

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600
Thornville, Ohio 43076



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Exhibit "A" Legal Description 2.838 Acres

Page 1 of 3

Situate in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Twp.-10N, Rng.-15W Ohio Company's Purchase East of the Scioto River, and being more particularly described as follows,

Being a survey of a portion of a 13.9696 acre parcel conveyed to Paul F. and Geri J. Ploutz of record in Deed Volume 381 page 407 in the Athens County Recorders Office and being further described as follows,

Commencing, for reference, at a 2 inch iron pipe found marking the Northeast corner of Lot #1 of Colburn Subdivision of record in Plat Book 10 page 17, said point being on the West line of a 50 foot right of way known as Pine Lake Drive, Thence, **N 00° 00' 07" W** along the West line of said right of way having passed over an iron pin found (5/8" Rebar) at 149.92 feet going a total distance of **173.63 feet** to a Mag Nail set in the centerline of Clinton Street (40' R\W), Thence, **S 85° 36' 23" E** along the centerline of Clinton Street **50.17' feet** to a Mag Nail set; Thence, **S 00° 00' 07" E** leaving the centerline of Clinton Street and along the East line of the aforementioned right of way having passed over an iron pin found (3/4" Pipe) at 19.64 feet going a total distance of **171.22 feet** to an iron pin set; Thence, **S 00° 02' 32" E** continuing along said right of way **134.69 feet** to an iron pin set; Thence, leaving said right of way with a curve to the left having a **Radius of 175.00 feet**, a **Delta Angle of 03° 59' 20"** and a **Chord Bearing S 01° 57' 08" E** at a distance of **12.18 feet** to an iron pin found (3/4" Pipe), said point marks the Southwest corner of a parcel conveyed to Larry G. and Bernadine S. Campbell, of record in Official Record 31 page 408 the **PRINCIPLE PLACE OF BEGINNING** of the **2.838** acre parcel herein to be described,

Thence, **N 82° 20' 08" E** along the South line of Campbell **191.24 feet** to an iron pin found (3/4" Pipe) marking the Southeast corner of Campbell, the same being the Southwest corner of a parcel conveyed to Kenneth E. Willoughby, of record in Official Record 276 page 1111;

Thence, **N 82° 19' 38" E** along the South line of Willoughby **186.19 feet** to an iron pin found (3/4" Pipe) marking the Southeast corner of Willoughby, the same being the Southwest corner of another parcel also conveyed to Kenneth E. Willoughby, of record in Official Record 306 page 136;

Thence, **N 82° 10' 08" E** along the South line of Willoughby **126.32 feet** to an iron pin found (Capped Triplett P.S. #6766) marking the Southeast corner of Willoughby the same being a corner to a parcel conveyed to Metropolitan Housing Authority, of record in Official Record 292 page 462;

Thence, **S 20° 39' 06" E** along the West line of said Metropolitan Housing Authority **331.16 feet** to an iron pin set for a corner;

Thence, with what represents new line through said 13.9696 acre parcel conveyed to Ploutz the following Six (6) courses and distances,

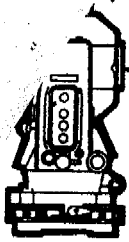
- 1) leaving the West line of Metropolitan Housing Authority **S 69° 14' 37" W 10.23 feet** to an iron pin set for a corner;
- 2) with a curve to the left having a **Radius of 50.00 feet** and a **Chord Bearing N 85° 23' 30" W** at a distance of **90.70 feet** to an iron pin set for a corner,
- 3) with a reverse curve to the Right having a **Radius of 20.00 feet** a **Delta Angle of 73° 23' 54"** and a **Chord Bearing S 66° 12' 53" W** at a distance of **23.90 feet** to an iron pin set for a corner,
- 4) **N 77° 05' 09" W 190.23 feet** to an iron pin set for a corner;
- 5) **N 74° 47' 30" W 186.58 feet** to an iron pin set for a corner;
- 6) with a curve to the Right having a **Radius of 175.00 feet**, a **Delta Angle of 70° 50' 42"**, and a **Chord Bearing N 39° 22' 09" W 202.86 feet** to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains a total acreage of **2.838** acres more or less.

