

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

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Thornville, Ohio 43076



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Exhibit "A"

**Legal Description 0.035 Acres 1.17 Sq. Ft.
Auditors P.P.N. 80-81-67-01-02-000**

Situate in the City of Zanesville, County of Muskingum, State of Ohio, and being a part of Lot #7 and Lot #8 in Block #5 of the Original Plat of Zanesville and being more particularly described as follows,

Being a re-survey of a parcel (Auditors P.P.N. 80-81-67-01-02-000) conveyed to David Joseph of record as described and recorded in Deed Volume 821 page 256 in the Muskingum County Recorders Office and being further described as follows,

Commencing, for reference, at the Northeast corner of Lot #7 of the Original Plat of Zanesville, Plat Book "A-O" page 5, the same being the intersection of right-of-ways of Main Street (66' r/w) and Third Street (66' r/w), Thence, along the South right-of-way of Main Street, the same being the North line of Lot #7 Block #5 N 87° 57' 25" W 55.50 feet to the Northeast corner of an existing block structure, said point marks the Northwest corner of a parcel conveyed to The American Legion Post #29 of record in Deed Volume 1138 page 817, the Northeast corner of Joseph and **PRINCIPLE PLACE OF BEGINNING** of the 0.035 acre parcel herein to be described,

Thence, leaving the South line of Main Street, the same being the North line of Lot #7 with the East face of said block structure and with the West line of The American Legion parcel S 01° 41' 24" W having passed into Lot #8 Block #5 at 66.00 feet going a total distance of 82.00 feet to the Southeast corner of the existing block structure,

Thence, along the South face of said structure and continuing along the lands of the American Legion N 87° 57' 25" W 18.50 feet to the Southwest corner of the existing block structure, said point being on the East line of a parcel conveyed to Kenneth and Phyllis Kane of record in Deed Volume 934 page 218;

Thence, along the West face of the existing structure and with the East line of Kane N 01° 41' 24" E having passed into Lot #7 Block #5 at 16.00 feet going a total distance of 82.00 feet to the Northwest corner of the existing block structure, the same being the Northeast corner of the Kane parcel and is on the North line of Lot #7 Block #5 the same being the South line of Main Street;

Thence, along the North line of Lot #7 Block #5 and the South line of Main Street S 87° 57' 25" E 18.50 feet to the **PRINCIPLE PLACE OF BEGINNING**. "SEE ATTACHED PLAT".

Said parcel as surveyed contains a total of 0.035 Acres of 1,517 Square Feet more or less.

Subject parcel subject to all utility easements buried and overhead, road \ alley right-of-ways, ingress \ egress easements of record and all other legal easements, right-of-ways, zoning ordinances, and restrictions of record.

Bearings of the above description are based on the South Right-of-Way line Main Street (66' r/w) the same being the North line of Lot #7 Block #5 as being N 87° 57' 25" W and is an assumed Meridian used to denote angles only.

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 in February, 2002.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY

2-20-2002

Dated _____

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

**OFFICE COPY
NOT RECORDABLE**

PLAT OF SURVEY
City of Zanesville
Lot #7 Block #5
Plat Book "A-O" Page 5
Deed Volume "I" Page 105

Pertinent Documents Used For This Survey

Original Plat of Zanesville P.B. A-O Pg. 5 (1802)

Subdivision of Lots 7 & 8 in Block 5 of the
 Original Plat of Zanesville by James Taylor
 (1826) Deed Vol. "I" Pg. 105

Deeds of Record:

D.V. 934 Pages 215 through 223 (Kane)

D.V. 624 Pg. 198 (Morrison)

D.V. 821 Pg. 256 (Joseph)

D.V. 1138 Pg. 817 (American Legion)

Judgment Entry "Joseph vs. Morrison"
 Case Number 73-64 filed with the Court of
 Common Pleas Filed Feb. 27, 1975.

Notes:

* Reference is made to an unrecorded alley 4'
 wide in D.V. 934 Pg. 220 Tr. 3 Parcel 1.

* Reference is made to an unrecorded alley 10'
 wide in D.V. 934 Pages 221 & 222
 Tr. 5 Parcels 1 through 5.

Heavy Dashed-Dot Line is location of an alley 10'
 wide known as "Taylor Alley" D.V. "I" Pg. 105.
 Status of Alley Unknown.

