

S.A. ENGLAND & ASSOCIATES
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Exhibit "A" Tract "#1"
Legal Description 3.194 Acres
Part of Auditors P.P.N. 20-40-06-08-000

Situate in the Township of Harrison, County of Muskingum, State of Ohio, and being a part of the Northwest Quarter of Section 6, Twp.-12N, Rng.-12W of the Congress Lands East of the Scioto River and being more particularly described as follows,

Being a survey of a portion of (Auditors P.P.N. 20-40-06-08-000) conveyed to Matthew D. Swingle and Robert Cook by Deed Volume 1155 page 276 in the record of deeds in the Muskingum County Recorders Office and being further described as follows,

Commencing, for reference, at an iron pin found (capped Harkness #6885) marking the Southeast corner of the Northwest Quarter of Section 6 in Harrison Township, Thence, **N 05° 48' 56" E** along the half Section line **2454.22** feet to a point, said point being referenced by a concrete monument found bearing **S 78° 51' 45" W 2.31** feet therefrom, Thence, along a curve to the right having a **Radius of 854.02** feet and a Chord Bearing **S 80° 43' 43" W** at a **Chord Distance of 39.70** feet to an iron pin found (capped Harkness #6885), Thence, **S 82° 02' 34" W 66.11** feet to a point in Duncan Run Creek, said point being on the South line of a parcel conveyed to the Ohio Power Company by Deed Volume 282 page 9, and is on the Northern line of a parcel conveyed to Shaun C. and Amy E. Mitchell by Deed Volume 1585 page 956, and is the Northeast corner of and the **PRINCIPLE PLACE OF BEGINNING** of the 3.194 acre parcel herein to be described,

Thence, along the Northern line of said parcel conveyed to Mitchell and following the meanderings of Duncan Run Creek the following Seven (7) courses and distances;

- 1) **S 17° 27' 26" W** leaving the South line of Ohio Power Company **190.87** feet;
- 2) **S 55° 25' 24" W 166.30** feet, where an iron pin found capped Harkness #6885 bears **S 00° 00' 00" W 10.00** feet;
- 3) **S 81° 17' 16" W 86.40** feet;
- 4) **N 66° 48' 52" W 153.38** feet, where an iron pin found capped Harkness #6885 bears **S 06° 20' 53" W 41.70** feet;
- 5) **S 75° 24' 13" W 109.06** feet;
- 6) **N 74° 17' 56" W 227.79** feet, where an iron pin found capped Harkness #6885 bears **S 16° 07' 48" E 36.38** feet;
- 7) **N 87° 00' 20" W 139.05** feet to the Southern line of said parcel conveyed to the Ohio Power Company;

Thence, along said Ohio Power Company with a curve to the right having a **Radius of 602.27** feet and a **Chord Bearing N 68° 46' 04" E** at a **Chord Distance of 276.60** feet to an iron pin set;

Thence, **N 82° 02' 34" E** continuing along Ohio Power Company **632.54** feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains a total of **3.194 Acres** more or less.

Subject parcel subject to all utility easements buried and overhead, road right-of-ways, zoning restrictions, and all other legal easements, right-of-ways, and restrictions of record.

Bearings of the above description are based on the East line of the Northwest Quarter of Section 6, Twp.-12N, Rng.-12W, in Harrison Township as being **N 05° 48' 56" E** (ref. D.V. 1585 page 956) and is an assumed Meridian used to denote angles only.

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 May-June, 2003

Dated 6/16/03

**OFFICE COPY
NOT RECORDABLE**

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



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY A. L. Swinehart
6-12-2003 ka

Prepared By:

PIN 2003 - 1017-03MU

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Plat of Survey Harrison Twp. Muskingum Co. Section 6 Twp.-12N Rng.-12W

DRAWN BY: T.M.	DATE: 06-16-2003R
CHECKED BY: S.A.E.	DRAWING NO.: 1017-03MU
JOB FILE: BNDRY03	SHEET 1 of 1

Property Location:

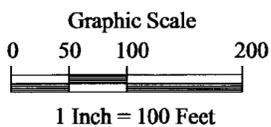
Situate in the Township of Harrison, County of Muskingum, State of Ohio. Being a part of the Northwest Quarter of Section 6, Twp.-12N, Rng.-12W of the Congress Lands East of the Scioto River.

