

## S.A. ENGLAND & ASSOCIATES

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



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

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Ohio Phone: 1-800-551-5844

### Exhibit "A" LEGAL DESCRIPTION 58.180 ACRES

Page 1 of 2

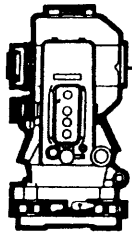
Situate in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of Section 17, Township 18N, Range 15W, and being a survey of a portion of a 116.651 acre parcel (Auditors P.P.N. 25-25-80-17-05-000) of record by Official Record 1727, page 214, being currently conveyed to Willis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

Commencing, for reference, at a stone found marking the Southwest corner of the Southeast Quarter of the Section 17 in Hopewell Township, the same being along the North line of Section 5, Township 17N, Range 18N in Madison Township, Perry County, Thence, N 89° 04' 59" E along said County Line and Section Line, having passed over an iron pin found on line for reference at 369.97 feet, and going a total distance of 430.99 feet to a Mag Nail set in the centerline of Hopewell Township Road #30 (Baird Road) the same being Madison Township Road #34, said nail being along the North line of a 113.417 acre parcel being currently conveyed to Willis Beardmore, Trustee of the Beardmore Irrevocable Real Estate Trust, Perry County Recorders Official Record 290, Page 1165, and being the Southeast corner of a parcel being currently conveyed to Naomi Q. Sartin, of record by Official Record 1805, Page 230, and being the **PRINCIPLE PLACE OF BEGINNING** of the 58.180 Acre parcel herein to be described;

Thence, along the centerline of Township Road #30 (Baird Road), the same being the East line of said parcel conveyed to Sartin, the following Twelve (12) courses and distances,

- 1) N 41°15'20" W 77.65 feet to an angle point;
- 2) N 16°38'28" W 42.71 feet to an angle point;
- 3) N 06°53'26" W 216.47 feet to an angle point;
- 4) N 10°52'14" W 65.57 feet to an angle point;
- 5) N 14°50'57" W 50.00 feet to an angle point;
- 6) N 23°54'16" W 50.00 feet to an angle point;
- 7) N 36°56'13" W 50.00 feet to an angle point;
- 8) N 46°49'28" W 47.62 feet to an angle point;
- 9) N 58°30'39" W 50.00 feet to an angle point;
- 10) N 77°46'48" W 50.00 feet to an angle point;
- 11) S 89°40'35" W 50.00 feet to an angle point;
- 12) S 86°12'28" W 102.56 feet to a mag nail set at the intersection of centerline of said Baird Road with Hopewell Township Road #286 (Gard Lane), the same being on the Half Section Line of Section 17, also being the Southeast corner of a parcel being currently conveyed to Acreage Investments Inc., of record by Deed Volume 1522, Page 661 (see "Harden Farm" subdivision of land): said nail bears N 01°14'00" W 581.85 feet from said stone marking the Southwest corner of the Southeast Quarter of Section 17;

Thence, N 01°14'00" W with the Half Section Line, the same being the East line of said parcel conveyed to Acreage Investments Inc., and a parcel being currently conveyed to Steven D. and April D. Strunk, of record by Official Record 1639, page 613, and a parcel being currently conveyed to Les and Linda J. Hamilton, of record by Official Record 1819, page 11 1507.88 feet to an iron pin found in said Township Road #286 (Gard Lane) along the East line of a parcel being currently conveyed to J.J. Realty, of record by Official Record 1539, page 305, the same being the Southwest corner of a parcel being currently conveyed to Jack A. Head, of record by Deed Volume 1612, Page 561, the Northwest corner of the 58.180 acre parcel herein to be described;



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**Exhibit "A"**  
**LEGAL DESCRIPTION**  
**58.180 ACRES**

Page 2 of 2

Thence, **N 89°22'14" E** leaving Gard Lane and said Half Section Line and with the South line of said parcel conveyed to Jack A. Head, and continuing along the South line of a parcel being currently conveyed to Kathleen H. Rust, of record by Deed Volume 1138, Page 546, and continuing along the South line of a parcel being currently conveyed to Todd M. Head, of record by Deed Volume 1138, Page 549, **1596.42** feet to an iron pin set marking a corner to Tract One conveyed to the Searl F. Krofft, Trust, of record by Deed Volume 1077, Page 350;

Thence, **S 01°31'19" E** along said boundary of Krofft **41.05** feet to an iron pin set;

Thence, **N 89°17'11" E** continuing with the boundary of Krofft **96.55** feet to an iron pin set marking the Northeast corner of the 58.180 acre parcel herein to be described;

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) **S 00° 36' 43" W 700.35** feet to an iron pin set;
- 2) **N 89° 23' 17" W 540.00** feet to an iron pin set;
- 3) **S 00° 36' 43" W 1355.08** feet to and iron pin set on said County Line and along the South line of Section 17 in Hopewell Township, the same being the North line of Section 5 in Madison Township and said parcel conveyed to Beardmore, and
- 4) **S 89° 04' 59" W** having passed over a Mag Nail found at 381.18 feet, and going a total distance of **656.20** feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **58.180 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.

