

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description Tract 1: 48.386 Acres

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 34, Township 6N, Range 12W, of the Ohio Company's Purchase, and being more particularly described as follows:

Being a Survey of a part of an original parcel conveyed to Kendree J. Sampson, as recorded in O.R. Volume 287, Page 1352, in the Athens County Deed Records, and being further described as follows;

Beginning at an iron pin set marking the Southeast corner of the Northeast Quarter of Section 34, the same being the Southeast corner of said parcel conveyed to Sampson of which this description is a part, being on the boundary of a parcel conveyed to Donald Wayne Poston, as recorded in Deed Volume 232, Page 124, also being on the West line of Fractional Section 34 of Section 28, and being the **PRINCIPLE PLACE OF BEGINNING** of the 48.386 Acre parcel herein to be described;

Thence, N 62°54'02" W 2107.72 feet with a line across said parcel conveyed to Sampson of which this description is a part, to a 12" wood corner post found marking the Southeast corner of a parcel conveyed to Mike & Verdel Brozak, as recorded in Deed Volume 214, Page 283;

Thence, N 01°00'57" W 651.81 feet to a mag nail set in the centerline of East Copeland Road (Twp. Road No. 229) marking a common corner thereof, and passing over an iron pin set at 621.81 feet;

Thence with the centerline of East Copeland Road with the following eight (8) courses and distances:

- 1) S 87°49'10" E 112.07 feet to a railroad spike found;
- 2) N 87°24'58" E 155.10 feet to an angle point;
- 3) N 87°34'46" E 505.90 feet to an angle point;
- 4) N 87°21'52" E 318.43 feet to an angle point;
- 5) S 86°25'33" E 412.71 feet to an angle point;
- 6) S 89°08'14" E 78.07 feet to an angle point;
- 7) N 57°09'52" E 67.09 feet to an iron pin found;
- 8) N 89°20'52" E 176.68 feet to a railroad spike found on the East line of Section 34 marking the Northeast corner of said parcel conveyed to Sampson of which this description is a part, also being the Northwest corner of a parcel conveyed to Larry P. & Debra S. Young, as recorded in O.R. Volume 139, Page 39; and being on the West line of Fractional Section 35 of Section 28: Said spike bears S 00°38'39" W 669.68 feet from an iron pin found marking the Northeast corner of Section 34;

Thence, S 02°33'48" E 1663.74 feet leaving East Copeland Road with the East line of said parcel conveyed to Sampson and Section 34, the same being the West line of said parcel conveyed to Young and part of the boundary of Poston along the West line of Fractional Sections 35 & 34 of Section 28, to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 48" diameter oak tree with an iron pin found at the base at 1439.81 feet, and containing 48.386 Acres, more or less, and is subject to all legal easements, right of ways, ordinances, and zoning restrictions of record.

Bearings of the above description are based on the South line of the Northeast Quarter of Section 34, as being S 88°19'29" 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 January of 2005.

Dated

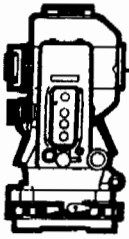
1/7/05

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

1646-05AT1(revised)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 1-10-05

Don #34



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description Tract 2: 34.481 Acres

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 34, Township 6N, Range 12W, of the Ohio Company's Purchase, and being more particularly described as follows:

Being a Survey of a part of an original parcel conveyed to Kendree J. Sampson, as recorded in O.R. Volume 287, Page 1352, in the Athens County Deed Records, and being further described as follows;

Beginning at an iron pin set marking the Southeast corner of the Northeast Quarter of Section 34, the same being the Southeast corner of said parcel conveyed to Sampson of which this description is a part, being on the boundary of a parcel conveyed to Donald Wayne Poston, as recorded in Deed Volume 232, Page 124, also being on the West line of Fractional Section 34 of Section 28, and being the PRINCIPLE PLACE OF BEGINNING of the 34.481 Acre parcel herein to be described;

Thence, S 88°19'29" W 2247.22 feet with the Half Section Line and the South line of said parcel conveyed to Sampson of which this description is a part, the same being the North line of said parcel conveyed to Poston, to a mag nail set in the centerline of New England Road (Co. Road No. 48), passing over a 2" o.d. iron pipe found marking a division line between 2 parcels conveyed to Poston at 809.48 feet, and passing over an iron pin set at 2217.22 feet;

