

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600

Thornville, Ohio 43076



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Exhibit "A"

1.038 Acres

Page 1 of 2

Situated in the Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 73 in Section 13, Township 9N, Range 14W, and being more particularly described as follows,

Being a survey of Lot 35 of Pine Grove Heights Subdivision, as recorded in Envelope 395-B of the Athens County Plat Cabinets, now or formerly conveyed to Ruth E. Bastian, as recorded in Official Record Volume 288, Page 850, in the Athens County Deed Records, and being further described as follows;

Commencing at an iron pin set on the East line of Lease Lot 73 marking the Northeast corner of a parcel conveyed to Romola N. Hopkins, as recorded in Deed Volume 351, Page 193, also being on the West line of a parcel conveyed to Francis F. & Avanelle Conrath, as recorded in Deed Volume 305, Page 505, being a common corner to Lot 34 & Lot 35 of said Pine Grove Heights Subdivision, and being the **PRINCIPLE PLACE OF BEGINNING** of the tract herein to be described: said iron pin set bears N 03°54'00" E 676.53 (by Deed) feet from the Southeast corner of Lease Lot 73;

Thence, **N 60°33'11" W 328.38 feet** leaving said Lease Line with the line between said Lots 34 & 35, the same being the North line of said parcel conveyed to Hopkins, to a square bolt found;

Thence, **N 52°10'36" W 93.15 feet** continuing with said line, to a 5/8" o.d. iron pin found on the Northeast Right of Way line of Pine Crest Drive (50' Wide);

Thence, **N 51°55'45" W 82.06 feet** with the Northeast Right of Way line of Pine Crest Drive, the same being the South line of said Lot 35, to a 3/4" o.d. iron pin found marking the intersection of said Right of Way line of Pine Crest Drive and the Southeast Right of Way line of Echo Lane (50' Wide), and being the Southwest corner of said Lot 35;

Thence with said Right of Way line of Echo Lane, the same being the West line of said Lot 35, with the following two (2) courses and distances:

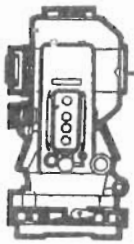
- 1) **N 19°29'12" E 64.80 feet** to an iron pin set at an angle point;
- 2) **N 60°11'00" E 71.82 feet** to an iron pin set marking the Northwest corner of said Lot 35, the same being the Southwest corner of a parcel conveyed to Sonya Weinkauff, as recorded in Official Record Volume 186, Page 847;

Thence, **S 43°27'00" E 112.07 feet** leaving Echo Lane with the North line of said Lot 35, the same being the centerline of a creek and the South line of said parcel conveyed to Weinkauff, to a corner between said parcel conveyed to Weinkauff and a parcel conveyed to Steven O. & Helen M. Secoy, as recorded in Official Record Volume 10, Page 594;

Thence, **S 46°40'00" E 187.22 feet** continuing with the centerline of said creek, the same being the North line of said Lot 35, also being the boundary of said parcel conveyed to Steven O. & Helen M. Secoy and extending along the boundary of a parcel conveyed to Orin E. & Leona B. Secoy, as recorded in Deed Volume 248, Page 608, to an angle point;

Thence, **S 57°07'00" E 156.93 feet** continuing with the centerline of said creek, the same being the North line of said Lot 35, to a square bolt found marking the Northeast corner of said Lot 35, the same being the Southeast corner of said parcel conveyed to Orin E. & Leona B. Secoy, being on the West line of said parcel conveyed to Conrath, and being on the East line of said Lease Lot 73: said bolt bears S 03°54'00" W 130.85 feet from a stone found;

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ATH #13



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Thence, **S 03°54'00" W 71.08 feet** with the East line of said Lease Lot 73 and said Lot 35, the same being the West line of said parcel conveyed to Conrath, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **1.038 acres**, more or less, and is subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

The bearings of the above description are based on the East line of Lease Lot 73 as **S 03°54'00" W**, and is an assumed Meridian used to denote angles only.

Note: All volumes 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 "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 April of 2002.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Blause*
 DATE: *4-8-02*

Dated *4/8/02*

[Handwritten Signature]

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



Echo Lane (50' Wide)

N 19°29'12" E 64.80'
 N 60°11'00" E 71.82'
 R/W Line

Pine Crest Drive (50' Wide)



1.038 Acres

Sonya Weinkauff
 DV. 186, Pg 847

Steven O. & Helen M. Secoy
 DV. 10, Pg 594

Orin E. & Leona B. Secoy
 DV. 248, Pg. 608

Francis F. & Avanelle Conrath
 DV. 305, Pg. 505

LOT 35

Romola N. Hopkins
 DV. 351, Pg 193

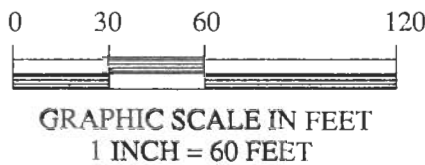
LOT 34

Principle Place
 of Beginning

SE Corner
 Lease Lot 73



Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blouner
 DATE: 4-8-02



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: 4/8/02

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

Prepared For:
 Gerig & Gerig Law Offices
 3 West Stimson Avenue
 Athens, Ohio 45701

Property Location:
 Situated in the Township of Athens,
 County of Athens, State of Ohio, and
 being a part of Lease Lot 73 in Section 13,
 Township 9N, Range 14W;

Being a survey of Lot 35 of Pine Grove
 Heights Subdivision, as recorded in
 Envelope 395-B of the Athens County
 Plat Cabinets, now or formerly conveyed
 to Ruth E. Bastian, as recorded in Official
 Record Volume 288, Page 850, in the
 Athens County Deed Records.

Bearings of this plat are based on the East
 line of Lease Lot 73 as S 03°54'00" W
 and is an assumed Meridian used to
 denote angles only.

LEGEND

- - Iron Pin Found
Size Noted
- - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- - Stone Found
- △ - Square Bolt Found

Prepared By:
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