



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Exhibit 'A'
Legal Description
0.369 Acres

Combine Lots 2433-2435 inclusive James Milliron's Subdivision of Lots 195 & 196

Situated in the City of Athens, County of Athens, State of Ohio, and being Lots 2433-2435 of James Milliron's Subdivision of Lots 195 & 196, and being more particularly described as follows:

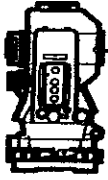
Being a Survey to combine the parcels conveyed to Anthony L. Fahrion, Trustee, as recorded in O.R. Volume 177, Page 396, in the Athens County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found on the North Right of Way Line of Milliron Street (35.84 feet wide) marking the Southwest corner of said Lot 2433 of which this description is a part, also being the Southeast corner of Lot 2432 conveyed to Diversified Properties of Athens, as recorded in Volume 53, Page 217, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 0.369 Acre parcel herein to be described;

Thence, **N 00°31'10" E 110.06 feet** leaving Milliron Street with the West line of said Lot 2433 conveyed to Fahrion (O.R. Volume 177, Page 396), the same being the East line of said Lot 2432 conveyed to Diversified Properties of Athens (Volume 53, Page 217), to an iron pin set marking the Northwest corner of Lot 2433, also being the Northeast corner of said Lot 2432, and being on the South line of a parcel conveyed to Albert H. Ottenweller, as recorded in Volume 90, Page 831;

Thence, **S 89°36'33" E 145.98 feet** with the North line of said Lots 2433-2435 inclusive conveyed to Fahrion (O.R. Volume 177, Page 396), the same being the South line of said parcel conveyed to Ottenweller (Volume 90, Page 831), to a 5/8" o.d. iron pin found marking the Northeast corner of Lot 2435, also being on the West line of a 1.97 acre parcel conveyed to Diversified Properties of Athens, as recorded in Volume 107, Page 275;

Thence, **S 00°31'10" W 110.06 feet** with the East line of said Lot 2435 conveyed to Fahrion (O.R. Volume 177, Page 396), the same being the West line of said 1.97 acre parcel conveyed to Diversified Properties of Athens (Volume 107, Page 275), to an iron pin set marking the Southeast corner of said Lot 2435, and being on the North Right of Way Line of said Milliron Street;



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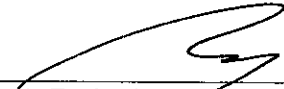
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Thence, N 89°36'53" W 145.98 feet with the North Right of way Line of said Milliron Street, the same being the South line of said Lots 2433-2435 conveyed to Fahrion (O.R. Volume 177, Page 396), to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.369** acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The bearings of the above description are based on the North Right of Way Line of Milliron Street (35.84' Wide), as being N 89°36'53" 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 November of 2009.

Dated 11/10/09



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



2359-09AT-0.369

Plat of Survey

City of Athens, County of Athens, State of Ohio,
part James Milliron's Subdivison of Lots 195 & 196

PREPARED FOR:

Castlebrook Homes
Athens, Ohio

PROPERTY LOCATION:

SITUATED IN THE CITY OF ATHENS, COUNTY OF ATHENS, STATE OF OHIO, AND BEING A SURVEY OF LOT 2445-2446 & LOTS 2433-2435 INCLUSIVE OF JAMES MILLIRON'S SUBDIVISION OF LOTS 195 & 196, AS RECORDED IN PLAT BOOK XX, PAGE XX, IN THE ATHENS COUNTY PLAT RECORDS.

BEING A SURVEY TO COMBINE PARCELS CONVEYED TO ANTHONY L. FAHRION, TRUSTEE, AS RECORDED IN O.R. VOLUME 177, PAGE 369, AND O.R. VOLUME 177, PAGE 396, IN THE ATHENS COUNTY DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THE NORTH RIGHT OF WAY LINE OF MILLIRON STREET (35.84' WIDE), AS BEING N 89°36'53" W, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

