

# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
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Buckeye Lake, Ohio 43008



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## Exhibit "A" Legal Description 44.906 Acres

Situated in the Township of Jackson, County of Muskingum, State of Ohio, and being a part of Lot 12 in the First Quarter, Township 3N, Range 9W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of all of a parcel now or formerly conveyed to Warren F. & Suzanne Fluker, as recorded in Volume 656, Page 140, and being all of Auditor's Parcel No. 29-20-71-13.000, and being further described as follows;

Commencing at a wood corner post found marking the Northwest corner of Parcel One now or formerly conveyed to Geraldine C. Moran, as recorded in Volume 571, Page 846, and being on the East line of Parcel Two conveyed to Moran: said post bears South 825 feet & West 1320 feet from the Northeast corner of Lot 12 (by Deed);

Thence, S 06°04'09" E 190.75 feet with the West line of said Parcel One conveyed to Moran, the same being the East line of said Parcel Two conveyed to Moran, to a 3/4" o.d. iron pin found marking the Southeast corner of said Parcel Two, and being the **PRINCIPLE PLACE OF BEGINNING** of the 44.906 acre parcel herein to be described;

Thence, S 01°03'25" E 1648.03 feet continuing with the West line of said Parcel One conveyed to Moran, to a wood corner post found marking the Southwest corner thereof, and being on the North line of a parcel now or formerly conveyed to Nancy Smith, ETAL, as recorded in Volume 1056, Page 570 & Volume 1153, Page 738;

Thence, N 89°46'41" W 863.37 feet with the North line of said parcel conveyed to Smith, ETAL, to a 5/8" o.d. iron pin found marking the Southeast corner of a parcel conveyed to Ricky Lynn Hunter, as recorded in Volume 1133, Page 243;

Thence with the East line of said parcel conveyed to Hunter and extending along the East line of an adjoining parcel now or formerly conveyed to Ricky L. & Helen M. Hunter, as recorded in Volume 719, Page 31, with the following three (3) courses and distances:

- 1) N 11°59'14" W 348.40 feet to a 3/4" o.d. iron pin found;
- 2) N 10°57'08" W 444.18 feet to a 3/4" o.d. iron pin found;
- 3) N 09°59'11" W 1113.29 feet to the centerline of Mt. Zion Road (Co. Road 313), and passing over a 5/8" o.d. iron pin found at 1079.22 feet;

Thence with the centerline of Mt. Zion Road, with the following two (2) courses and distances:

- 4) N 41°51'28" E 85.55 feet with the centerline of Mt. Zion Road, to an angle point;
- 5) N 29°03'00" E 194.68 feet to the Southwest corner of said Parcel Two conveyed to Moran;

Thence, S 76°00'00" E 108.50 feet leaving Mt. Zion Road with the South line of said Parcel Two conveyed to Moran, to a 5/8" o.d. iron pin found;

Thence, S 64°45'20" E 1023.64 feet continuing with the South line of said Parcel Two conveyed to Moran, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 44.906 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 the Warren F. & Suzanne Fluker parcel recorded in Volume 656, Page 140, in the Muskingum County Deed Records, as being N 89°46'41" 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 August of 2004.

