

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 of 22.346 Total Acres being part of Auditor's P.P.N. 10-10-04-05-06-000

Page 1 of 2

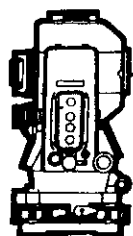
Situate in the Township of Cass, County of Muskingum, State of Ohio, and being a part of the North Half of Section 5 in Quarter Township 2 of Township 3N, Range 8W, of the "United States Military Lands" land survey, and being a survey of a portion of an original 31.10 acre parcel conveyed to Eugene A. Hindel, as recorded in Deed Volume 1093, Page 614, in the record of deeds in the Muskingum County Deed Recorders Office, and being part of Auditor's Permanent Parcel Number 10-10-04-05-06-000, and being more particularly described as follows;

Beginning at an iron pin found marking the Northeast corner of the West Half of Section 5 in Cass Township, Muskingum County, the same being along the County Line between Muskingum County and Coshocton County, and the same being the Northeast corner of said 31.10 acre parcel conveyed to Hindel of which this 22.346 acre survey is a part of, and the same being the Northwest corner of a 5.00 acre parcel being currently conveyed to Dustin Meadows, of record by Official Record 1820, Page 270, the **PRINCIPLE PLACE OF BEGINNING**, of the **22.346 Acre** parcel herein to be described;

Thence, **S 05° 07' 07" W**, leaving said County Line and with the West line of said 5.00 acre parcel, having passed over an iron pin found at 56.48 feet, going a total distance of **83.48** feet to rail spike in the centerline of Welker Road (Township Road #400), said spike being a common corner of said 5.00 acre parcel and a parcel being currently conveyed to Albert E. and Patricia S. Meadows, of record by Deed Volume 685, Page 316;

Thence, with the centerline of Welker Road, the same being the common boundary line between Albert E. and Patricia S. Meadows and Eugene A. Hindel of which this 22.346 acre survey is a part of, with the following Eleven (11) courses and distances, all of which are to spikes:

- 1) **S 40° 00' 00" W 225.65** feet;
- 2) **S 38° 59' 30" W 240.73** feet;
- 3) **S 41° 57' 00" W 93.18** feet;
- 4) **S 53° 36' 30" W 61.26** feet;
- 5) **S 58° 55' 00" W 224.34** feet;
- 6) **S 54° 55' 30" W 150.39** feet;
- 7) **S 42° 12' 00" W 83.65** feet;
- 8) **S 26° 21' 30" W 87.96** feet;
- 9) **S 18° 25' 30" W 232.55** feet;
- 10) **S 29° 09' 30" W 134.98** feet;
- 11) **S 40° 11' 30" W 169.53** feet to the intersection of centerline of Welker Road with Schoolhouse Road;



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Thence, **S 78° 05' 30" W** with the centerline of Schoolhouse Road **87.51** feet to a rail spike found marking the Southeast corner of a 1.000 acre parcel being currently conveyed to Roger E. and Virginia L. Hindel, of record by Official Record 1665, Page 350;

Thence, **N 22° 13' 45" W**, leaving the centerline of Schoolhouse Road, with the East line of R.E. & V.L. Hindel, having passed an iron pin found at 30.00 feet, going a total distance of **155.23** feet to an iron pin found marking an angle in the East line of said 1.000 acre parcel;

Thence, **N 13° 10' 07" W** continuing along the East line of said 1.000 acre parcel, **15.67** feet to an iron pin found marking the Northeast corner of said 1.000 acre parcel;

Thence, with what represents new lines that cross over and through said 31.10 acre parcel conveyed to Hindel, of which this 22.346 acre survey is a part, with the following Four (4) courses and distances,

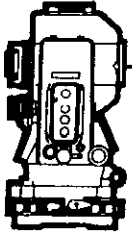
- 1) **N 13° 10' 07" W 30.39** feet to an iron pin set for a new corner;
- 2) **N 14° 35' 31" E 456.20** feet to an iron pin set for a new corner;
- 3) **N 03° 57' 50" W 452.03** feet to an iron pin set for a new corner;
- 4) **S 62° 43' 58" W**, having passed over an iron pin set on line for reference at 319.56 feet, going a total distance of **334.56** feet to a point in the centerline of Schoolhouse Road (County Road #118),

