

## 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 116.651 ACRES

Situated in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of the Southeast Quarter of Section 17, Township 18N, Range 15W, and being more particularly described as follows;

Being a Survey of a parcel conveyed to C. Roy & Virgie Beardmore, as recorded in Deed Volume 465, Page 611, in the Muskingum County Deed Records, and being all of Auditor's Parcel No. 25-25-80-17-05-000, and being further described as follows;

Commencing at an iron pin set marking the Southeast corner of Section 17, being on the line between Muskingum & Perry Counties, also being the Southwest corner of a parcel conveyed to Steve P. & Alice M. Klemen, as recorded in Deed Volume 743, Page 267, and being the PRINCIPLE PLACE OF BEGINNING of the 116.651 acre parcel herein to be described;

Thence, S 89°04'59" W 2106.60 feet with the line between Muskingum & Perry Counties, to a mag nail set in the centerline of Baird Road (Hopewell Twp. Road 30)(40' Wide) marking the Southeast corner of a parcel conveyed to Cameron Cartwright, as recorded in Deed Volume 1161, Page 267, and passing over a mag nail set in the centerline of Coopermill Road (Co. Road 71) at 689.44 feet: said nail bears N 89°04'59" E 429.91 feet from a stone found marking the Southwest corner of the Southeast corner of Section 17;

Thence with the centerline of Baird Road, the same being the East line of said parcel conveyed to Cartwright, with the following twelve (12) courses and distances:

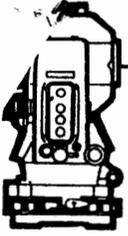
- 1) N 41°15'20" W 77.65 feet to an angle point;
- 2) N 16°38'28" W 42.71 feet to an angle point;
- 3) N 06°53'26" W 216.47 feet to an angle point;
- 4) N 10°52'14" W 65.57 feet to an angle point;
- 5) N 14°50'57" W 50.00 feet to an angle point;
- 6) N 23°54'16" W 50.00 feet to an angle point;
- 7) N 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 the centerlines of said Baird Road and Gard Lane (Hopewell Twp. Road 286)(40' Wide), being on the Half Section Line, also being the Southeast corner of a parcel conveyed to J.J. Detweiler Enterprises, Inc., as recorded in Deed Volume 1161, Page 267 (see "Harden Farm" subdivision of land): said spike 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 1507.88 feet with the Half Section Line, the same being the East line of said parcel conveyed to J.J. Detweiler, Enterprises, Inc., to an iron pin found in Gard Lane marking the Southwest corner of a parcel conveyed to Jack A. Head, as recorded in Deed Volume 1612, Page 561;

Thence, N 89°22'14" E 1596.42 feet leaving Gard Lane with the South line of said parcel conveyed to Jack A. Head, and continuing along the South line of a parcel conveyed to Kathleen H. Rust, as recorded in Deed Volume 1138, Page 546, and continuing along the South line of a parcel conveyed to Todd M. Head, as recorded in Deed Volume 1138, Page 549, to an iron pin set marking a corner to TRACT ONE conveyed to the Searl F. Krofft, Trust, as recorded in Deed Volume 1077, Page 350;

Thence, S 01°31'19" E 41.05 feet with the boundary of said parcel conveyed to Krofft, to an iron pin set;

Thence, N 89°17'11" E 971.37 feet continuing with the boundary of said parcel conveyed to Krofft, to an iron pin found marking the Southeast corner thereof, also being on the East line of Section 17, and being on the West line of TRACT ONE conveyed to The Searl F. Krofft, Trust, as recorded in Deed Volume 1077, Page 347: said iron pin bears S 00°22'51" E 643.85 feet from an iron pin found marking the Northeast corner of the Southeast Quarter of Section 17;



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Thence, S 00°22'51" E 1711.94 feet with the East line of Section 17, the same being the West line of said parcel conveyed to Krofft recorded in Deed Volume 1077, Page 347, to a railroad spike set in the centerline of Coopermill Road (Musk Co. Road 71)(60' Wide) marking the Southwest corner thereof, and being the Northwest corner of said parcel conveyed to Klemen, and passing over an iron pin set at 1671.94 feet;

Thence, S 00°22'51" E 325.34 feet leaving Coopermill Road with the East line of Section 17, the same being the West line of said parcel conveyed to Klemen, to the **PRINCIPLE PLACE OF BEGINNING**, passing over an iron pin set at 40.00 feet, and containing 116.651 acres, more or less, and subject to all legal easements, 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 N 89°04'59" E, 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.