APPROVED  
12-15-2004



Dated 12/13/04

**OFFICE COPY**  
**NOT RECORDABLE**

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

# PLAT OF SURVEY

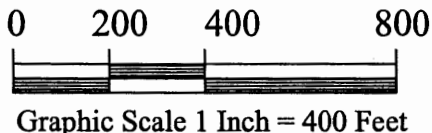
Prepared By:

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.

LINE	BEARING	DISTANCE
(A)	N 41°15'20" W	77.65'
(B)	N 16°38'28" W	42.71'
(C)	N 06°53'26" W	216.47'
(D)	N 10°52'14" W	65.57'
(E)	N 14°50'57" W	50.00'
(F)	N 23°54'16" W	50.00'
(G)	N 36°56'13" W	50.00'
(H)	N 46°49'28" W	47.62'
(I)	N 58°30'39" W	50.00'
(J)	N 77°46'48" W	50.00'
(K)	S 89°40'35" W	50.00'
(L)	S 86°12'28" W	102.56'

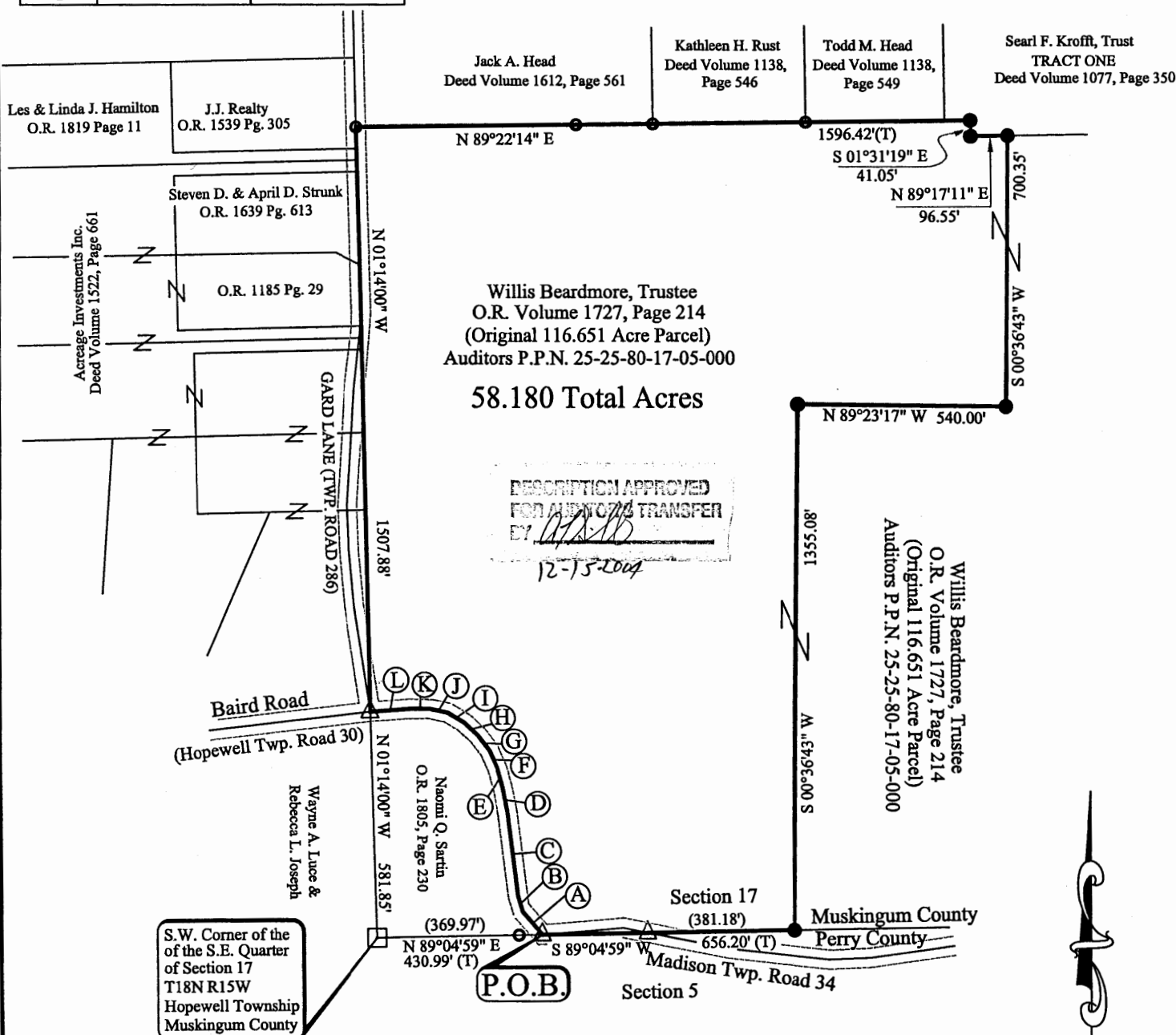


### LEGEND

- - 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
- - Stone Found
- (T) - Total Dimension

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.



DESCRIPTION APPROVED  
FOR AID TO THE TRANSFER  
BY *[Signature]*  
12-15-2004

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

S.W. Corner of the  
of the S.E. Quarter  
of Section 17  
T18N R15W  
Hopewell Township  
Muskingum County

Willis Beardmore, Trustee  
O.R. Volume 290, Page 1165  
(Original 113.417 Acre Parcel)

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: 12/13/04

**OFFICE COPY  
NOT RECORDABLE**

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



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