Thence with the centerline of New England Road with the following eight (8) courses and distances:

- 1) N 30°39'13" W 177.39 feet to an angle point;
- 2) N 24°56'51" W 163.98 feet to an angle point;
- 3) N 15°35'13" W 125.20 feet to an angle point;
- 4) N 02°29'29" W 99.18 feet to an angle point;
- 5) N 02°12'18" E 133.00 feet to an angle point;
- 6) N 07°29'38" W 99.74 feet to an angle point;
- 7) N 14°40'55" W 130.38 feet to an iron pin found;
- 8) N 20°36'54" W 135.82 feet to a mag nail set marking the Southwest corner of a parcel conveyed to Mike & Verdel Brozak, as recorded in Deed Volume 214, Page 283;

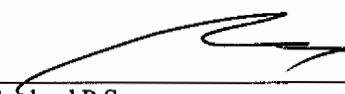
Thence, N 88°16'07" E 656.55 feet leaving New England Road with the line between said parcels conveyed to Brozak and Sampson, to a 12" wood corner post found, and passing over an iron in set at 30.00 feet;

Thence, S 62°54'02" E 2107.72 feet with a line across said parcel conveyed to Sampson of which this description is a part, to the PRINCIPLE PLACE OF BEGINNING, and containing 34.481 Acres, more or less, and is subject to all legal easements, right of ways, ordinances, and zoning restrictions of record.

Bearings of the above description are based on the South line of the Northeast Quarter of Section 34, as being S 88°19'29" 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 January of 2005.

Dated 1/10/05


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



1646-05AT2

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 1-10-05

PROPERTY LOCATION:

Situated in the Township of Rome, County of Athens, State of Ohio, and being a part of the Northeast Quarter of Section 34, Township 6N, Range 12W, of the Ohio Company's Purchase.

Being a Survey of Tracts 1-3 conveyed to Kendree J. Sampson, as recorded in O.R. Volume 287, Page 1352, in the Athens County Deed Records.

Bearings of this plat are based on the South line of the Northeast Quarter of Section 34 as being S 88°29'53" W, and is an assumed Meridian used to denote angles only.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| A | S 87°49'10" E | 112.07' |
| B | N 87°24'58" E | 155.10' |
| C | S 89°08'14" E | 78.07' |
| D | N 57°09'52" E | 67.09' |
| E | N 89°20'52" E | 176.68' |
| F | N 30°39'13" W | 177.39' |
| G | N 24°56'51" W | 163.98' |
| H | N 15°35'13" W | 125.20' |
| I | N 02°29'29" W | 99.18' |
| J | N 02°12'18" E | 133.00' |
| K | N 07°29'38" W | 99.74' |
| L | N 14°40'55" W | 130.38' |
| M | N 20°36'54" W | 135.82' |

Plat of Survey

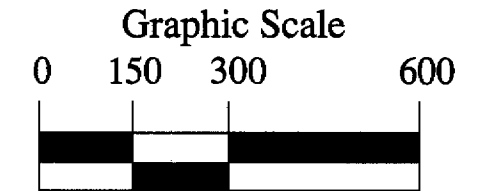
Township of Rome, County of Athens, State of Ohio, part Section 34, Township 6N, Range 12W, of the Ohio Company's Purchase.

PREPARED FOR:

Kendree Sampson
9888 East Copeland Road
Stewart, Ohio 45778

LEGEND

- - 12" Wood Corner Post Found
- - 5/8" Iron Pin Found
- - Iron Pin Set
5/8" Rebar with a Red I.D. Cap
Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊕ - Railroad Spike Found



1 Inch = 300 Feet

PREPARED BY:

S.A. ENGLAND & ASSOCIATES
Engineering & Land 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 was made of the premises and that this plat is correct to the best of my knowledge.

