

7660 RIDGE RD

25-70-02-28



S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description TRACT 'A': 68.016 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 original 232.71 acre parcel conveyed to RORC, Inc., as recorded in Deed Volume 1161, Page 892, also being all of an 8.18 acre parcel recorded in Deed Volume 1161, Page 890, in the Muskingum County Deed Records, and being part of Auditor's Parcel No. 25-70-02-04-000, being all of Auditor's Parcel No. 25-70-02-12-000, and being further described as follows;

Commencing at an iron pin found marking the Southeast corner of Section 2, also being the Southeast corner of said parcel conveyed to RORC, Inc., and being the Northeast corner of a parcel conveyed to Stephen F. Weaver, as recorded in Deed Volume 1122, Page 235;

Thence, N 00°04'12" W 1980.00 feet with the East line of Section 2 and said parcel conveyed to RORC, Inc., to a mag nail set in the centerline of Morgan Road (Co. Road 123), and being the PRINCIPLE PLACE OF BEGINNING of the 68.016 acre parcel herein to be described;

Thence leaving said Section Line and the centerline of Morgan Road with a line across said parcel conveyed to RORC, Inc., with the following eleven (11) courses and distances:

- 1) S 89°56'16" W 872.94 feet to an iron pin set, and passing over an iron pin set at 30.00 feet;
- 2) N 00°04'12" W 627.42 feet to an iron pin set;
- 3) S 89°56'16" W 119.27 feet to an iron pin set;
- 4) S 29°23'03" W 283.96 feet to an angle point;
- 5) S 29°33'52" W 95.14 feet to an angle point;
- 6) S 36°43'01" W 324.34 feet to an angle point;
- 7) S 49°29'55" W 119.80 feet to an angle point;
- 8) S 63°30'27" W 186.93 feet to an angle point;
- 9) S 79°08'08" W 525.02 feet to an angle point;
- 10) S 82°06'57" W 520.68 feet to an angle point;
- 11) S 89°25'24" W 217.56 feet to a stone found on the West line thereof, and being on the East line of a parcel conveyed to Rose F. Karch, as recorded in Deed Volume 1079, Page 464;

Thence with the common boundary between said parcel conveyed to RORC, Inc., and said parcel conveyed to Karch along an existing fence line, with the following four (4) courses and distances:

- 12) N 00°10'00" W 528.81 feet to an iron pin found;
- 13) S 89°50'22" E 330.00 feet to an iron pin found;
- 14) N 00°05'51" W 426.22 feet to an iron pin found;
- 15) S 89°50'42" W 1007.55 feet to an iron pin found marking the Southeast corner of a parcel conveyed to Marie Porter, Executrix, as recorded in Deed Volume 641, Page 208;

Thence, N 01°41'02" W 378.49 feet continuing with the boundary of said parcel conveyed to RORC, Inc., the same being the East line of said parcel conveyed to Porter, to an iron pin found on the South Limited Access Right of Way line of Interstate Route 70, as recorded on Plan No. MUS-70-(0.78)(1.43)LIC-70-29.80, as recorded at the Ohio Department of Transportation District 5 Office in Jacksontown, Ohio;

Thence with the North line of said parcel conveyed to RORC, Inc., the same being the South Limited Access Right of Way Line of Interstate Route 70, with the following eight (8) courses and distances:

- 16) S 84°29'49" E 554.16 feet to an angle point;
- 17) N 77°14'55" E 213.83 feet to an angle point;
- 18) S 83°21'16" E 259.94 feet to an angle point;
- 19) S 74°35'34" E 402.09 feet to an angle point;
- 20) N 71°02'30" E 374.42 feet to an angle point;
- 21) S 77°34'30" E 360.76 feet to an angle point;
- 22) N 81°21'50" E 257.90 feet to an iron pin found;
- 23) S 89°31'07" E 1022.43 feet to an iron pin found on the West Right of Way line of Ridge Road (Co. Road 34);



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Thence with the West Right of Way line of Ridge Road, with the following two (2) courses and distances:

- 24) S 24°10'53" E 133.69 feet to an angle point;
- 25) S 63°11'48" E 121.53 feet to an angle point;

Thence with the West Right of Way line of Morgan Road with the following four (4) courses and distances:

- 26) S 00°04'11" E 115.00 feet to an angle point;
- 27) S 18°11'41" W 105.00 feet to an angle point;
- 28) S 23°49'11" E 81.64 feet to an angle point;
- 29) S 90°00'00" E 16.50 feet to a mag nail set in the centerline of Morgan Road, being on the East line of said parcel conveyed to RORC, Inc., and being on the East line of Section 2;

Thence, S 00°04'12" E 497.54 feet with the centerline of Morgan Road, the same being the East line of Section 2 and said parcel conveyed to RORC, Inc., to the **PRINCIPLE PLACE OF BEGINNING**, and containing 68.016 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, Inc. under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2003.

