

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
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Exhibit "A" LEGAL DESCRIPTION 40.555 ACRES

Situate in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of Section 17, Township 18N, Range 15W, and being a survey of a portion of a 116.651 acre parcel (Auditors P.P.N. 25-25-80-17-05-000) in Hopewell Township, Muskingum County, of record by Official Record 1727, page 214, being currently conveyed to Willis Beardmore, Trustee of the Beardmore Irrevocable Real Estate Trust, and being more particularly described as follows;

Beginning, at an iron set marking the Southeast corner of Section 17 and the Southwest corner of Section 16 in Hopewell Township, Muskingum County, the same being along the North line of Section 4, Township 17N, Range 15W in Madison Township, Perry County, said iron pin being the Southwest corner of a parcel being currently conveyed to Steve P. & Alice M. Klemen, of record by Deed Volume 743, page 267, Muskingum County Deed Records, the Northeast corner of a parcel being currently conveyed to Willis Beardmore, Trustee of the Beardmore Irrevocable Real Estate Trust, Perry County Deed Records, the Southeast corner of and the PRINCIPLE PLACE OF BEGINNING of the **40.555 Acre** parcel herein to be described;

Thence, **S 89° 04' 59" W** along the County Line between Muskingum County and Perry County, the same being the South line of Section 17, Hopewell Township and the North line of Section 4 and Section 5 Madison Township, Perry County conveyed to Beardmore, having passed an iron pin set marking the common corner to Section 4 and Section 5 at 500.56 feet, a Mag Nail set in the centerline of Coopermill Road (Perry Co. Rd. #34 & Muskingum Co. Rd. #71) at 689.44 feet, and going a total distance of **710.29** feet to a point in said Coopermill Road;

Thence, with what represents new lines that cross over and through said 116.651 acre parcel conveyed to Beardmore the following Four (4) courses and distances,

- 1) **N 03° 36' 02" W** leaving said road and having passed an iron pin set on line for reference at 20.62 feet, and going a total distance of **205.97** feet to an iron pin set;
- 2) **S 78° 45' 05" W 159.70** feet to an iron pin set;
- 3) **N 00° 47' 20" W 1163.09** feet to and iron pin set, and
- 4) **N 00° 36' 43" E 700.35** feet to an iron pin set along the South line of a parcel being currently conveyed to Searl F. Krofft, of record by Deed Volume 1077, page 350, the Northwest corner of the 40.555 acre parcel herein to be described;

Thence, **N 89° 17' 11" E** along the South line of Krofft **874.82** feet to an iron pin found along the common line of Section 17 and Section 16, the Southeast corner of Krofft and is along the West line of another parcel also conveyed to Searl F. Krofft, of record by Deed Volume 1077, page 347, the Northeast corner of the 40.555 acre parcel herein to be described;

Thence, **S 00° 22' 51" E** along the West line of Krofft, and with said Section Line, and said parcel conveyed to Klemen, aforementioned, having passed over an iron pin set on line at 1671.94 feet, a Mag Nail set in the centerline of Coopermill Road at 1715.63 feet, an iron pin set 1751.94 feet, and going a total distance of **2037.28** feet to the PRINCIPLE PLACE OF BEGINNING, and containing **40.555 Total Acres**, more or less, and subject to all legal easements, leases, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the line between Perry and Muskingum Counties as being **S 89°04'59" 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 October of 2002, and November-December 2004.

