

73-24-02-04  
3720 CHANDLERSVILLE ROAD



**S.A. ENGLAND & ASSOCIATES**  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Exhibit "A"  
Legal Description  
1.196 Acres  
Beneficial Ohio, Inc.: Deed Book 2187, Page 697  
Auditor's Parcel No. 73-24-02-03-000 & 73-24-02-04-000

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being a part of the Northeast Quarter of Section 9, Township 12N, Range 13W, and being more particularly described as follows;

Being a Survey of 0.11 acre parcel and a 1 acre parcel conveyed to Beneficial Ohio, Inc., as recorded in Deed Book 2187, Page 697, in the Muskingum County Deed Records, also being Auditor's Parcel No. 73-24-02-03-000 (0.11 acres) and 73-24-02-04-000 (1 acre), and further described as follows;

Commencing for reference at a 5/8" rebar found at the Southeast Corner of said Northeast Quarter Section;

Thence N 69°26'45" W 216.27 feet with the Half Section line of said Section, to an axle found marking the common corner of said 1.196 acre parcel and a 1.578 acre parcel conveyed to Brain M & Pamela D Winters, as recorded in Deed Book 1568, Page 515, also being on a Northerly line of a 5.29 acre parcel conveyed to Kimherly Mortimer, as recorded in Deed Book 1932, Page 608, and being the **PRINCIPLE PLACE OF BEGINNING** of the 1.196 acre parcel herein to be described;

Thence N 69°26'45" W 100.25 feet continuing with said Half Section line which is a Southerly line of said 1.196 acre parcel, and the same being a Northerly line of said 5.29 acre parcel, to a 5/8" rebar found marking the common corner of said 1.196 acre parcel and said 5.29 acre parcel;

Thence N 20°33'15" E 465.82 feet with the Westerly line of said 1.196 acre parcel, and the same being an Easterly line of said 5.29 acre parcel, to a point marking the common corner of said 1.196 acre parcel and said 5.29 acre parcel, also being on the Centerline Chandlerville Road, (State Route 146, 60' Wide), and passing a 3/4" iron pipe set at a distance of 435.82 feet;

Thence with a Curve to the Left having a Radius of 3819.72 feet, a Delta of 1°46'36", an Arc Length of 118.44 feet, and a Chord Bearing of S 70°40'07" E 118.43 feet, with said Centerline of Chandlerville Road, to a point marking the common corner of said 1.196 acer parcel and a 0.71 acre parcel conveyed to Howard Richards & Denise E. Kirkbride, as recorded in Deed Book 914, Page 87;

Thence S 20°51'45" W 293.12 feet with an Easterly line of said 1.196 acre parcel, and the same being the Westerly line of said 0.71 acre parcel, to a 3/4" iron pipe found marking the common corner of said 1.196 acre parcel and said 0.71 acre parcel, also being on the Northerly line of said 1.578 acre parcel, and passing a spike found at a distance of 27.48 feet;

Thence N 71°29'35" W 13.81 feet with a Southerly line of said 1.196 acre parcel, and the same being the Northerly line of said 1.578 acre parcel to a 3/4" iron pin set at the common corner of said 1.196 acre parcel and said 1.578 acre parcel;

Thence S. 21°27'50" W. 174.76 feet with an Easterly line of said 1.196 acre parcel, and the same being the Westerly line of said 1.578 acre parcel, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 1.196 Acres, more or less, and subject to all legal easements, right-of-ways, restrictions, and zoning ordinances of record.

Bearings of the above description was based on the Centerline of Chandlerville Road, (State Route 146) as being S 69°23'00" E as shown on ODOT Right of Plan Zanesville - Caoldwell Road, I.C.H. 348, Sec. M-2-N, Muskingum County.



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All iron pins set are 5/8" o.d. iron pins 30" long with red 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 November 2008.

