

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Exhibit 'A'
Legal Description
10.559 Acres
Part Idyllic Acres, Ltd. Parcel: O.R. Volume 181, Page 669

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 1, Township 10N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of an original 223.369 Acre parcel conveyed to Idyllic Acres, Ltd., as recorded in O.R. Volume 181, Page 669, in the Athens County Deed Records, and further described as follows;

Commencing at a mag nail set in the centerline of Carpenter Road (Co. Road 13) marking the Northeast corner of the Northwest Quarter of Section 1, the same being on the East line of said 223.369 acre parcel of which this description is a part (O.R. Volume 181, Page 669), also being the Southeast corner of the Village of Albany Corporation Line;

Thence, S 06°01'40" W 508.64 feet with the centerline of Carpenter Road, the same being the East line of the Northwest Quarter of Section 1, also being the East line of said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, to a mag nail set, being the **PRINCIPLE PLACE OF BEGINNING** of the 10.559 Acre parcel herein to be described;

Thence, S 06°01'40" W 341.05 feet continuing with the centerline of Carpenter Road, the same being the East line of the Northwest Quarter of Section 1, also being the East line of said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, to a mag nail set marking the Northeast corner of a 10.100 Acre parcel conveyed to Donald G. & Sally A. Linder, as recorded in O.R. Volume 440, Page 1698;

Thence leaving Carpenter Road with a line across said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part following part of the boundary of said 10.100 acre parcel conveyed to Linder (O.R. Volume 440, Page 1698), with the following three (3) courses and distances:

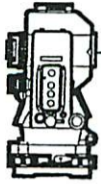
- 1) N 88°10'22" W 1234.47 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 34°36'36" W 253.18 feet to an iron pin set;
- 3) N 01°49'38" E 136.45 feet to an iron pin set;

Thence, S 88°10'22" E 1409.83 feet with a line across said 223.369 acre parcel (O.R. Volume 181, Page 669), to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 1379.83 feet, and containing **10.559 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a 30 foot wide easement for the construction, installation, and maintenance of utilities parallel to and West of the West Right of Way Line of Carpenter Road (Co. Road 13);

Subject to a 2.263 Acre easement for right of way and utilities recorded in O.R. Volume 406, Page 317.

Bearings of the above description are based on the North line of Section 1, as being S 84°44'33" E, and is an assumed Meridian used to denote angles only.



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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Subject to a 30 foot wide easement for the construction, installation, and maintenance of utilities parallel to and West of the West Right of Way Line of Carpenter Road (Co. Road 13);

Subject to a 2.263 Acre easement for right of way and utilities recorded in O.R. Volume 406, Page 317.

Bearings of the above description are based on the North line of Section 1, as being S 84°44'33" E, and is an assumed Meridian used to denote angles only.

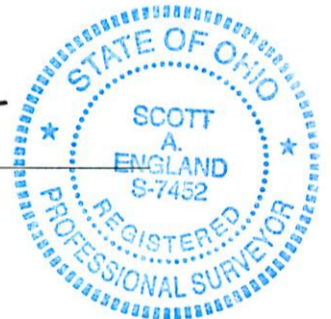
All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

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 2006 to December of 2010.

Dated 12/6/10

1295-10AT-10.559Ac

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



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: K. Canterbury
 DATE: 12-10-10

H0100100006-03

Plat of Survey

Township of Lee, County of Athens, State of Ohio, part
NW Quarter Section 1, Township 10N, Range 15W.

PREPARED FOR:

Don Linder
Athens, Ohio

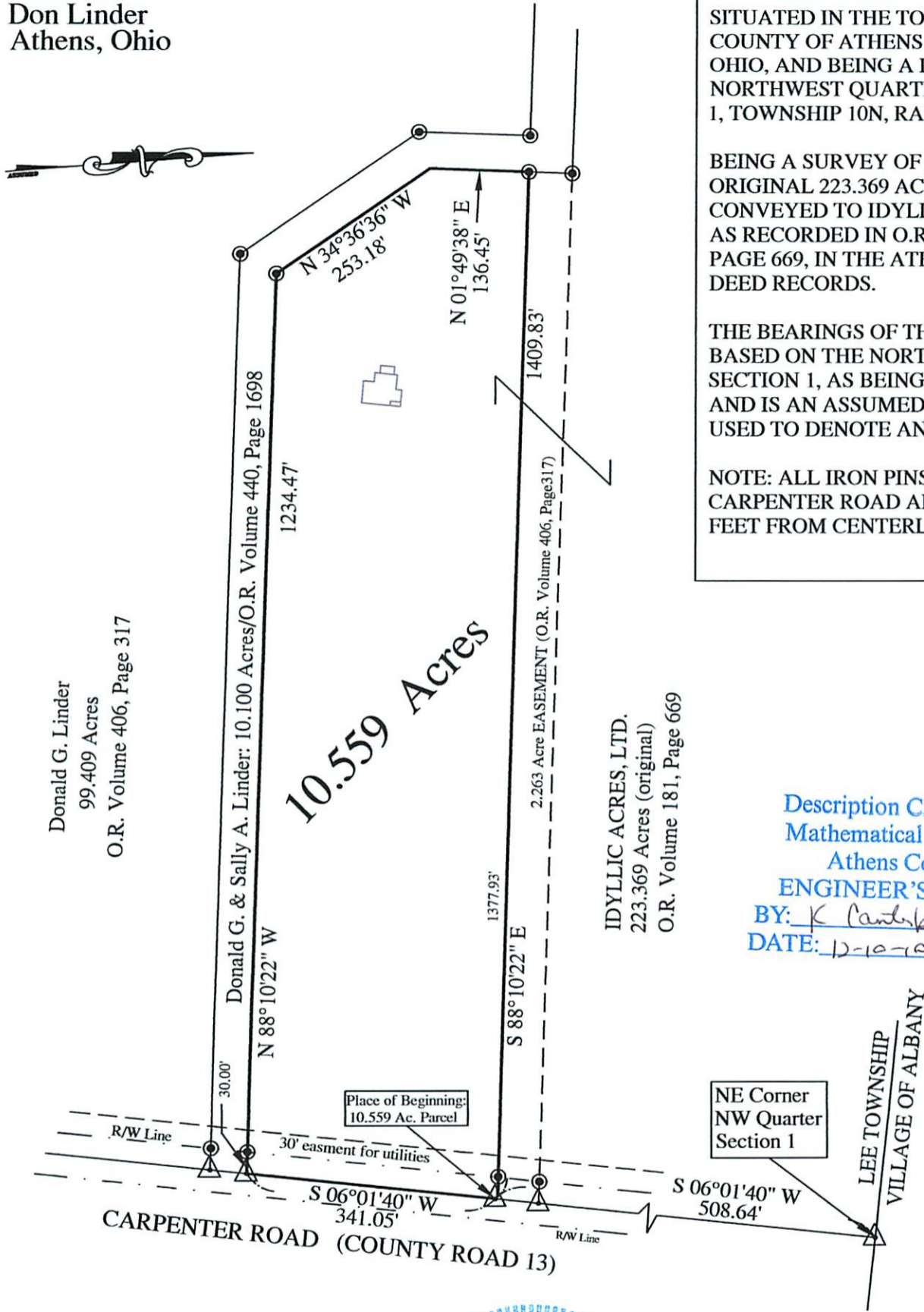
PROPERTY LOCATION:

SITUATED IN THE TOWNSHIP OF LEE,
COUNTY OF ATHENS, STATE OF
OHIO, AND BEING A PART OF THE
NORTHWEST QUARTER OF SECTION
1, TOWNSHIP 10N, RANGE 15W.

BEING A SURVEY OF PART OF AN
ORIGINAL 223.369 ACRE PARCEL
CONVEYED TO IDYLIC ACRES, LTD.,
AS RECORDED IN O.R. VOLUME 181,
PAGE 669, IN THE ATHENS COUNTY
DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE
BASED ON THE NORTH LINE OF
SECTION 1, AS BEING S 84°44'33" E,
AND IS AN ASSUMED MERIDIAN
USED TO DENOTE ANGLES ONLY.

NOTE: ALL IRON PINS SET ALONG
CARPENTER ROAD ARE SET AT 30.00
FEET FROM CENTERLINE.

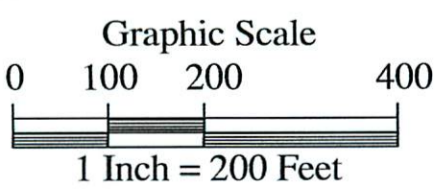


Donald G. Linder
99.409 Acres
O.R. Volume 406, Page 317

10.559 Acres

IDYLIC ACRES, LTD.
223.369 Acres (original)
O.R. Volume 181, Page 669

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: K Canterbury
DATE: 12-10-10



LEGEND

- - 5/8" o.d. Iron Pin Found
- △ - Mag Nail Set
- ⊙ - Iron Pin Set
5/8" o.d. x 30" reinforcing bar w/
red cap labeled "S.A.ENGLAND#7452"

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

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: 12/6/10

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