Date 1/16/05
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blawie
DATE: 1-10-05

Thomas R. Root
O.R. Volume 254, Page 1097

N 87°34'46" E 505.90'
N 87°21'52" E 318.43'
S 86°25'33" E 412.71'

EAST COPELAND ROAD (Twp. Road No. 229)

Tract 1
48.386 Acres

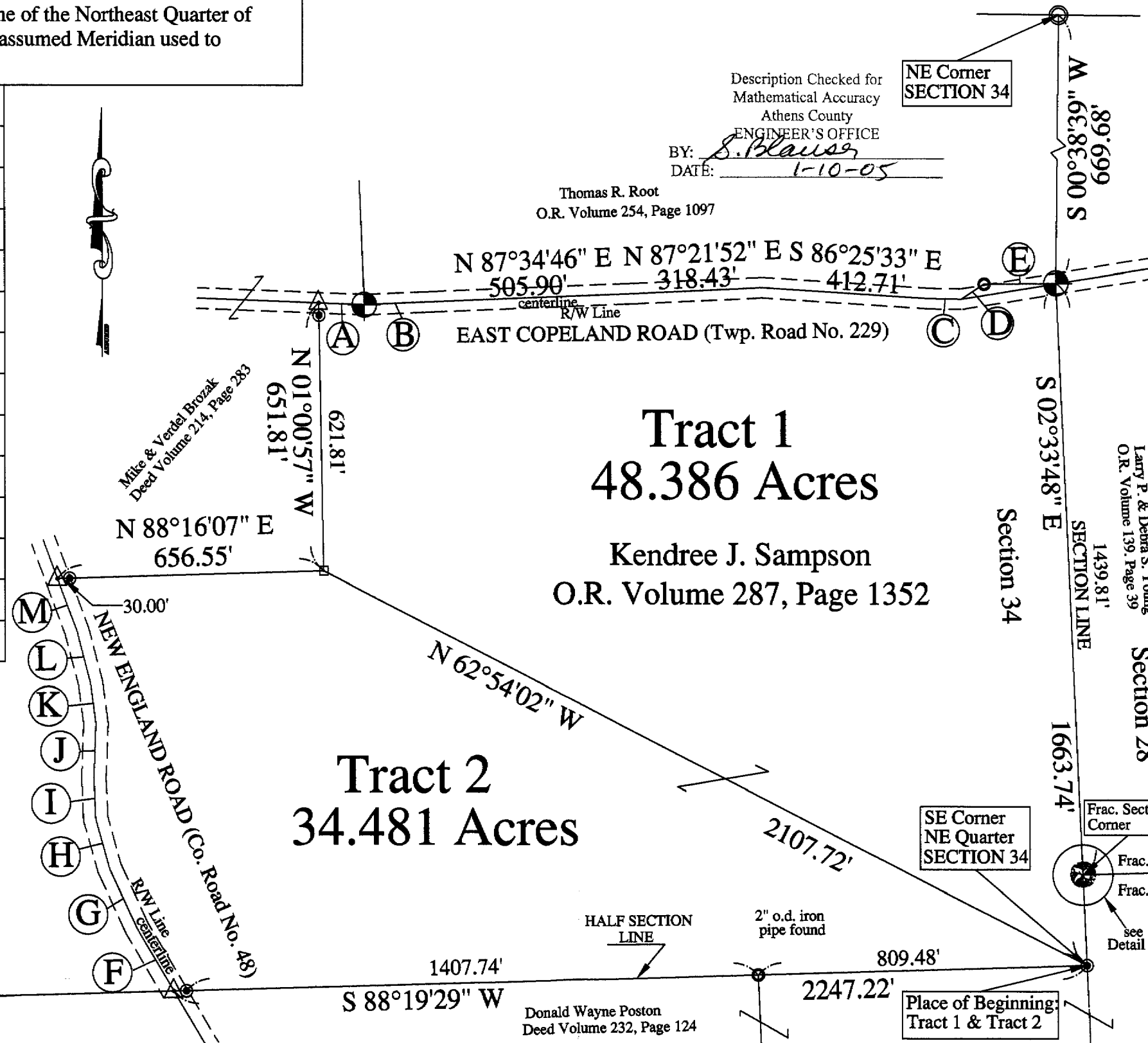
Kendree J. Sampson
O.R. Volume 287, Page 1352

Tract 2
34.481 Acres

1407.74'
S 88°19'29" W

Donald Wayne Poston
Deed Volume 232, Page 124

Place of Beginning:
Tract 1 & Tract 2



Detail 'A' (no scale)

