



**S.A. ENGLAND & ASSOCIATES**  
 Professional Land Surveying  
 5179 Walnut Road • P.O. Box 1770  
 Buckeye Lake, Ohio 43008



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**Exhibit "A"**  
**Legal Description**  
**0.183 Acres**

Situated in the City of Nelsonville, County of Athens, State of Ohio, and being a part of Section 24, Township 12N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of Lot 713 and Lot 714 of W.B. Brook's Addition to the Village of Nelsonville, as recorded in Envelope 86-D, in the Athens County Plat Records, and being further described as follows;

Commencing at a p.k. nail found in the centerline of an existing roadway marking the Southwest corner of said Lot 713 of W.B. Brook's Addition to the Village of Nelsonville of which this description is a part, also being the intersection of the North Right of Way Line of Edwards Street (50' Wide) and the East line of a 16' wide undeveloped alley, and being the PRINCIPLE PLACE OF BEGINNING, of the 0.183 acre parcel herein to be described;

Thence with the centerline of said roadway across said Lot 713 and Lot 714, with the following three (3) courses and distances:

- 1) N 43°11'22" E 69.02 feet to an angle point;
- 2) N 47°49'29" E 81.00 feet to an angle point;
- 3) N 36°02'59" E 33.69 feet to a p.k. nail found marking the Northeast corner of said Lot 714, and being at the intersection of the South line of a 16' wide undeveloped alley, and the West line of a 16' wide undeveloped alley.

Thence, S 02°10'21" E 123.66 feet with the West line of said undeveloped alley, the same being the East line of said Lot 714, to a capped 5/8" o.d. iron pin found marking the Southeast corner thereof, and being on the North Right of Way Line of Edwards Street;

Thence, S 86°22'02" W 132.04 feet with the South Line of Lot 714 and continuing along the South Line of said Lot 713 of which this description is a part, the same being the North Right of Way Line of said Edwards Street, to the PRINCIPLE PLACE OF BEGINNING, and containing 0.183 acres, more or less, and subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a 16' wide roadway with the centerline of which is along the entire North line of the above described 0.183 acre parcel.

The above described 0.183 acre parcel contains 0.048 acres in Lot 713 and 0.135 Acres in Lot 714.

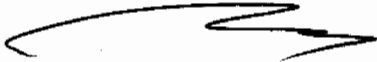
The above described 0.183 acre parcel lies in Non-Flood Zone 'C', as per the FEMA Maps: Community Panel No. 39020-0005-B.

Bearings of the above description are based on the North Right of Way Line of Edwards Street (50' Wide), as being S 86°22'02" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with yellow 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 March of 2004.

Dated 3/19/04



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

1260-04AT

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: K. Antberg  
 DATE: 3-22-04



Notes - City

# Plat of Survey

City of Nelsonville, County of Athens, State of Ohio  
part Section 24, Township 12N, Range 15W.

being part of W.B. Brook's Addition to the Village of Nelsonville.

PREPARED FOR:

## HABITAT FOR HUMANITY

PROPERTY LOCATION:

SITUATED IN THE CITY OF NELSONVILLE,  
COUNTY OF ATHENS, STATE OF OHIO,  
AND BEING A PART OF SECTION 24,  
TOWNSHIP 12N, RANGE 15W.

BEING A SURVEY OF A PART OF LOT 713 &  
LOT 714 OF W.B. BROOK'S ADDITION TO THE  
VILLAGE OF NELSONVILLE, AS RECORDED IN  
ENVELOPE 86-D, IN THE ATHENS COUNTY  
DEED RECORDS.

ACREAGE BREAKDOWN:

0.048 Acres in Lot 713  
0.135 Acres in Lot 714  
0.183 Acres TOTAL

SUBJECT PARCEL LIES IN NON-FLOOD ZONE  
'C', AS PER THE FEMA MAPS: COMMUNITY  
PANEL NO. 39020-0005-B.

THE BEARINGS OF THIS PLAT ARE BASED ON  
THE NORTH RIGHT OF WAY LINE OF  
EDWARDS STREET (50' WIDE) AS BEING  
S 86°22'02" W, AND IS AN ASSUMED MERIDIAN  
USED TO DENOTE ANGLES ONLY.

