



**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

*285 EAST LAWN CR*

**Exhibit "A"**  
**Legal Description 0.923 Acres**  
**Auditors P.P.N. 51-30-14-22-000**

Situated in the Township of Perry, County of Muskingum, State of Ohio, and being a part of the Northwest Quarter of Section 14, Township 1N, Range 6W of the Congress Lands of the Scioto River Land Survey, and being a survey of a portion of Lot #5 (Auditors P.P.N. 51-30-14-22-000) in Boggs Valley Subdivision as recorded in Plat Book 11, Page 41 in the record of Plats in the Muskingum County Recorders Office, said portion of Lot #5 being currently conveyed to American General Financial Services Inc., of record by Official Record 1744, Page 504 in the record of deeds in the Muskingum County Recorders Office and being more particularly described as follows;

Commencing, for reference at the Southwest corner of the Northwest Quarter of said Section 14, Thence, **N 00° 00' 00" W** along the West line of Boggs Valley Subdivision and the West line of the Northwest Quarter of Section 14, having passed over a 1" iron pipe found at 286.09 feet, and going a total distance of **346.15** feet to 1" iron pipe found on the West line of Lot #5 in said Subdivision, said pipe being on the East line of a parcel being currently conveyed to Richard W. and Dorothy Reed, of record by Deed Volume 905, page 301, the same being the Northwest corner of the Second parcel being currently conveyed to Michael and Cheryl L. Simpkins, of record by Deed Volume 984, page 123, the Southwest corner of said parcel conveyed to American General Financial Services Inc., and the **PRINCIPLE PLACE OF BEGINNING** of the 0.923 Acre parcel herein to be described,

Thence, continuing **N 00° 00' 00" W** along the lands of Reed and the West line of Lot #5, having passed over an iron pin set on line for reference at 125.00 feet, and going a total distance of **204.05** feet to a point marking the Northwest corner of said Lot #5, the same being the Southwest corner of a parcel being currently conveyed to Anna and Ralph Wood, of record by Deed Volume 1110, page 176, the Northwest corner of the 0.923 acre parcel herein to be described;

Thence, **S 81° 54' 00" E** along the lands of Woods **105.64** feet to a angle point in said line;

Thence, **N 85° 38' 00" E** continuing along the lands of Wood **112.26** feet to the Northeast corner of Lot #5, the same being the Northwest corner of Lot #6 in said Subdivision, said Lot #6 being currently conveyed to William F. and Peggy Murphy, of record by Deed Volume 543, page 162, the Northeast corner of the 0.923 acre parcel herein to be described;

Thence, **S 03° 40' 52" E** along the common line between Lot #5 and Lot #6, having passed over an iron pin set on line for reference at 63.00 feet, and going a total distance of **122.93** feet to an iron pin set along the cul-de-sak of Eastlawn Circle, road right-of-way being 50 feet, said iron pin being the common corner to Lot #5 and Lot #6;

Thence, along the cul-de-sak right-of-way with a curve to the Left having a **Radius of 50.00** feet, and a **Chord Bearing S 25° 14' 50" W** at a distance of **70.87** feet to an iron pin set marking the common corners to the First and Second Parcels being conveyed to Simpkins aforementioned;

Thence, **S 86° 46' 42" W** along the North line of the Second parcel conveyed to Simpkins **194.49** feet to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.923 Total Acres** more or less, and subject to the restrictions and covenants of Boggs Valley Subdivision, and all other legal easements, right of ways, restrictions, and zoning ordinances of record.

Bearings of the above description are based on the West line of Boggs Valley Subdivision, the same being the West line of the Northwest Quarter of Section 14, Twp.-1N, Rng.-6W in Perry Township, the same being **N 00° 00' 00" 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 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 August of 2004.

Dated 8/13/04

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

**OFFICE COPY  
 NOT RECORDABLE**



DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER  
 BY A.L. Sumhaer  
 8-17-2004 x6

**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**

**Prepared For:**  
**Mid Ohio Title Agency**  
**10 North Sixth Street**  
**Zanesville, Ohio 43701**

**Property Location:**

Situate in the Township of Perry, County of Muskingum, and in the State of Ohio. Being a part of the Northwest Quarter of Section 14 in Twp.-1N, Rng.-6W of the Congress Lands East of the Ohio River Land Survey. Being a Survey of a portion of Lot # 5 (Auditors P.P.N. #51-30-14-22-000) in Boggs Valley Subdivision as recorded in Plat Book 11, Page 41 in the record of Plats in the Muskingum County Recorders Office, said portion of Lot #5 being currently conveyed to American General Financial Services Inc., of record by Official Record 1744, Page 504 in the record of deeds in the Muskingum County Recorders Office.

Bearings of this Plat are based on the West line of Boggs Valley Subdivision, the same being the West line of the Northwest Quarter of Section 14, Twp.-1N, Rng.-6 W in Perry Township, the same being N 00° 00' 00" W and is an assumed meridian used to denote angles only.

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: 8/13/04

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



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY A.L. Swincher 8-12-2004

**LEGEND**

- - Iron Pin Found Size & Type as Noted
- - Iron Pin Set 5/8" Rebar with a Red Cap Labeled S.A. England #7452
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- ★ - Power Pole
- (T) - Total Dimension

Richard W. & Dorothy M. Reed D.V. 905, Pg. 301

