

## S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
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### Exhibit "A" Legal Description TRACT 7: 20.013 ACRES

Situated in the Township of Hopewell, County of Muskingum, State of Ohio, and being a part of Section 2, Township 18N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of an 80.108 acre parcel conveyed to Rich Long Painting, Inc., as recorded in Volume 1767, Page 905, in the Muskingum County Deed Records, and being part of Auditor's Parcel No. \_\_\_\_\_, and being further described as follows;

Commencing at a mag nail set in the centerline of Morgan Road (Co. Road 123) marking the Southeast corner of said 80.108 acre parcel of which this description is a part, and being the Northeast corner of a 72.081 acre parcel conveyed to Richard A. Long, as recorded in Volume 1767, Page 902: said nail bears N 00°04'12" W 740.00 feet from an iron pin found marking the Southeast corner of Section 2;

Thence, N 00°04'12" W 120.00 feet with the centerline of Morgan Road, the same being the East line of Section 2 and said 80.108 acre parcel, to a mag nail set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 20.013 acre parcel herein to be described;

Thence leaving Morgan Road and said Section Line with a line across said 80.108 acre parcel, with the following two (2) courses and distances:

- 1) S 89°56'16" W 2286.67 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 00°04'12" W 879.22 feet to an iron pin set on the North line thereof, and being on the South line of a 68.016 acre parcel conveyed to R.A. Long Properties, L.L.C., as recorded in Volume 1767, Page 910;

Thence with the North line of said 80.108 acre parcel, the same being the South boundary of said 68.016 acre parcel, with the following three (3) courses and distances:

- 3) N 82°06'57" E 140.54 feet to an angle point;
- 4) N 79°08'08" E 525.02 feet to an angle point;
- 5) N 63°30'27" E 186.93 feet to an iron pin set;

Thence with a line across said 80.108 acre parcel of which this description is a part, with the following two (2) courses and distances:

- 6) S 00°11'24" W 1019.96 feet to an iron pin set;
- 7) N 89°56'16" E 1468.93 feet to a mag nail set in the centerline of Morgan Road (Co. Road 123), the same being the East line of Section 2 and said 80.108 acre parcel, and passing over an iron pin set at 1438.93 feet;

Thence, S 00°04'12" E 60.00 feet with the East line of Section 2 and said 80.108 acre parcel, the same being the centerline of Morgan Road, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 20.013 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 South line of Section 2 as being S 89°56'16" 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 May of 2003.

Dated 6/13/13

OFFICE COPY  
NOT RECORDABLE

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



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY [Signature]  
6-19-2003

# Plat of Survey

## Hopewell Township, Muskingum County, State of Ohio

### Part Section 2, Township 18N, Range 15W.

#### PREPARED BY:

S.A. ENGLAND & ASSOCIATES  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 600 THORNVILLE, OHIO 43076  
740-928-8680 FAX 740-928-9565  
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#### PROPERTY LOCATION:

SITUATED IN THE TOWNSHIP OF HOPEWELL, COUNTY OF MUSKINGUM, AND BEING A PART OF SECTION 2, TOWNSHIP 18N, RANGE 15W.