Dated 12/19/08

2294-08MU

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

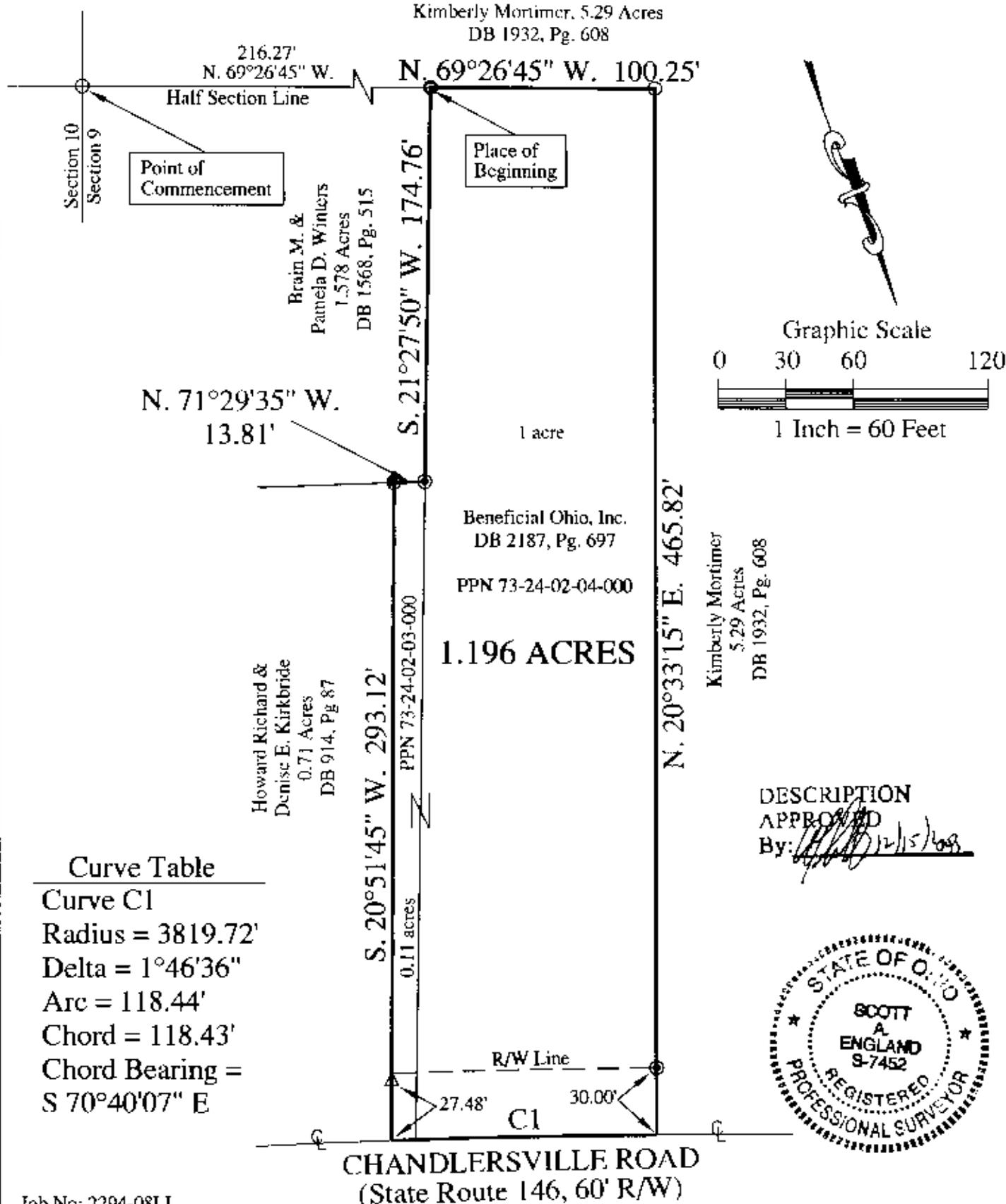


DESCRIPTION APPROVED  
 By: *[Signature]* 12/15/2008

# Plat of Survey

Township of Wayne, County of Muskingum, State of Ohio, Part of the Northeast Quarter of Section 9, Township 12N, Range 13W

Kimberly Mortimer, 5.29 Acres  
DB 1932, Pg. 608



Job No: 2294-08LI

**PROPERTY LOCATION:**

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being a part of the Northeast Quarter of Section 9, Township 12N, Range 13W.

Being a Survey of a 0.11 acre parcel and a 1 acre parcel conveyed to Beneficial Ohio, Inc., as recorded in Deed Book 2187, Page 697, in the Muskingum County Deed Records, and being Auditor's Parcel No. 73-24-02-03-000 (0.11 ac) & 73-24-02-04-000 (1 ac).

**BASIS OF BEARING**

The bearings of this plat are based on the centerline of Chandler'sville Road (State Route 146) as being S 69°23'00" E as shown on ODOT right of way plan Zansville - Caldwell Road, I.C.H. 348, Sec. M-2-N, Muskingum County.

I hereby certify that an actual survey of the premises was made, and that this plat is the best of my knowledge.

**OFFICE COPY NOT RECORDABLE**

Date \_\_\_\_\_  
Scott A. England, S.  
Ohio Registered Surveyor #S-7452

**LEGEND**

- △ - Spike Found
- - 3/4" Iron Pipe Found
- - 5/8" Rebar Found
- ⊙ - Axle Found
- ⊕ - Iron Pin Set
- 3/8" Rebar 30" long without cap  
Labeled S.A. England #7452

**PREPARED FOR:**

Sovereign Title & Beneficial Ohio, Inc.



**PREPARED BY:**

S.A. ENGLAND & ASSOCIATES  
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Buckeye Lake, Ohio 43008  
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