Thence, **N 17° 45' 44" W** with the centerline of said Schoolhouse Road, **182.91** feet to a rail spike;

Thence, **N 31° 47' 15" W** continuing along said centerline, **20.66** feet a point, said point being a corner to a 1.560 acre parcel being currently conveyed to Eugene A. Hindel II, of record by Official Record 1963, Page 372;

Thence, along the boundary of said 1.560 acre parcel conveyed to Hindel II, and a 1.242 acre parcel also being currently conveyed to Eugene A. Hindel II, of record by Official Record 1981, Page 304, the following Eleven (11) courses and distances,

- 1) **N 63° 18' 34" E**, having passed an iron pin found at 30.00 feet, going a total distance of **181.06** feet to an iron pin found for a corner;
- 2) **N 85° 11' 35" E 289.98** feet to an iron pin found for a corner;
- 3) **S 08° 51' 19" W 100.81** feet to an iron pin found for a corner;
- 4) **S 78° 33' 55" E 211.06** feet to an iron pin found for a corner;
- 5) **N 08° 51' 19" E 206.39** feet to an iron pin found for a corner;
- 6) **N 78° 33' 55" W 211.06** feet to an iron pin found for a common corner between said 1.560 acre parcel and said 1.242 acre parcel, and continuing with said 1.242 acre parcel;
- 7) **N 08° 51' 19" E 86.10** feet to an iron pin found for a corner;



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- 8) N 85° 34' 37" W 327.23 feet to an iron pin found for a corner;
- 9) S 10° 47' 29" W 120.71 feet to an iron pin found for a corner;
- 10) S 13° 04' 20" E 73.24 feet to an iron pin found for a corner;
- 11) S 63° 18' 34" W, having passed an iron pin found on line for reference at 165.18 feet, going a total distance of 195.18 feet to a point in the centerline of said Schoolhouse Road;

Thence, N 31° 47' 15" W 37.95 feet to a rail spike marking an angle in centerline;

Thence, N 48° 43' 48" W continuing with said centerline, 254.74 feet to a rail spike marking the Southeast corner of a parcel being currently conveyed to David E. Hindel and Marjorie L. McGinnis, of record by Deed Volume 1108, Page 644;

Thence, N 24° 03' 25" E with the East line of D.E. Hindel & M.L. McGinnis, having passed over an iron pin set on line for reference at 25.00 feet, going a total distance of 159.45 feet to an iron pin found marking the Northeast corner of said parcel, the same being along the common line between Muskingum County and Coshocton County, the Northwest corner of the 22.346 acre parcel herein to be described;

Thence, S 85° 34' 37" E, with said County Line and the North line of said 31.10 acre parcel conveyed to Eugene A. Hindel, of which this 22.346 acre survey is a part of, 1687.84 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **22.346 Total Acres**, more or less, and subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the North line of Section 5 in Cass Township, Muskingum County as being N 85° 34' 37" W, and are 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 August of 2005.

"SEE ATTACHED PLAT"

Dated 6/6/06

**OFFICE COPY
NOT RECORDABLE**

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



0373-05MU 22.346 Ac

APPROVED FOR CLOSURE

6/19/2006

EXEMPT FROM
PLANNING COMMISSION

6/19/2006

PLAT of SURVEY

Twp. of Cass. Co. of Muskingum, State of Ohio
Pt. Sec 5 in Qtr. Twp. 2 of Twp3N, Rng8W
of the "United States Military Land" land survey

Prepared By:

PIN 2005 373Mu

S.A. ENGLAND ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 1770 (5179 WALNUT RD.)
BUCKEYE LAKE, OHIO 43008
740-928-8680 FAX 740-928-9565

Prepared For:

Varsity Title Agency
P.O. Box 159
Zanesville, Ohio
43702-0159

Prepared For:

Situate in the Township of Cass, County of Muskingum,
State of Ohio, and being a part of the North Half of
Section 5 in Quarter Township 2 of Township 3N, Range
8W, of the "United States Military Lands" land survey.

Being a survey of a 31.10 Acre parcel being currently
conveyed to Eugene A. Hindel, as recorded in Deed
Volume 1093, Page 614, in the record of deeds in the
Muskingum County Recorders Office also known as
Auditors Permanent Parcel Number 10-10-04-05-06-000.