Dated 12/2/02

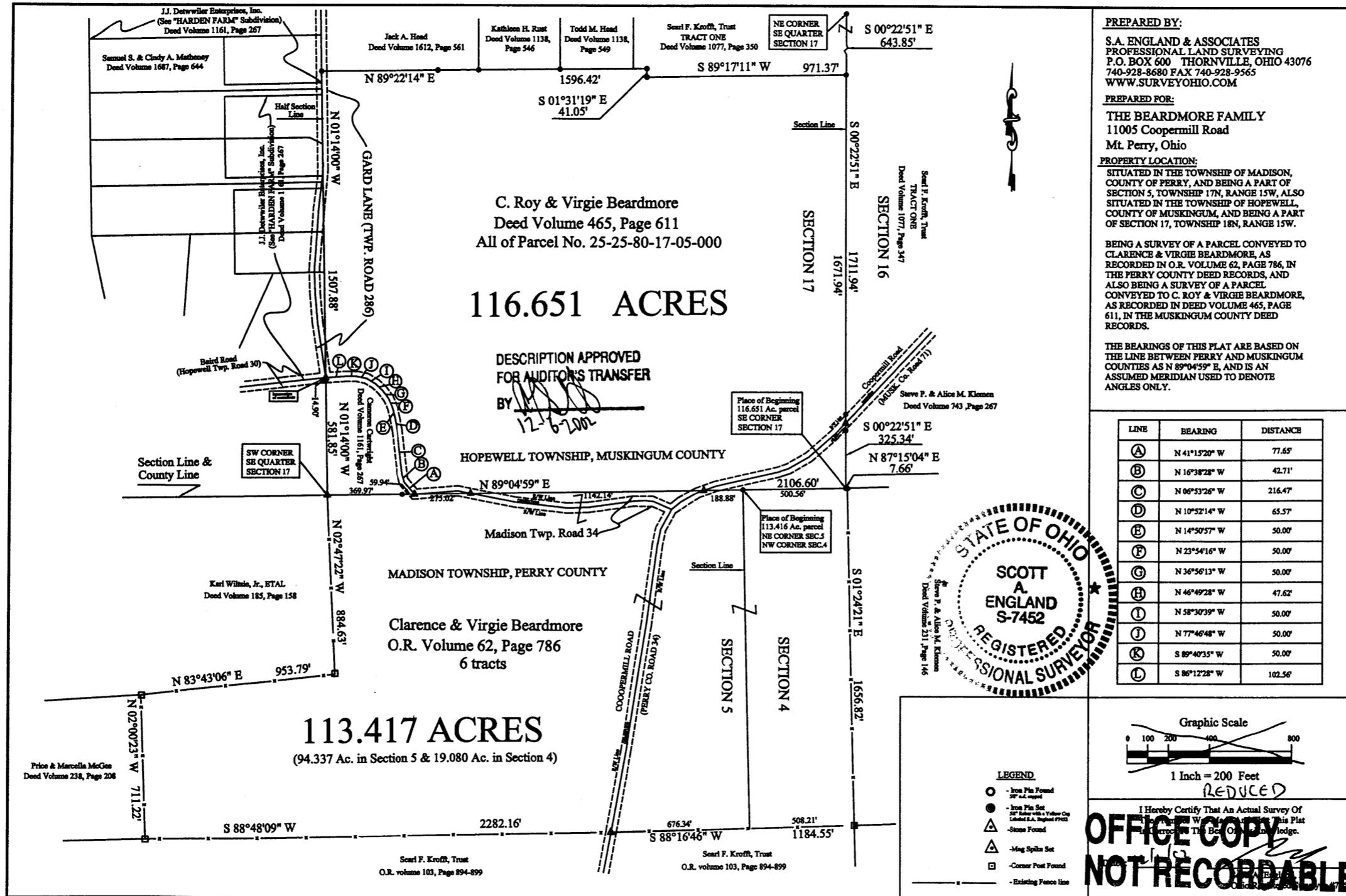
**OFFICE COPY**  
**NOT RECORDABLE**  
Scott A. England  
Ohio Registered Surveyor #7452

1235-02PE(revised)

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
12-6-002



25-80-17-05-15



**PREPARED BY:**  
 S.A. ENGLAND & ASSOCIATES  
 PROFESSIONAL LAND SURVEYING  
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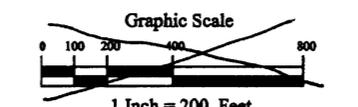
**PREPARED FOR:**  
 THE BEARDMORE FAMILY  
 11005 Coopermill Road  
 Mt. Perry, Ohio

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

BEING A SURVEY OF A PARCEL CONVEYED TO CLARENCE & VIRGIE BEARDMORE, AS RECORDED IN O.R. VOLUME 62, PAGE 786, IN THE PERRY COUNTY DEED RECORDS, AND ALSO BEING A SURVEY OF A PARCEL CONVEYED TO C. ROY & VIRGIE BEARDMORE, AS RECORDED IN DEED VOLUME 465, PAGE 611, IN THE MUSKINGUM COUNTY DEED RECORDS.

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

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'



I Herby Certify That An Actual Survey Of This Plat Was Made And That The Bearings And Distances Shown On This Plat Are True To The Best Of My Knowledge.

**OFFICE COPY NOT RECORDABLE**

- LEGEND**
- Iron Pin Found 3/4" dia. approx
  - Iron Pin Set 5/8" dia. with a Yellow Cap Labeled S.A. England PLS
  - △ Stone Found
  - △ Mag Spikes Set
  - Corner Post Found
  - Existing Fence line