



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

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Exhibit "A" Legal Description 0.813 Acres.

Being a re-survey of Auditor's P.P.N. 47-47-44-01-15-000, said parcel being conveyed to Robert K. Sippley as described and recorded in Deed Volume 1561 page 683 in the Muskingum County Recorder's Office and being more particularly described as follows.

Situate in the Township of Newton, County of Muskingum, State of Ohio, and being a part of the Northeast Quarter of Section 17, Twp.-15, Rng.-14 and being further described as follows.

Commencing, for reference, at the Southeast corner of the Northeast Quarter of Section 17, Twp.-15, Rng.-14 Newton Township, Thence along the South line of the Northeast Quarter S 89° 24' 00" W 809.96 feet to a point on the North line of a parcel conveyed to Doris E. Gamble, Deed Volume 846 page 163, said point marks the Southwest corner of a parcel conveyed to Lawrence E. and Leah J. Wilson, Deed Volume 570 page 143 and is on the South side of the pavement of Township Road #265 (Crock Road), the Southeast corner of and PRINCIPLE PLACE of BEGINNING of the 0.813 acre parcel herein to be described;

Thence, continuing along the Half Section line, with the North line of Gamble S 89° 24' 00" W 199.31 feet to a point, said point marks the Southeast corner of a parcel conveyed to Evelyn Fern Wilson, Deed Volume 1084 page 108, the Southwest corner of the 0.813 acre parcel herein to be described;

Thence, leaving the Half Section line, the North line of Gamble, with the East line of Wilson N 00° 36' 00" W having passed over an Axle found on the North side of Township Road 265 at 25.32 feet going a total distance of 168.38 feet to an Axle found on the South line of the Pennsylvania Railroad, said point marks the Northeast corner of Wilson and the Northwest corner of the 0.813 acre parcel herein to be described;

Thence, along the South line of said Railroad N 84° 18' 15" E 201.12 feet to an Axle found marking the Northwest corner of the aforementioned Lawrence E. and Leah J. Wilson parcel, the Northeast corner of the 0.813 acre parcel herein to be described;

Thence, leaving the South line of said railroad, along the West line of Wilson S 00° 17' 16" E having passed over an Axle found on the North side of Township Road #265 at 166.24 feet going a total distance of 186.25 feet PRINCIPLE PLACE of BEGINNING.

Said parcel as surveyed contains 0.813 acres more or less. Subject to the Right-of-Way of Township Road #265 (Crock Road) and all legal easements, right of ways, leases, and restrictions of record.

Bearings of the above description are based on the South line of the Northeast Quarter of Section 17, Twp.-15, Rng.-14, Newton Township as being S 89° 24' 00" W and is an assumed Meridian used to denote angles only.

Note: all Deed Volumes and Official Records and pages referenced to above are found in the Office of the Recorder, Muskingum County, Ohio.

Note: All iron pins SET are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "Scott A. England S-7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]

7-24-2001

Dated _____

OFFICE COPY
NOT RECORDABLE

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

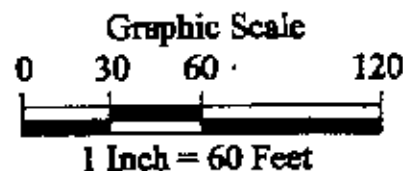
PREPARED BY:

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Prepared For:

Mid Ohio Title Agency
 C/O: Robert K. Eppley
 & Sabrina Cohen

TIN 2004 - 1103-0007



LEGEND

- ★ - Iron Pin Found
Wheel Axle
- - Iron Pin Found
5/8" Galvanized Pipe
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- (T) - Total Dimension

Property Location:

Situate in the Township of Newton, County of Muskingum, State of Ohio, and being a part of the Northeast Quarter of Section 17, Twp.-15, Rng.-14.