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

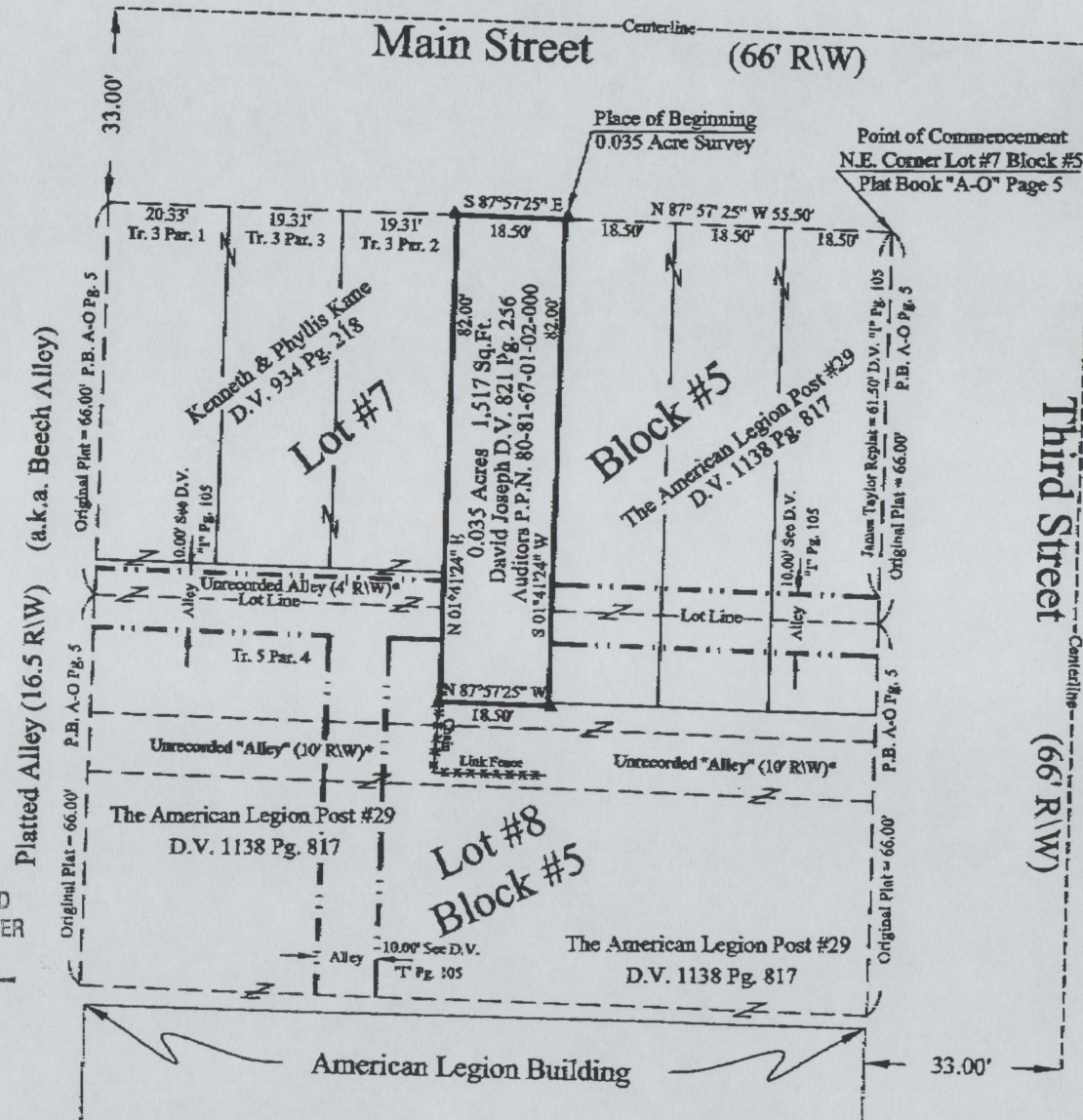
Dated: _____

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

DESCRIPTION APPROVED
 FOR AUDITOR'S TRANSFER

BY

2-20-2002



PREPARED BY:

S.A. England & Associates
 Professional Land Surveying
 P.O. Box 600 Thornville, Ohio 43076
 Ph. 740-928-8680 Fax 740-928-9565

Property Location:

Situate in the City of Zanesville, County of
 Muskingum, State of Ohio and being a part
 of Lot #7 and a part of Lot #8 in Block 5 of
 a Subdivision of lots made by James
 Taylor, of record in Deed Volume "I" page
 105 in the Muskingum County Records
 Office.

Bearings of this plat are based South
 Right-of-Way line of Main Street (66' R/
 W) the same being the North line of Lot #7
 Block #5 as being N 87° 57' 25" 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 No.
 390427-0005F. Effective Date
 September 5, 1990.

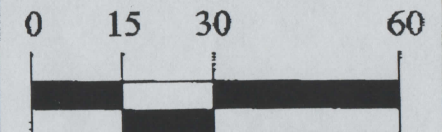
Subject parcel is subject to any easements
 overhead or buried.
 Road/Alley right-of-ways of record.
 Ingress/Egress Easements of record.
 Entire Parcel as surveyed is occupied by a block
 structure with stone facing known as "Daves
 Union Bar" 228 Main Street Zanesville, Ohio.

Prepared For:

Professional Closing Title Agency, Inc.
 3205 E. Dublin-Granville Rd.
 Columbus, Ohio 43229

LEGEND

▲ - Building Corner



Scale 1 Inch = 30 Feet