Together with the following described easement for purposes of Ingress and Egress to and from Clinton Street a public thoroughfare and being more particularly described as follows,

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Ploutz
 DATE: 7-8-02

75
 LBE# 2



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Situate in the Village of Albany, Township of Lee, County of Athens, State of Ohio, and being a part of Section 2, Twp.-10N, Rng.-15W Ohio Company's Purchase East of the Scioto, and being further described as follows,

Beginning at a 2 inch iron pipe found marking the Northeast corner of Lot #1 of Colburn Subdivision of record in Plat Book 10 page 17, said point being on the West line of a 50 foot right of way known as Pine Lake Drive, the **PRINCIPLE PLACE OF BEGINNING** of the foregoing described easement,

Thence, **N 00° 00' 07" W 173.63 feet** along the West line of said right of way to a Mag Nail set in the centerline of Clinton Street (40' R\W), having passed over an iron pin found (3/4" pipe) at 149.92 feet;

Thence, **S 85° 36' 23" E 50.17 feet** along the centerline of Clinton Street to a Mag Nail set;

Thence, **S 00° 00' 07" E** leaving the centerline of Clinton Street and with the East line of said 50' R\W **171.22 feet** to an iron pin set at an angle point in said right of way;

Thence, continuing along the East line of said right of way **S 00° 02' 32" W 134.69 feet** to an iron pin set;

Thence, with new lines through a 13.9696 acre parcel conveyed to Paul Ploutz in Deed Volume 381 page 407 the following Eight (8) courses and distances,

1) leaving the East line of said right of way with a curve to the Left having a **Radius of 175.00 feet**, a **Delta Angle of 74° 50' 02"** and a **Chord Bearing S 37° 22' 29" E** at a distance of **212.66 feet** to an iron pin set;

2) **S 74° 47' 30" E 186.58 feet** to an iron pin set;

3) **S 77° 05' 09" E 190.23 feet** to an iron pin set;

4) with a curve to the Left having a **Radius of 20.00 feet**, a **Delta Angle of 73° 23' 54"**, and a **Chord Bearing N 66° 12' 53" E** at a distance of **23.90 feet** to an iron pin set;

5) with a reverse curve to the Right having a **Radius of 50.00 feet**, a **Delta Angle of 253° 23' 54"** and a **Chord Bearing S 23° 47' 07" E** at a distance of **80.18 feet** to an iron pin set;

6) **N 77° 05' 09" W 258.32 feet** to an iron pin set;

7) **N 74° 47' 30" E 187.59 feet** to an iron pin set;

8) with a curve to the Right having a **Radius of 225.00 feet**, a **Delta Angle of 74° 50' 02"**, and a **Chord Bearing N 37° 22' 29" W 273.43 feet** to an iron pin set on the West line of the aforementioned right of way 50 feet wide known as Pine Lake Drive;

Thence, along the west line of said right of way **N 00° 02' 32" W 136.08 feet** to the **PRINCIPLE PLACE OF BEGINNING** and containing 1.301 acres more or less..

The "GRANTEE" its "SUCCESSORS" and "ASSIGNS" of the above described 2.838 acre parcel shall set aside the following privilege, benefit and restriction:

A) The presence of cats, dogs, running at large, or other animals known to be destructive to birds of any kind shall be reported to the appropriate control agency and shall be considered vermin and without protection.

B) Birds of any kind are not to be heckled by cats or persons with "BB" guns.



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C) Hunting and trapping are forbidden. The use of "BB" or similar pellet air guns, sling shots, crossbows, fireworks, snare devices, poison pellets or any other device or object to kill, control or disrupt animal life is forbidden.

D) Pesticides may not be utilized for control of insects in lawns, on the exterior of premises G) Pets must not roam the property to disturb birds or other wildlife. Inside cats, if permitted outside must wear a bell or a similar device to warn birds of their intrusion.

E) See "ATTACHED PLAT" for additional sideline property line easements.

Subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

Bearings of the above descriptions are based on the recorded bearings of the East line of Lot #1 of Colburn Subdivision of record in Plat Book 10 page 17 as being N 00° 02' 32" E 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 January - February, 2002.



Dated 4/15/02



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

S.A. England & Associates
Professional Land Surveying
P.O. Box 600 Thornville, Ohio 43076
Ph. 740-928-8680 Fax 740-928-9565

Plat of Survey

Lee Twp. Athens County
Section 2 Twp.-10 Rng.-15

Property Location:
Situate in the Township of Lee,
County of Athens, State of Ohio.
Being a part of Section #2,
Twp.-10N, Rng.-15W of the Ohio
Company Purchase.

Being a survey of a portion of a
13.9696 acre parcel conveyed to
Paul Ploutz as described and
recorded in Deed Volume 381
Page 407 in the Athens County
Recorders Office.