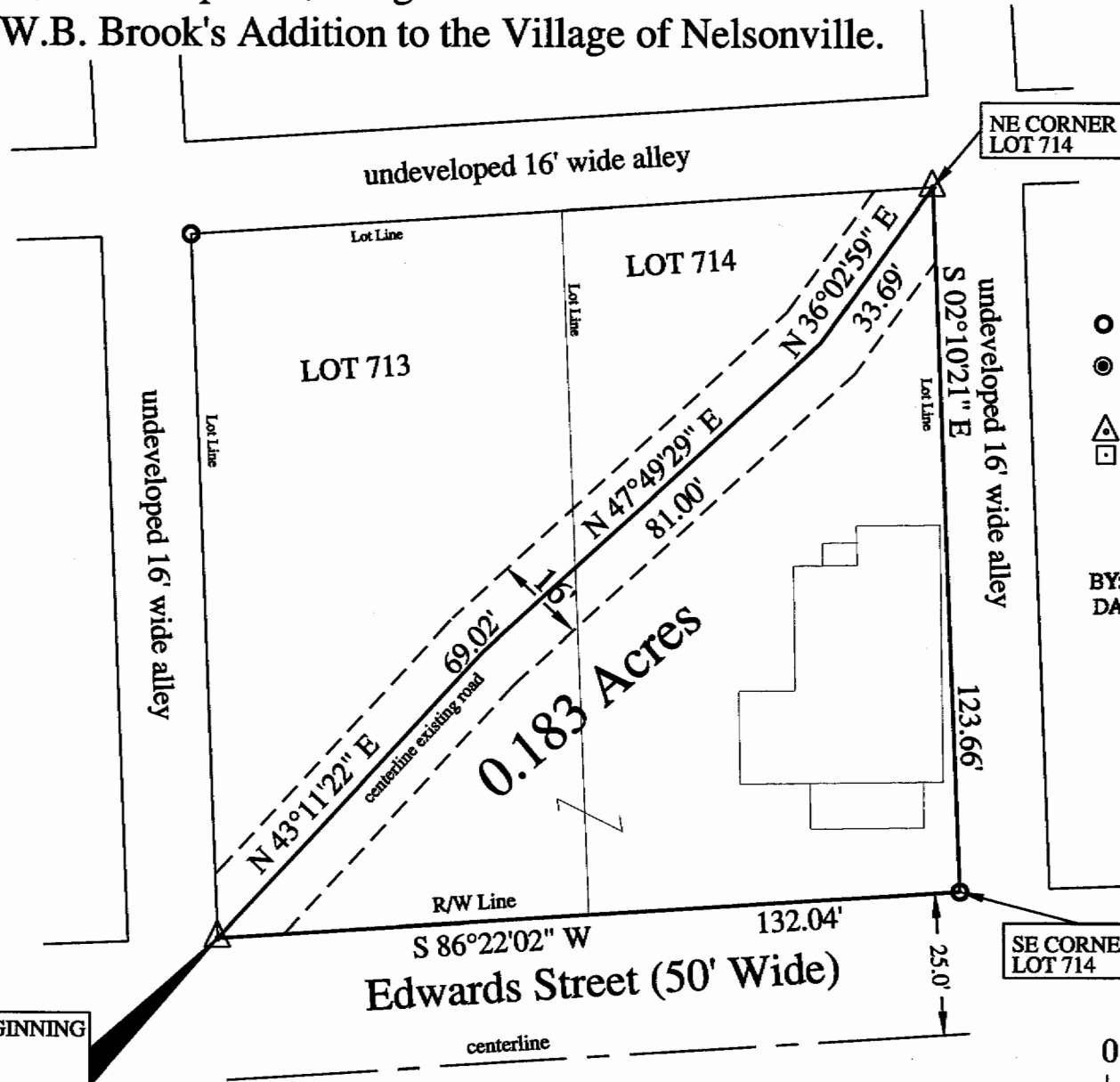
PREPARED BY:

S.A. ENGLAND & ASSOCIATES  
Engineering & Surveying  
P.O. Box 1770/5179 Walnut Road  
Buckeye Lake, Ohio 43008  
740-928-8680 FAX 740-928-9565  
WWW.SURVEYOHIO.COM

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: 3/19/08

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

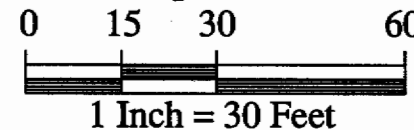


### LEGEND

- - 5/8" o.d. Iron Pin Found capped
  - ⊙ - Iron Pin Set  
5/8" Rebar with a Yellow Cap  
Labeled S.A. England #7452
  - △ - P.K. Nail Found
  - - Wood Corner Post Found
- Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE
- BY: *S.A. England*  
DATE: 3-22-08



Graphic Scale



PLACE OF BEGINNING  
SW CORNER  
LOT 713