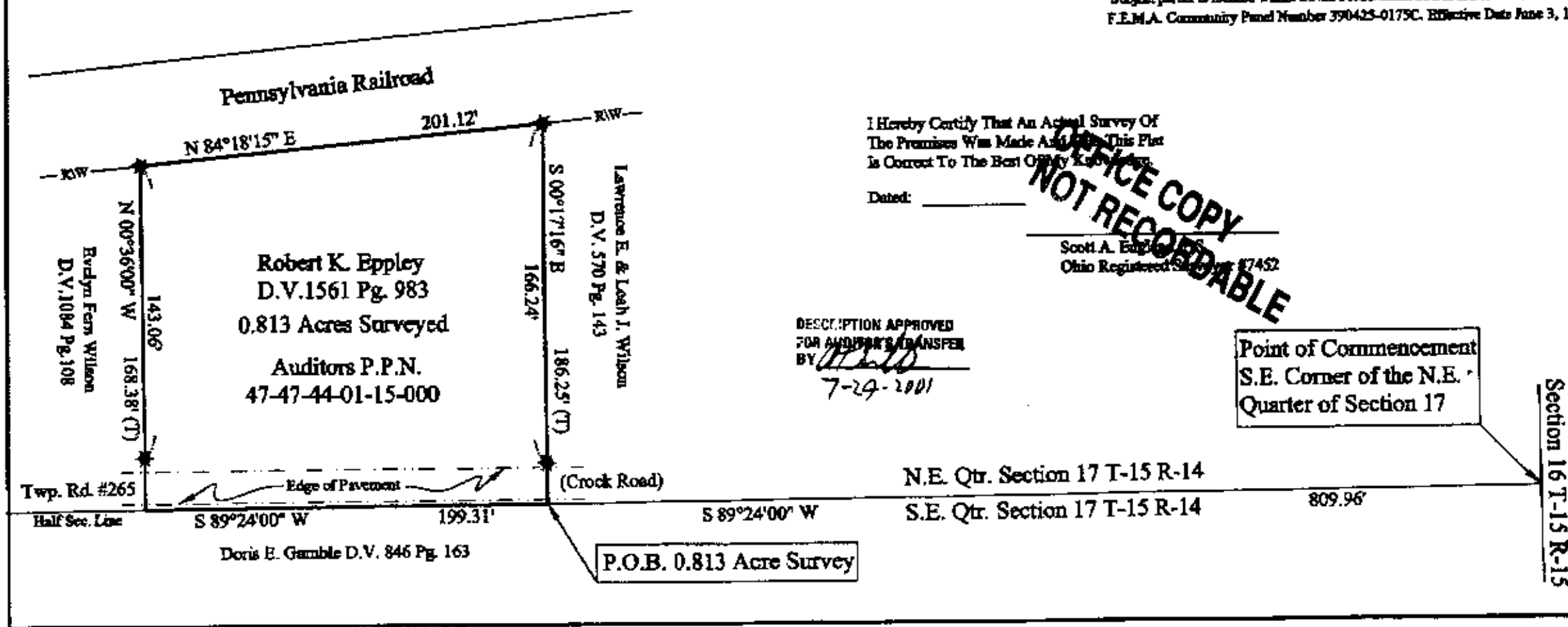
Being a re-survey of Auditors P.P.N. 47-47-44-01-15-000, said parcel being conveyed to Robert K. Eppley as described and recorded in Deed Volume 1561 page 683 in the Muskingum County Records Office.

Basis of Bearings:

Bearings of this plat are based on the South line of the Northeast Quarter of Section 17, Twp.-15 Rng.-14 Newton Township as being S 89° 24' 00" W and is an assumed Meridian used to denote angles only.

Flood Zone Information:

Subject parcel is located within a Non Flood Hazard Area indicated as Zone "X".
 F.E.M.A. Community Panel Number 390423-0179C. Effective Date June 3, 1988.



I Hereby Certify That An Actual Survey Of
 The Premises Was Made And This Plat
 Is Correct To The Best Of My Knowledge.

Dated: _____

Scott A. England
 Ohio Registered Surveyor #7452

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER
 BY: *[Signature]*

7-29-2001

**OFFICE COPY
 NOT RECORDABLE**