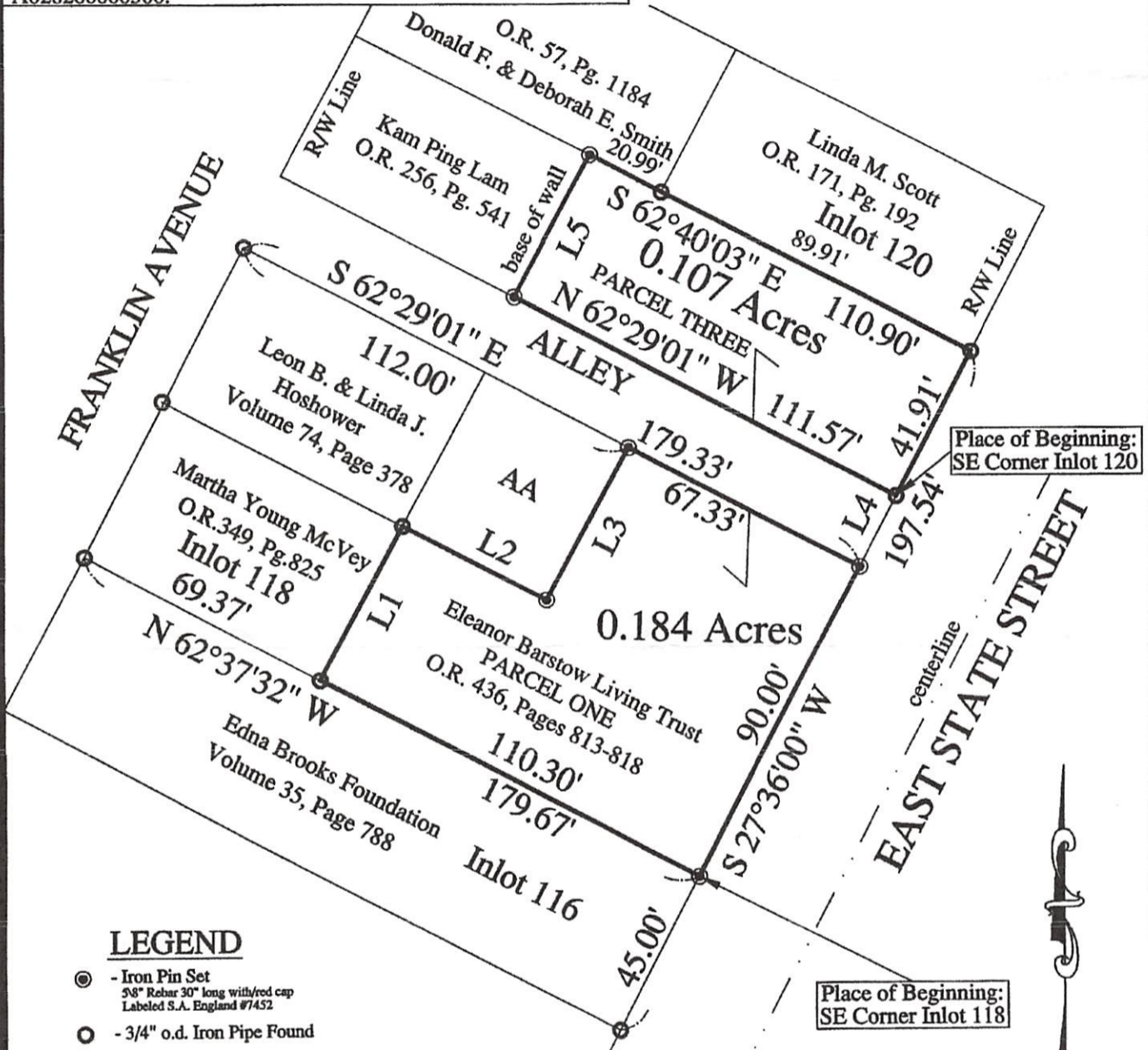
Redbud Properties
Athens, Ohio

PROPERTY LOCATION:

Situated in the City of Athens, County of Athens, State of Ohio,
Township 9N, Range 14W, and being a part of Inlot 118 & Inlot
120.

Being a Re-Survey of PARCEL ONE & PARCEL THREE
conveyed to The Eleanor Barstow Living Trust, as recorded in
O.R. Book 436, Pages 813-818, in the Athens County Deed
Records, and being all of Auditor's P.P.N. A028260000300 &
A028260000500.

No.	Bearing	Distance
L1	N 27°55'07" E	45.44'
L2	S 62°31'33" E	42.00'
L3	N 28°31'04" E	44.81'
L4	S 27°36'00" W	20.63'
L5	N 28°31'58" E	41.56'

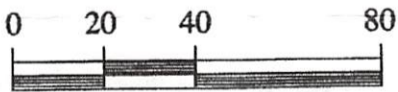


LEGEND

- - Iron Pin Set
5/8" Rebar 30" long with/red cap
Labeled S.A. England #7452
- - 3/4" o.d. Iron Pipe Found

AA- John H. & Barbara R. Mattheias
Deed Volume 334, Page 333

Graphic Scale



1 Inch = 40 Feet

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *11-30-09*



PREPARED BY:

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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

7/7/09

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

BASIS OF BEARING

The bearings of this plat are based on
the West Right of Way Line of East
State Street (66' Wide), as being
S 27°36'00" W, and is an assumed
Meridian used to denote angles only.