Dated 12/13/04

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



PLAT OF SURVEY

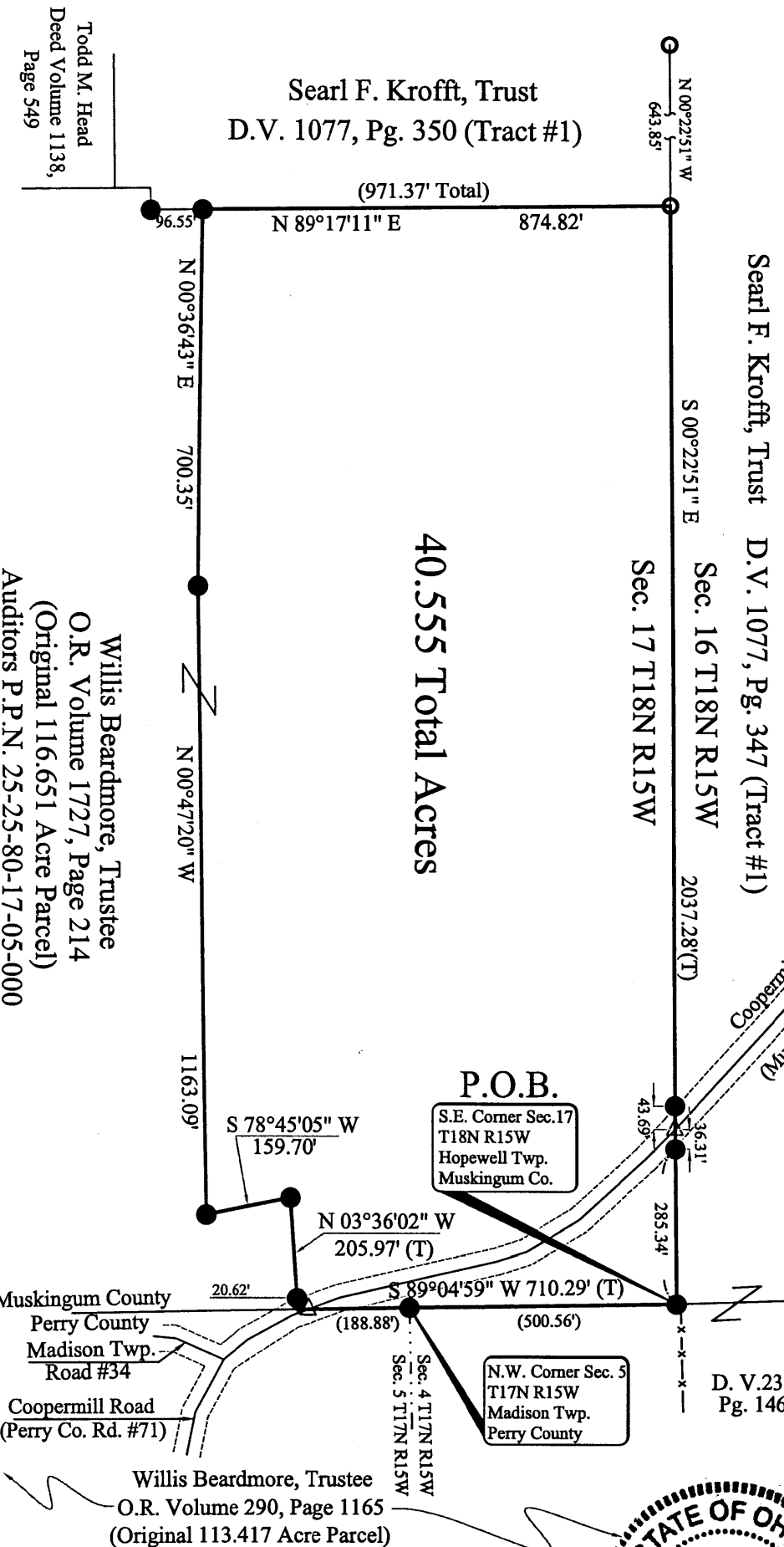
Prepared By:

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

PROPERTY LOCATION:
SITUATE IN THE TOWNSHIP OF
HOPEWELL, COUNTY OF
MUSKINGUM, STATE OF OHIO,
AND BEING A PART OF
SECTION 17, TOWNSHIP 18N,
RANGE 15W.

BEING A SURVEY OF A
PORTION OF
A 116.651 ACRE PARCEL BEING
CURRENTLY CONVEYED TO
THE WILLIS BEARDMORE,
TRUSTEE OF THE BEARDMORE
IRREVOCABLE REAL TRUST,
OF RECORD IN MUSKINGUM
COUNTY BY OFFICIAL RECORD
1727, PAGE 214.

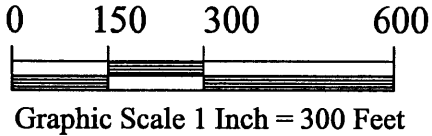
THE BEARINGS OF THIS PLAT
ARE BASED ON THE LINE
BETWEEN PERRY AND
MUSKINGUM COUNTIES AS S
89°04'59" W, AND IS AN
ASSUMED MERIDIAN USED TO
DENOTE ANGLES ONLY.



Willis Beardmore, Trustee
O.R. Volume 1727, Page 214
(Original 116.651 Acre Parcel)
Auditors P.P.N. 25-25-80-17-05-000

40.555 Total Acres

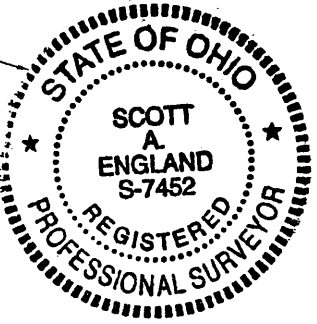
12-16-2004



Steve P. & Alice M. Klemen
Deed Volume 743, Page 267

Prepared For:
Mr. Willis Beardmore
6145 Perimeter Lakes Drive
Dublin, Ohio 43017

- LEGEND**
- - Iron Pin Found
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
 - - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
 - ▲ - Rail Spike Found
 - △ - Mag Nail Found
 - ★ - Power Pole
 - (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: 12/17/04
**OFFICE COPY
NOT RECORDABLE**
Scott A. England, P.S.
Ohio Registered Surveyor #7452