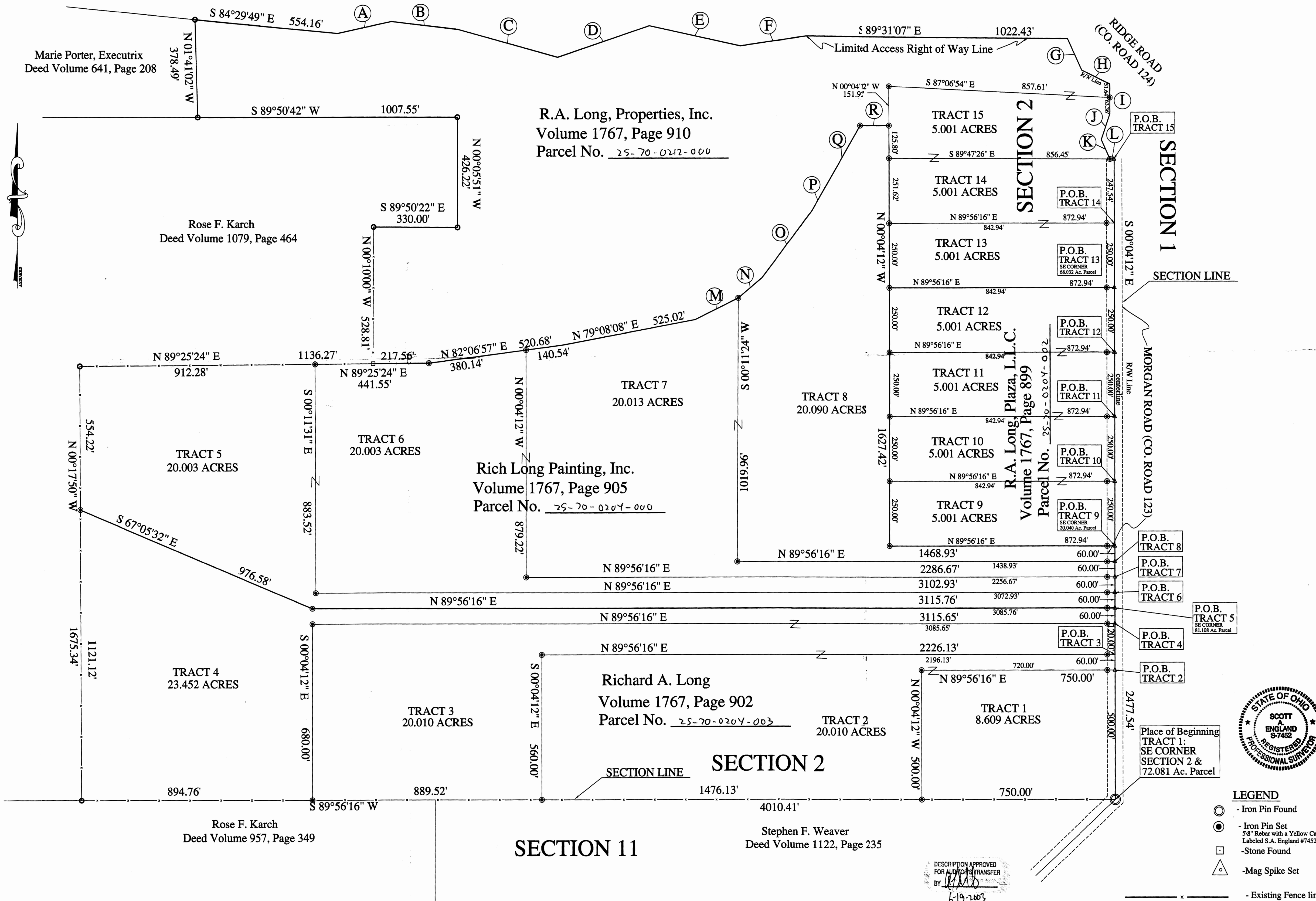
BEING A SURVEY OF A PARCEL CONVEYED TO R.A. LONG, PROPERTIES, L.L.C., AS RECORDED IN VOLUME 1767, PAGE 910, ALSO BEING AUDITOR'S PARCEL NO. 25-70-0212-000, AND A PARCEL CONVEYED TO R.A. LONG, PLAZA, L.L.C., AS RECORDED IN VOLUME 1767, PAGE 899, ALSO BEING AUDITOR'S PARCEL NO. 25-70-0212-001, AND A PARCEL CONVEYED TO RICH LONG PAINTING, INC., AS RECORDED IN VOLUME 1767, PAGE 905, ALSO BEING AUDITOR'S PARCEL NO. 25-70-0212-002, AND A PARCEL CONVEYED TO RICHARD A. LONG, AS RECORDED IN VOLUME 1767, PAGE 902, ALSO BEING AUDITOR'S PARCEL NO. 25-70-0212-003, IN THE MUSKINGUM COUNTY RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THE SOUTH LINE OF SECTION 2 AS BEING S 89°56'16" W, AND IS AN ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

#### PREPARED FOR:

**R.A. LONG PROPERTIES, L.L.C.**  
**Reynoldsburg, Ohio**

INTERSTATE ROUTE 70 O.D.O.T. R/W PLAN NO. MUS-70-(0.78)(1.43) LIC-70-29.80



LINE	BEARING	DISTANCE
(A)	N 77°14'55" E	213.83'
(B)	S 83°21'16" E	259.94'
(C)	S 74°35'34" E	402.09'
(D)	N 71°02'30" E	374.42'
(E)	S 77°34'30" E	360.76'
(F)	N 81°21'50" E	257.90'
(G)	S 24°10'53" E	133.69'
(H)	S 63°11'48" E	121.53'
(I)	S 00°04'11" E	115.00'
(J)	S 18°11'41" W	105.00'
(K)	S 23°49'11" E	81.64'
(L)	S 90°00'00" E	16.50'
(M)	N 63°30'27" E	186.93'
(N)	N 49°29'55" E	119.80'
(O)	N 36°43'01" E	324.34'
(P)	N 29°33'52" E	95.14'
(Q)	N 29°23'03" E	283.96'
(R)	N 89°56'16" E	119.27'

#### Graphic Scale

0 100 200 400 800

1 Inch = 200 Feet

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: 6/13/13

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



#### LEGEND

- Iron Pin Found
- Iron Pin Set
- 5/8" Rebar with a Yellow Cap
- Labeled S.A. England #7452
- Stone Found
- Mag Spike Set
- Existing Fence line

DESCRIPTION APPROVED  
FOR AUDIT OF TRANSFER  
BY: [Signature]  
6-19-13