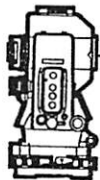


EXHIBIT "A"

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: David E. Stewart  
DATE: 9/15/14



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



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

**Legal Description**

**0.035 Acres**

**All of Federal Home Mortgage Corporation Parcel 2: O.R. Book 496, Page 1686**

Situated in the City of Nelsonville, Township of York, County of Athens, State of Ohio, being part Section 24, Township 12N, Range 15W, also being part of Outlot 26 of the City of Nelsonville, and being more particularly described as follows:

Being a Survey of Parcel 2 conveyed to Federal Home Mortgage Corporation, as recorded in O.R. Book 496, Page 1686, in the Athens Deed Records, and being all of Auditor's P.P.N. P03-00400034-00, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northern most corner of Outlot 26 of which this description is a part, also being the intersection of the Southeasterly Right of Way Line of Fairview Avenue (40' Wide R/W) and the South line of a 14 foot wide alley, as shown on the Plat of John Verity's Addition, a.k.a. J.S. Scott's Addition, as recorded in Plat Envelope 88A, in the Athens County Plat Records, and being a corner of a 0.1888 acre parcel conveyed to Jason A. & Ronda L. Wolfe, as recorded in O.R. Book 470, Page 580, in the Athens County Deed Records;

Thence, S 59°43'30" W 81.27 feet with the Southeasterly Right of Way Line of said Fairview Avenue, the same being the North line of said parcel conveyed to Wolfe (O.R.470, Pg.580), to a 5/8" o.d. iron pin found, and being the PRINCIPLE PLACE OF BEGINNING of the 0.035 Acre parcel herein to be described;

Thence leaving Fairview Avenue across Outlot 26 with the boundary of said 0.1888 Acre parcel conveyed to Wolfe (O.R. 470, Pg.580), with the following two (2) courses and distances:

- 1) S 60°01'03" E 45.90 feet to an iron pin set;
- 2) S 29°58'57" W 30.00 feet to an iron pin set on the South line thereof, and being the Northeast corner of Lot 736 of John Verity's Addition a.k.a. J.S. Scott's Addition, as recorded in Plat Envelope 88A;

Thence, N 60°01'03" W 51.61 feet with the North line of said Lot 736 (Plat Env.88A), to an iron pin set marking the Northwest corner thereof, also being on the Southeasterly Right of Way Line of said Fairview Avenue;

Thence with Southeastery Right of Way Line of said Fairview Avenue, with the following two (2) courses and distances:

- 3) N 29°58'57" E 20.00 feet to an iron pin set at an angle point;
- 4) N 59°43'30" E 11.52 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 0.035 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.



# Plat of Survey

City of Nelsonville, Township of York, County of Athens, State of Ohio, part Section 24,  
Township 12N, Range 15W, and being part Outlot 26 of the City of Nelsonville

PREPARED FOR:  
Allodial Title Agency  
Columbus, Ohio

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

BEING A SURVEY OF A PART OF OUTLOT 26 TO  
THE CITY OF NELSONVILLE CONVEYED TO  
FEDERAL HOME MORTGAGE CORPORATION,  
AS RECORDED IN O.R. BOOK 496, PAGE 1686,  
IN THE ATHENS COUNTY DEED RECORDS,  
AND BEING ALL OF AUDITOR'S PARCEL NO.  
P03-00400034-00.

THE BEARINGS OF THIS PLAT ARE BASED ON  
THE NORTH LINE OF JAMES VERITY'S  
ADDITION (A.K.A. J.S. SCOTT'S ADDITION), AS  
RECORDED IN PLAT ENVELOPE 88A, IN THE  
ATHENS COUNTY PLAT RECORDS, AS BEING  
N 60°01'03" W, AND IS AN ASSUMED MERIDIAN  
USED TO DENOTE ANGLES ONLY.

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

### LEGEND

- - 5/8" o.d. solid Iron Pin Found
- ⊙ - Iron Pin Set  
5/8" Rebar 30" long w/red plastic cap  
Labeled S.A. England #7452

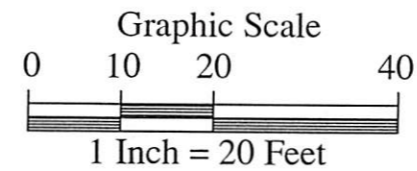
I hereby certify that an actual survey of the premises was  
made and that this plat is correct to the best of my  
knowledge.

Dated: 9/12/14  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

Description Checked for  
Mathematical Accuracy  
BY: David E. Scott  
DATE: 9/15/14  
Athens County  
ENGINEER'S OFFICE

POINT OF COMMENCEMENT:  
Northern Most Corner Outlot 26, also  
intersection of Southeasterly R/W Line  
Fairview Avenue & South line 14' Wide  
Alley shown on Plat Envelope 88A

Jason A. & Ronda L. Wolfe  
0.1888 Acres  
O.R. Book 470, Page 580  
P.P.N. P03-00400031-00



FAIRVIEW AVENUE (40' Wide R/W)  
centerline  
N 59°43'30" E 11.52'  
S 59°43'30" W 81.27'  
Southeasterly R/W Line

14' Wide Alley

Place of Beginning  
N 29°58'57" E 20.00'  
S 60°01'03" E 45.90'  
0.035 Acres surveyed  
Federal Home Mortgage Corp.  
Parcel 2  
O.R. Book 496, Page 1686  
P.P.N. P03-00400034-00  
North Line J.S. Scott's Addition  
N 60°01'03" W 51.61'  
James Verity's Addition  
a.k.a. J.S. Scott's Addition  
Lot 736  
S 29°58'57" W 30.00'  
Plat Envelope 88A  
Lot 737

Federal Home Mortgage Corp.  
Parcel 1: Lot 736  
O.R. Book 496, Page 1686  
P.P.N. P03-00400033-00