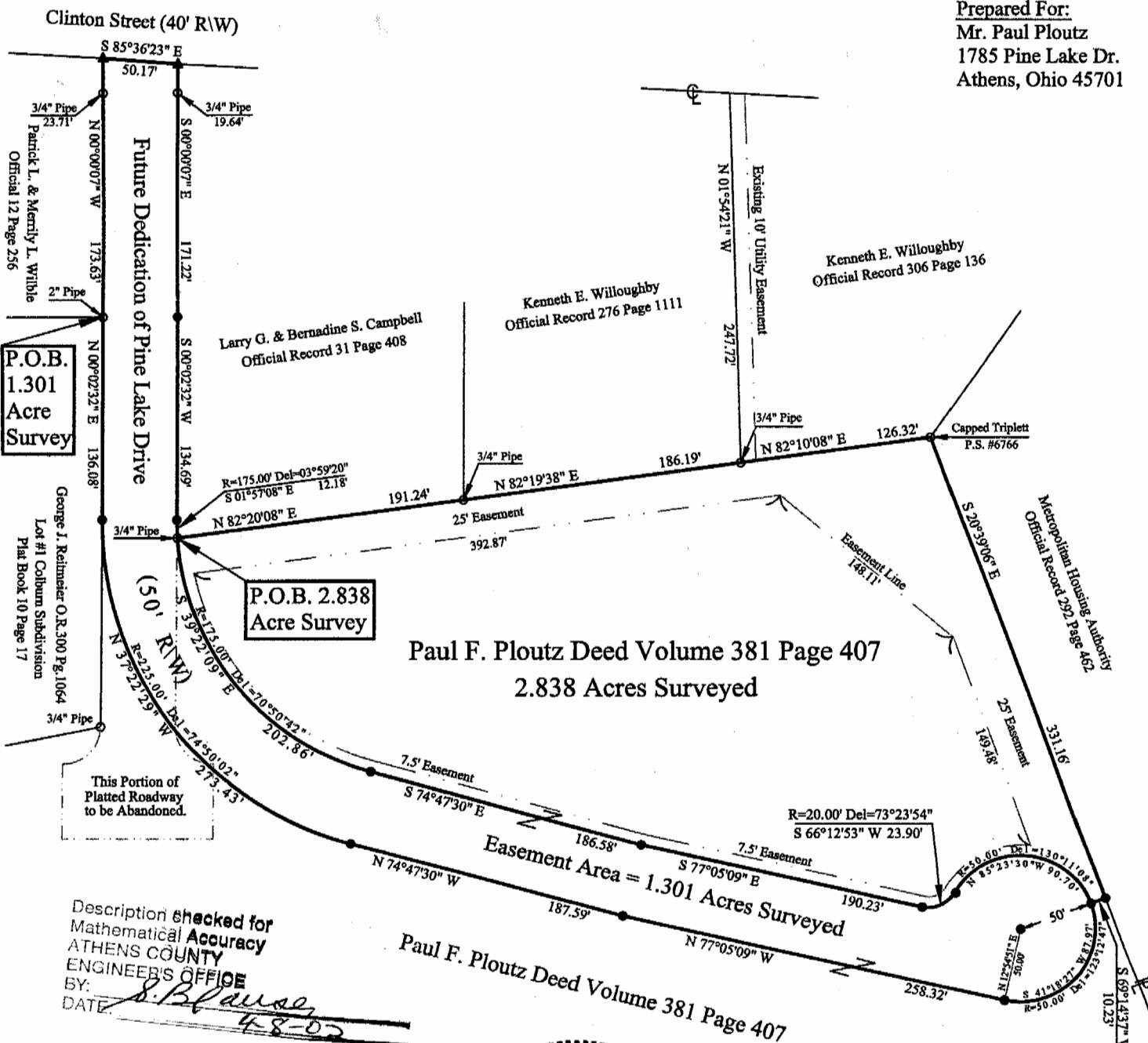
Bearings of this plat are based on
the East line of Lot 1 of Colburn
Subdivision, Plat Book 10 page
17 as being N 00° 00' 07" W and
is an assumed Meridian used to
denote angles only.

LEGEND

- - Iron Pin Found
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Yellow Cap
Labeled S.A. England #7452
- ▲ - Mag Nail Set
- △ - Rail Spike Set
- ★ - Power Pole
- () - Total Dimension



Prepared For:
Mr. Paul Ploutz
1785 Pine Lake Dr.
Athens, Ohio 45701



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

I Herby Certify That An Actual Survey Of
The Premises Was Made And That This Plat
Is Correct To The Best Of My Knowledge.

Dated: *3-26-02*

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

