

## 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)

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

### Exhibit "A" LEGAL DESCRIPTION 1.406 ACRES

Page 1 of 2

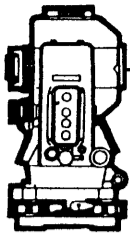
Situated in the Township of Madison, County of Perry, State of Ohio, and being a part of Section 5, Township 17N, Range 15W, also being in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of Section 17, Township 18N, Range 15W, and being a survey of a portion of a 113.417 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 **188.88** feet to a Mag Nail found in the centerline of Coopermill Road, (Co. Rd. 34, Perry Co. & Co. Rd. 71 Muskingum Co.), Thence, **S 69° 51' 34" W** leaving said County Line and along the centerline of Coopermill Road **21.73** feet to the **PRINCIPLE PLACE OF BEGINNING** of the **1.406 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 and along the centerline of Coopermill Road and Madison Township Road #34 the following Seven (7) courses and distances, of which the first Three (3) being along the centerline of Coopermill Road and the following Three (3) being along the centerline of Madison Township Road #34,

- 1) **S 69° 51' 34" W 12.14** feet to an angle in said centerline;
- 2) **S 60° 53' 27" W 93.10** feet to an angle in said centerline;
- 3) **S 50° 38' 28" W 59.02** feet to the intersection of centerline of Coopermill Road with Madison Township Road #34;
- 4) **N 65° 52' 31" W 97.00** feet to an angle in said centerline;
- 5) **N 84° 03' 30" W 41.90** feet to an angle in said centerline;
- 6) **S 86° 31' 44" W 57.31** feet to a point;
- 7) **N 12° 56' 36" W** leaving the centerline of Madison Township Road #34 **40.18** feet to an iron pin set;

Thence, **N 52° 38' 05" E** continuing through said 113.417 acre parcel in Perry County, and passing the County Line between Perry and Muskingum Counties at a distance of 15.19 feet, continuing into Muskingum County and with a new line that crosses through said 116.651 acre parcel in Muskingum County a total distance of **54.37** feet to an iron pin set;



# 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)

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

## Exhibit "A" LEGAL DESCRIPTION 1.406 ACRES

Page 2 of 2

Thence, with what represents new lines that cross over and through said 116.651 acre parcel in Muskingum County the following Three (3) courses and distances;

1) N 37° 57' 55" E 197.60 feet to an iron pin set;

2) N 78° 45' 05" E 159.70 feet to an iron pin set;

3) S 03° 36' 02" E, having passed over an iron pin set on line for reference at 185.35 feet, and passing the County Line between Muskingum and Perry Counties at 205.97 feet, and continuing into Perry County and through said 113.417 acre parcel a total distance of **213.13** feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **1.406 Total Acres**, more or less, of which 0.399 acres lie within Section 5, Madison Township Perry County, and 1.007 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