Dated 5/20/03

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY [Signature]
6-2-2003

1203-03AMU

**OFFICE COPY
NOT RECORDABLE**

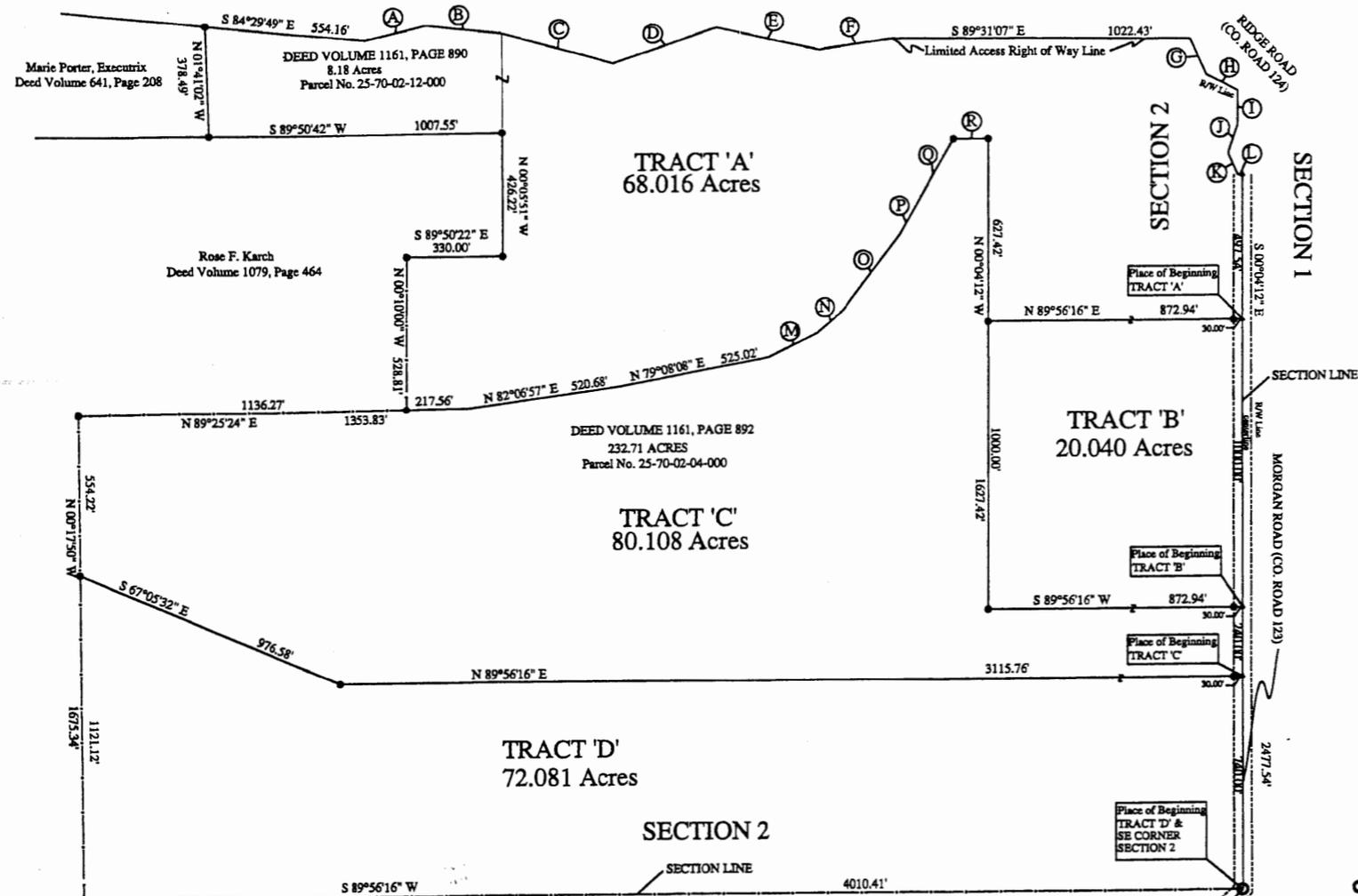
ADDRESS NOT

Plat of Survey

Hopewell Township, Muskingum County, State of Ohio

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

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



DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY *[Signature]* 6-3-2003

PREPARED BY:
 S.A. ENGLAND & ASSOCIATES
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 600 THORNVILLE, OHIO 43076
 740-928-8680 FAX 740-928-9565
 WWW.SURVEYOHIO.COM

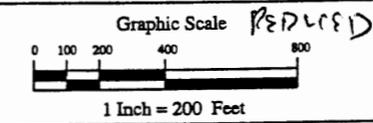
PREPARED FOR:
 R.A. LONG PROPERTIES, L.L.C.
 Reynoldsburg, Ohio

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 2 PARCELS CONVEYED TO RORC, INC., AS RECORDED IN DEED VOLUME 1161, PAGES 890 & 892, IN THE MUSKINGUM COUNTY DEED RECORDS, AND BEING ALL OF AUDITOR'S PARCEL NO. 25-70-02-04-000 AND ALL OF AUDITOR'S PARCEL NO. 25-70-02-12-000.

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.

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'



- LEGEND**
- - Iron Pin Found
 - - Iron Pin Set
 - ⊠ - Stone Found
 - △ - Mag Spill
 - - Existing Fence line

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

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