

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 17.567 ACRES

Page 1 of 2

Situated in the Township of Madison, County of Perry, State of Ohio, and being a part of Section 5, Township 17N, Range 15W, also being 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 113.417 acre parcel in Madison Township, Perry County, of record by Official Record 290, page 1165, and 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, both of which 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 an iron found along the North line of said 113.417 acre parcel, the same being the Northeast corner of Section 5, Madison Township, Perry County, and being on the South line of said 116.651 acre parcel in Section 17, Hopewell Township, Muskingum County, Thence, **S 89° 04' 59" W** along the line between Perry County and Muskingum County **532.04** feet to a point on said County Line, the **PRINCIPLE PLACE OF BEGINNING** of the **17.567 Acre** parcel herein to be described;

Thence, with what represents new lines that cross over and through said 113.417 acre parcel in Perry County the following Six (6) courses and distances,

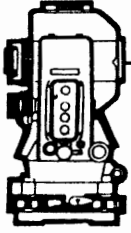
- 1) **S 52° 38' 05" W 15.19** feet to an iron pin set;
- 2) **S 12° 56' 36" E 40.18** feet to a point in the centerline of Madison Township Road #34;

Thence, with the centerline of Madison Township Road #34 the following Three (3) courses and distances,

- 3) **S 81° 54' 07" W 219.81** feet to an angle in said centerline;
- 4) **S 87° 28' 57" W 105.07** feet to an angle in said centerline;
- 5) **N 83° 32' 08" W 93.40** feet to an angle in said centerline, the Southwest corner of the 17.567 acre parcel herein to be described;

Thence, **N 00° 36' 43" E** leaving said centerline and continuing through said 113.417 acre parcel **66.76** feet to an iron pin set on the County Line; the same being the North line of Section 5 and said 113.417 acre parcel in Madison Township, Perry County, and the South Line of Section 17 and said 116.651 acre parcel in Hopewell Township, Muskingum County;

Thence, with what represents new lines that cross over and through said 116.651 acre parcel in Muskingum County the following Five courses and distances,



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Page 2 of 2

- 1) continuing N 00° 36' 43" E 1355.08 feet to an iron pin set, the Northwest corner of the 17.567 acre parcel herein to be described;
- 2) S 89° 23' 17" E 540.00 feet to an iron pin set, the Northeast corner of the 17.567 acre parcel herein to be described;
- 3) S 00° 47' 20" E 1163.09 feet to an iron pin set for a corner;
- 4) S 37° 57' 55" W 197.60 feet to an iron pin set for a corner, and

5) S 52° 38' 05" W 39.18 feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **17.567 Total Acres**, more or less, of which 0.646 acres lie within Section 5, Madison Township Perry County, and 16.920 acres lie within Section 17, Hopewell Township, Muskingum County, 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.