LEGEND

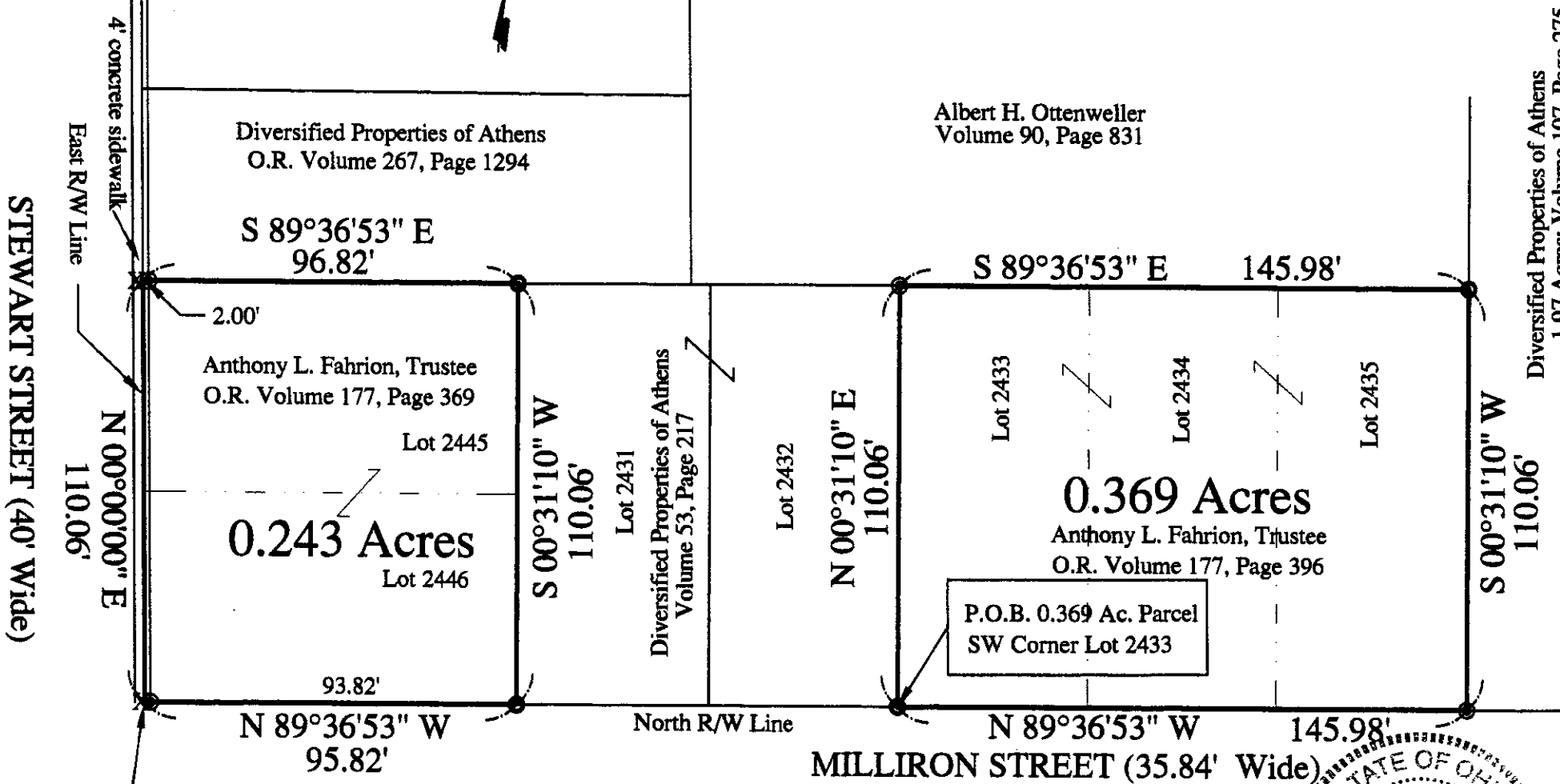
- X - Drilled Hole
- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
5/8" Rebar with a RED Cap
Labeled S.A. England #7452

PREPARED BY:

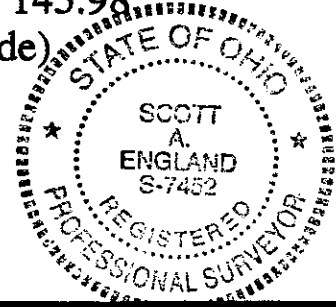
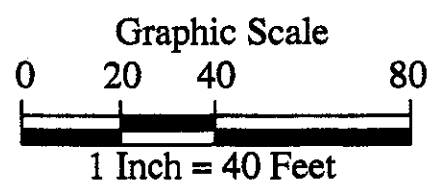
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I hereby certify that an actual survey was made of the premises, and that this plat is correct to the best of my knowledge.

Dated: 11/10/09
Scott A. England, P.S.
Ohio Registered Surveyor #7452



P.O.B. 0.243 Ac. Parcel
SW Corner Lot 2446
Intersection R/W Lines



Diversified Properties of Athens
1.97 Acres: Volume 107, Page 275

Albert H. Ottenweller
Volume 90, Page 831

Diversified Properties of Athens
O.R. Volume 267, Page 1294

Anthony L. Fahrion, Trustee
O.R. Volume 177, Page 369

0.243 Acres
Lot 2446

0.369 Acres
Anthony L. Fahrion, Trustee
O.R. Volume 177, Page 396

P.O.B. 0.369 Ac. Parcel
SW Corner Lot 2433

STEWART STREET (40' Wide)

East R/W Line

N 00°00'00" E
110.06'

S 89°36'53" E
96.82'

N 89°36'53" W
95.82'

S 00°31'10" W
110.06'

Diversified Properties of Athens
Volume 53, Page 217

Lot 2432

N 00°31'10" E
110.06'

S 89°36'53" E
145.98'

Lot 2433

Lot 2434

Lot 2435

N 89°36'53" W
145.98'

S 00°31'10" W
110.06'

North R/W Line

MILLIRON STREET (35.84' Wide)