Bearings of this plat are based on the North Line of
Section 5 in Cass Township, Muskingum County, as
being S 85° 34' 37" E and is an assumed Meridian used
to denote angles only.

LEGEND

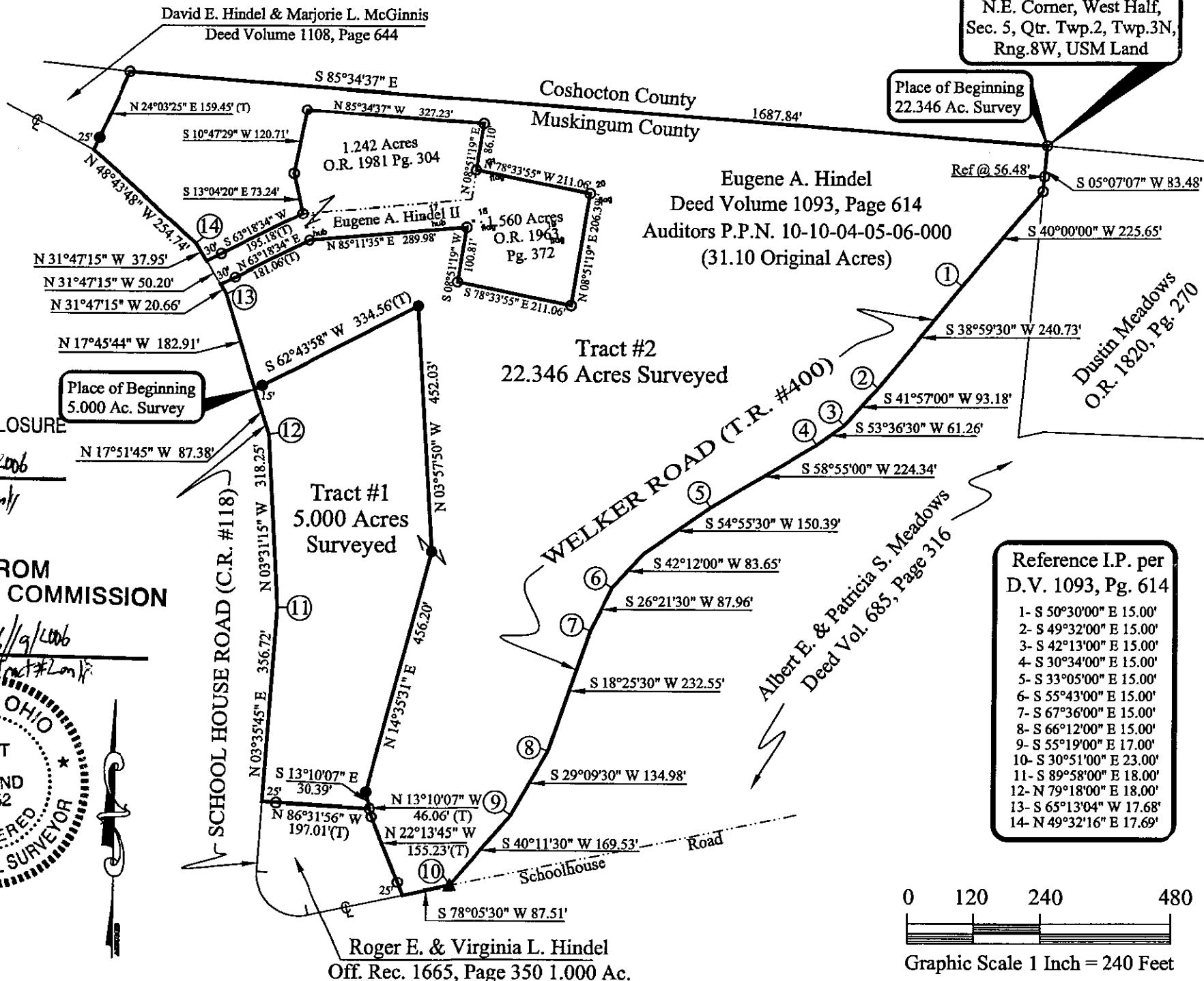
- - Iron Pin Found
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- (T) - Total Dimension

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: 6/6/06

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

EXEMPT FROM
PLANNING COMMISSION



Roger E. & Virginia L. Hindel
Off. Rec. 1665, Page 350 1.000 Ac.