Being a re-survey of an original 20.0+- acre parcel, now after exceptions 13.98+- acres now or formerly conveyed to Matthew D. Swingle and Robert Cook by Deed Volume 1155 page 276 in the record of deeds in the Muskingum County Recorders Office.

Bearings of this plat are based on the East line of Section 6, Twp.-12N, Rng.-12W in Harrison Township as being N05°48'56" E (ref. D.V. 1585 pg. 956) and is an assumed Meridian used to denote angles only.

Flood Zone Information:

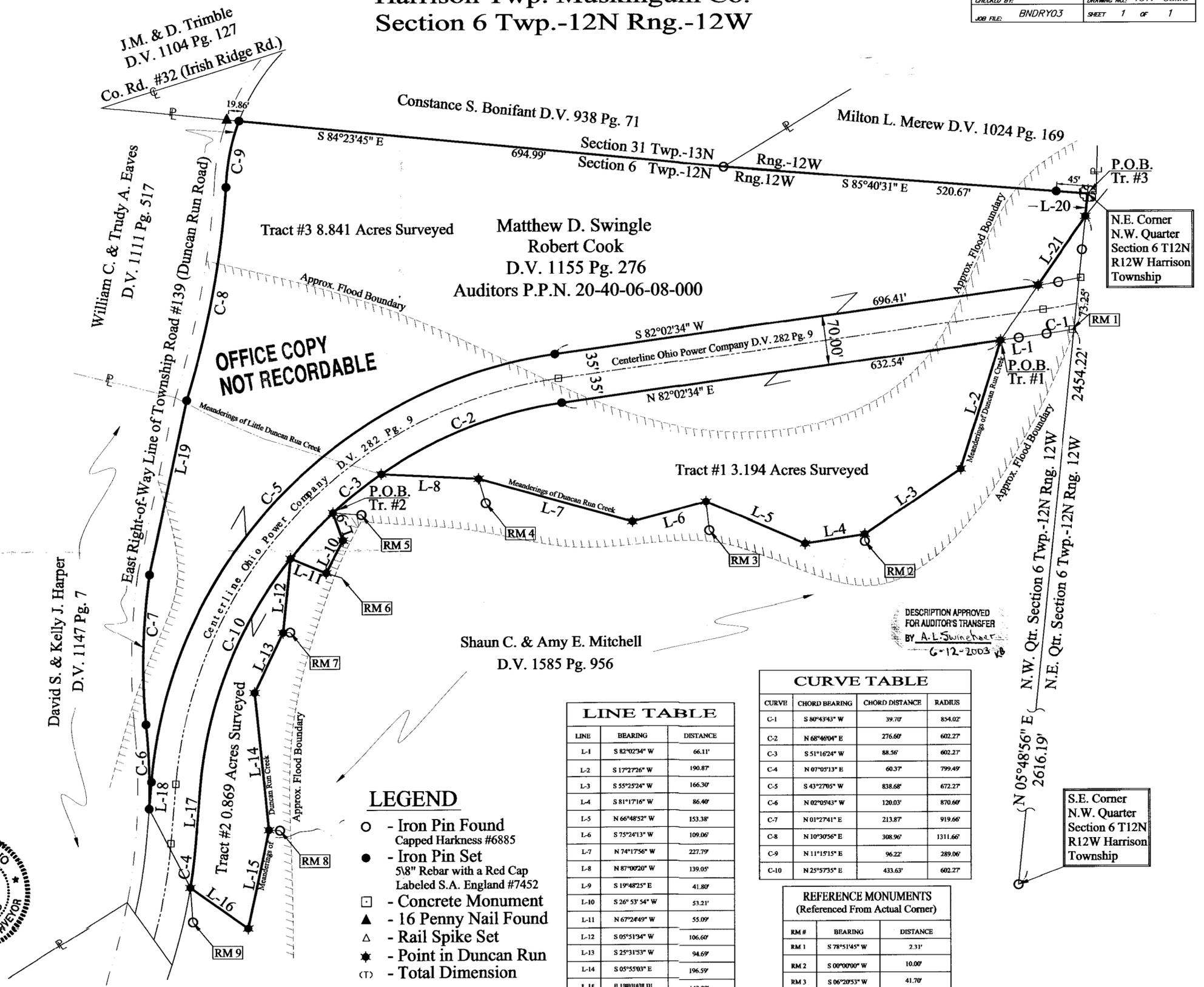
Portions of surveyed parcel are subject to the 100 year flood Zone "A" & Zone "AE" as indicated on F.E.M.A. Map Community Panel Number 390425-0160C & 390425-0180C. Effective Date 6-03-88.