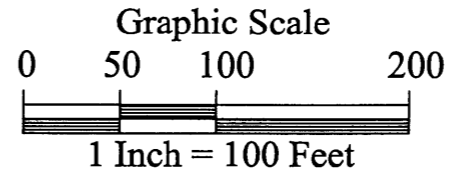


Dated 12/13/04

**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**

PDN 2002 - 1235-02PE

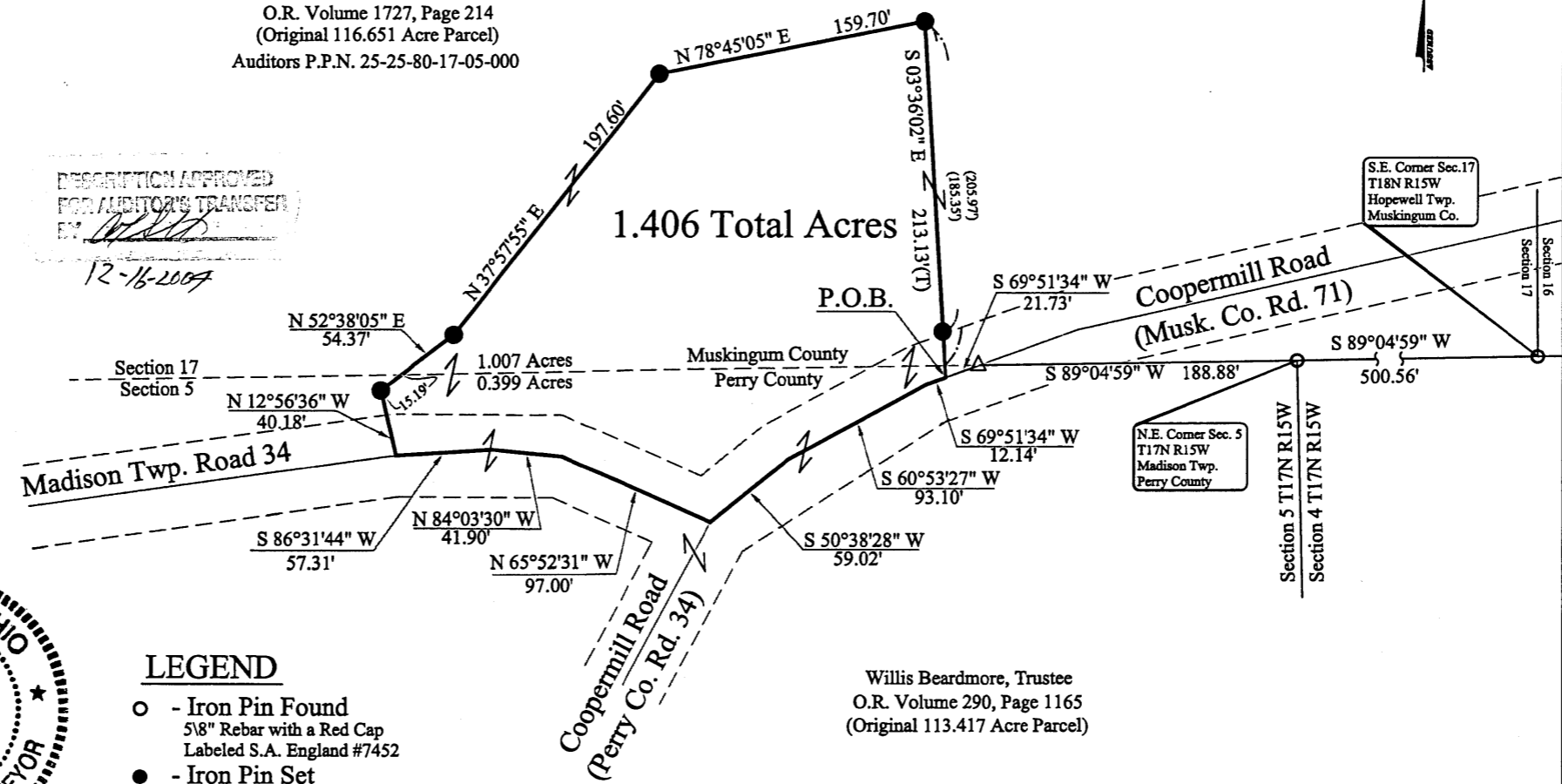
**PROPERTY LOCATION:**  
 SITUATE IN THE TOWNSHIP OF MADISON,  
 COUNTY OF PERRY, AND BEING A PART OF  
 SECTION 5, TOWNSHIP 17N, RANGE 15W, ALSO  
 SITUATE IN THE TOWNSHIP OF HOPEWELL,  
 COUNTY OF MUSKINGUM, AND BEING A PART  
 OF SECTION 17, TOWNSHIP 18N, RANGE 15W.

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  
 PERRY COUNTY BY OFFICIAL RECORD 290,  
 PAGE 1165 AND 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

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY *[Signature]*  
 12-16-2007



**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

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: 12/13/07

**OFFICE COPY**  
**NOT RECORDABLE**  
 Ohio Registered Surveyor #7452

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