Dated 8/29/04

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

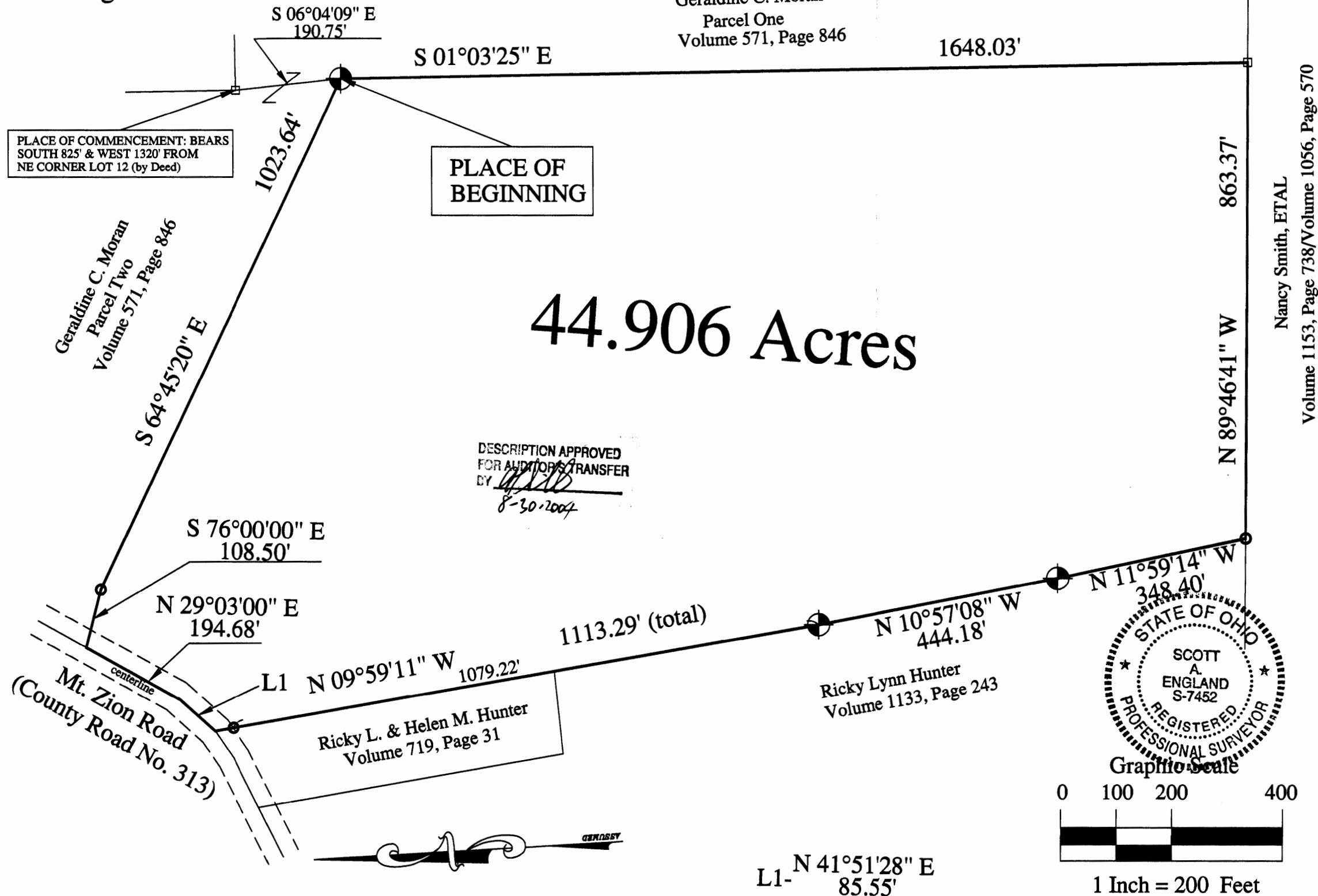
DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
8-30-2004



# Plat of Survey

Township of Jackson, County of Muskingum, State of Ohio, being part of Lot 12 in the First Quarter, Township 3N, Range 9W, of the United States Military Lands, and being all of Auditor's Parcel No. 29-20-71-13.

Geraldine C. Moran  
Parcel One  
Volume 571, Page 846



## PREPARED FOR:

Old National Title  
3596 Maple Avenue (Suite C)  
Zanesville, Ohio 43701

## PROPERTY LOCATION:

Situated in the Township of Jackson, County of Muskingum, State of Ohio, and being a part of Lot 12 in the First Quarter, Township 3N, Range 9W, of the United States Military Lands.

Being a Survey of a parcel now or formerly conveyed to Warren F. & Suzanne Fluker, as recorded in Volume 656, Page 140, in the Muskingum County Deed Records, and being all of Auditor's Parcel No. 29-20-71-13.

Bearings of this plat are based on the line South Line of the Warren F. & Suzanne Fluker parcel recorded in Volume 656, Page 140, in the Muskingum County Deed Records, as being N 89°46'41" W, and is an assumed Meridian used to denote angles only.

## LEGEND

- - Wood Corner Post Found
- - 5/8" Iron Pin Found
- - Iron Pin Set  
5/8" Rebar with a Red I.D. Cap  
Labeled S.A. England #7452
- △ - Mag Nail Set
- ⊕ - 3/4" o.d. Iron Pin Found

## PREPARED BY:

S.A. ENGLAND & ASSOCIATES  
Engineering & Surveying  
P.O. Box 1770, 5179 Walnut Road  
Buckeye Lake, Ohio 43008  
740-928-8680 FAX 740-928-9565  
WWW.SURVEYOHIO.COM

I hereby certify that an actual survey was made of the premises and that this plat is correct to the best of my knowledge.

Date 8/26/04

**OFFICE COPY  
NOT RECORDABLE**

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