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: 6/16/03

OFFICE COPY NOT RECORDABLE
Scott A. England, P.S.
Ohio Registered Surveyor #7452



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LEGEND

- - Iron Pin Found Capped Harkness #6885
- - Iron Pin Set 5/8" Rebar with a Red Cap Labeled S.A. England #7452
- - Concrete Monument
- ▲ - 16 Penny Nail Found
- ▲ - Rail Spike Set
- ★ - Point in Duncan Run
- (T) - Total Dimension
- - Rail Iron
- ⊕ - Centerline
- P - Property Line

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 82°02'34" W	66.11'
L-2	S 17°27'26" W	190.87'
L-3	S 55°25'24" W	166.30'
L-4	S 81°17'16" W	86.40'
L-5	N 66°48'52" W	153.38'
L-6	S 75°24'13" W	109.06'
L-7	N 74°17'56" W	227.79'
L-8	N 87°00'20" W	139.05'
L-9	S 19°48'25" E	41.80'
L-10	S 26°53'54" W	53.21'
L-11	N 67°24'49" W	55.09'
L-12	S 05°51'34" W	106.60'
L-13	S 25°31'53" W	94.69'
L-14	S 05°55'03" E	196.59'
L-15	S 120°34'42" W	143.22'
L-16	N 54°35'32" W	101.00'
L-17	N 04°51'34" E	84.71'
L-18	S 04°51'34" W	38.33'
L-19	N 12°05'57" E	254.94'
L-20	S 05°48'56" W	32.24'
L-21	S 34°25'11" W	119.43'

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	RADIUS
C-1	S 80°43'43" W	39.70'	854.02'
C-2	N 68°40'04" E	276.60'	602.27'
C-3	S 51°16'24" W	88.56'	602.27'
C-4	N 07°03'13" E	60.37'	799.49'
C-5	S 43°27'05" W	838.68'	672.27'
C-6	N 02°09'43" W	120.03'	870.60'
C-7	N 01°27'41" E	213.87'	919.66'
C-8	N 10°30'56" E	308.96'	1311.66'
C-9	N 11°15'15" E	96.22'	289.06'
C-10	N 25°57'35" E	433.63'	602.27'

REFERENCE MONUMENTS (Referenced From Actual Corner)

RM #	BEARING	DISTANCE
RM 1	S 78°51'45" W	2.31'
RM 2	S 00°00'00" W	10.00'
RM 3	S 06°20'53" W	41.70'
RM 4	S 16°07'48" E	36.38'
RM 5	S 85°54'11" E	40.56'
RM 6	S 73°13'03" E	23.30'
RM 7	N 87°34'36" E	10.00'
RM 8	S 87°46'44" E	15.62'
RM 9	S 04°02'25" E	49.61'

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY A.L. Swinehart 6-12-2003

N 05°48'56" E 2616.19'
N.W. Qtr. Section 6 Twp.-12N Rng. 12W
N.E. Qtr. Section 6 Twp.-12N Rng. 12W

S.E. Corner N.W. Quarter Section 6 T12N R12W Harrison Township

Prepared For:
Matthew Swingle,
Robert Cook and ACS
Title & Closing Services.