DESCRIPTION APPROVED
FOR PUBLIC TRANSFER
BY *[Signature]*

12-16-2004



Dated 12/13/17

**OFFICE COPY
NOT RECORDABLE**

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

25-80-17-05 002 11555 BAIRD RD

ADDRES N/A

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

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

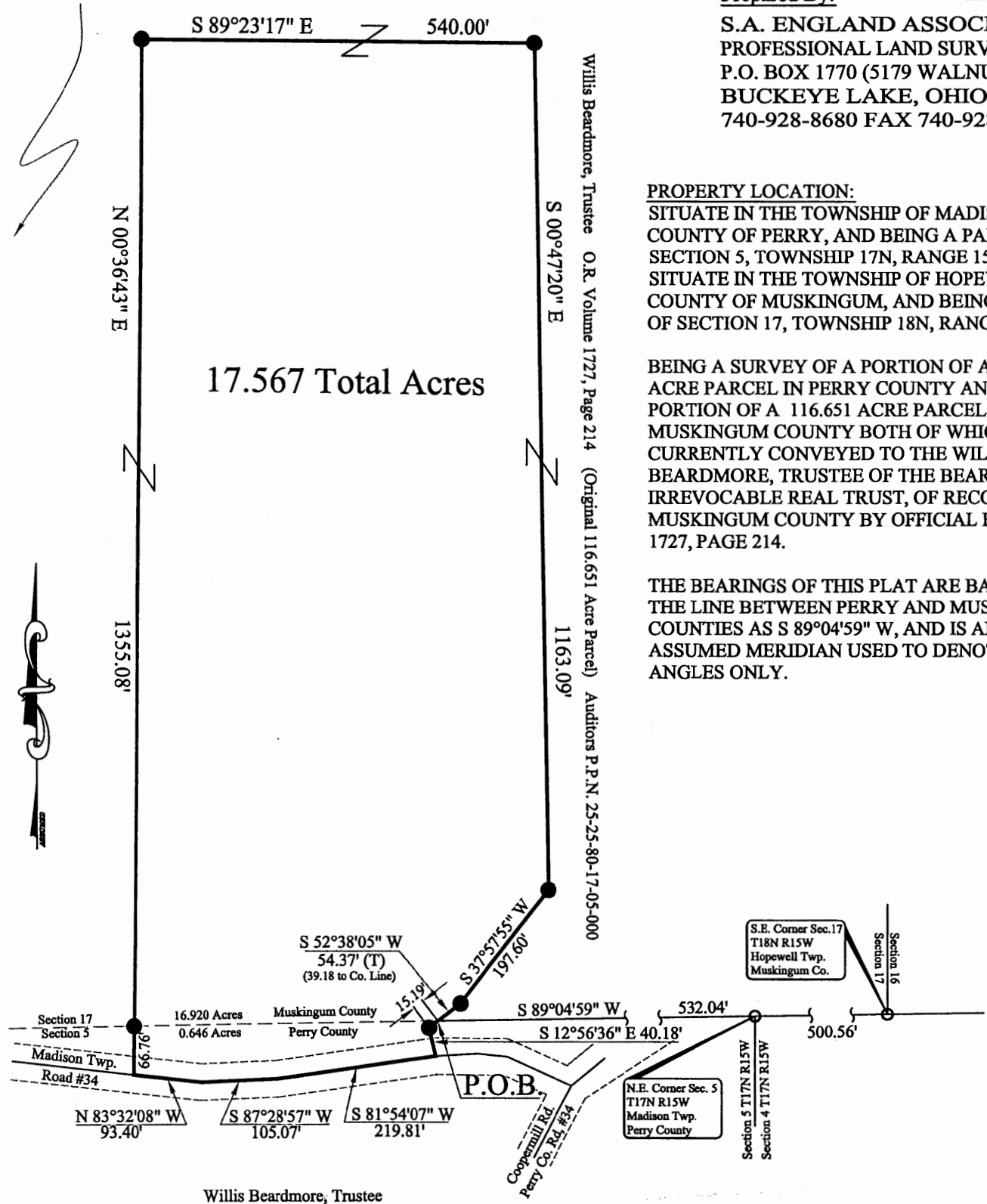
PROPERTY LOCATION:
SITUATE IN THE TOWNSHIP OF MADISON,
COUNTY OF PERRY, AND BEING A PART OF
SECTION 5, TOWNSHIP 17N, RANGE 15W, ALSO
SITUATE IN THE TOWNSHIP OF HOPEWELL,
COUNTY OF MUSKINGUM, AND BEING A PART
OF SECTION 17, TOWNSHIP 18N, RANGE 15W.

BEING A SURVEY OF A PORTION OF A 113.417
ACRE PARCEL IN PERRY COUNTY AND A
PORTION OF A 116.651 ACRE PARCEL IN
MUSKINGUM COUNTY BOTH OF WHICH 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.

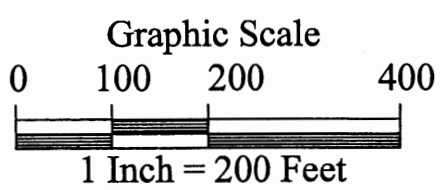
17.567 Total Acres

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



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

PROFESSION APPROVED
12-16-2004



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