

## S.A. ENGLAND & ASSOCIATES

Professional Land Surveying

P.O. Box 600

Thornville, Ohio 43076



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

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### Exhibit "A"

#### Legal Description 0.666 Acres

Page 1 of 2

Situate in the Township of Muskingum, County of Muskingum, State of Ohio, and being a part of the Southeast Quarter of Section 20, Twp.-2N, Rng.-8W and being more particularly described as follows,

Being a survey of a portion of the following parcels, A) Auditors P.P.N. 44-42-01-14-000 D.V. 779 Pg. 156, B) Auditors P.P.N. 44-42-01-15-000 D.V. 1572 Pg. 478, C) Auditors P.P.N. 44-40-01-01-000 D.V. 521 Pg. 663, D) Auditors P.P.N. 44-42-01-11-000 all of which being conveyed to Michael G. Scott as found, described and recorded in the Muskingum County Records Office and being further described as follows,

Commencing, for reference, at an axle found marking the Northeast corner of Lot #2 of Erin Place Subdivision, Muskingum County Plat Book 9 page 5, Thence, leaving the East line of said Subdivision S 62° 36' 40" E 323.43 feet to an iron pin found (5/8" Pipe) marking the Northeast corner of a 0.68 acre parcel conveyed to Martha A. Scott, D.V. 1083 page 528, the Northwest corner of and PRINCIPLE PLACE OF BEGINNING of the 0.666 acre parcel herein to be described,

Thence, with a new line through Scott S 81° 34' 51" E 20.53 feet to a point on the West line of the Southeast Quarter of Section 20, said point being (D.V. 779 Pg. 156) S 04° 48' 47" W 1282.00 feet from the Northwest corner of the Southeast Quarter of Section 20,

Thence, continuing S 81° 34' 51" E with a new line through Scott's 1.00 acre parcel, having passed the East line of said 1.00 acre parcel at 160.16 feet going a total distance of 202.43 feet to an iron pin set, the Northeast corner of the 0.666 acre parcel herein to be described;

Thence, with another new line through Scott S 34° 06' 24" W having passed the East line of Scott's 1.00 acre parcel at 86.22 feet and the North line of said 0.327 acre parcel at 98.89 feet going a total distance of 174.60 feet to an iron pin set on the extension of the North line of Erin Road (40' R/W), the Southeast corner of the 0.666 acre parcel herein to be described;

Thence, along the north line of Erin Road, an extension thereof, with a new line through said 0.327 acre parcel N 84° 30' 20" W having passed through an axle found on the West line of the Southeast Quarter of Section 20 (the same being the West line of the 1.00 acre parcel at 116.60 feet, going a total distance of 139.15 feet to an iron pin found (5/8" Pipe Disturbed) marking the Southeast corner of said 0.68 acre parcel conveyed to Martha A. Scott, the Southwest corner of the 0.666 acre parcel herein to be described;

Thence, leaving the North line of Erin Road, along the East line of the Scott 0.68 acre parcel N 05° 31' 42" E 164.65 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains a total of 0.666 acres more or less of which 0.081 acres lie within Auditors P.P.N.44-40-01-01-000, 0.134 acres lie within Auditor's P.P.N.44-42-01-15-000, 0.038 acres lie within Auditors P.P.N.44-42-01-11-000, and 0.413 acres lie within Auditor's P.P.N.44-42-01-14-000 conveyed to Michael G. Scott, Subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.

Subject to the following described Easement for the purpose of Ingress and Egress, being more particularly described as follows,

Situate in the Township of Muskingum, County of Muskingum, State of Ohio, and being a part of the Southeast and Southwest Quarters of Section 20, Twp.-2N, Rng.-8W and being more particularly described as follows,

Being a survey of a portion of a 0.327 acre parcel conveyed to Michael G. Scott, Deed Volume 1572 page 478 in the Muskingum County Records Office and being further described as follows,

Commencing, for reference, at an axle found marking the Northeast corner of Lot #2 of Erin Place Subdivision, Muskingum County Plat Book 9 page 5, Thence, leaving the East line of said Subdivision S 62° 36' 40" E 323.43 feet to an iron pin found (5/8" Pipe), Thence, along the East line of said 0.68 acre parcel S 05° 31' 42" W 164.65 feet to an iron pin found (5/8" Pipe Disturbed), Thence, S 84° 30' 20" E 22.55 feet to an axle found on the North line of Erin Road (40' R/W) the PRINCIPLE PLACE OF BEGINNING of the foregoing described Ingress \ Egress easement,

Thence, with an extension of the North line of Erin Road S 84° 30' 20" E 116.60 feet to an iron pin set;

Thence, N 34° 06' 24" E 88.38 feet to an iron pin set;



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Page 2 of 2

Thence, S 13° 12' 37" W 50.30 feet to a Mag Nail set in the edge of pavement of Erin Road;

Thence, S 33° 14' 56" W 31.35 feet to a Mag Nail set in the edge of pavement of Erin Road;

Thence, with a Curve to the Right having a Radius of 41.36 feet and a Chord Bearing S 63° 55' 37" W at a distance of 43.34 feet to a Mag Nail set in the edge of pavement of Erin Road;

Thence, along the South side of the edge of pavement of Erin Road N 84° 30' 20" W 100.59 feet to a Mag Nail set, said point being on the West line of the Southeast Quarter of Section 20;

Thence, along the West line of said Southeast Quarter N 05° 21' 02" E 22.69 feet to the PRINCIPLE PLACE OF BEGINNING and point of TERMINATION.

Said parcel as surveyed contains 0.091 acres more or less. Subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record

Bearings of the above descriptions are based on the West line of the Southeast Quarter of Section 20, Twp.-2N, Rng.-8W, Muskingum Township as being N 04° 48' 47" E and is an assumed Meridian used to denote angles only.

Note: All Volumes and pages referenced to above are found in the office of the Recorder, Muskingum County, Ohio.

All iron pins SET are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "S.A. England #7452"

The above descriptions are based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in October, 2001.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY R. Busby  
-11-2-2001-

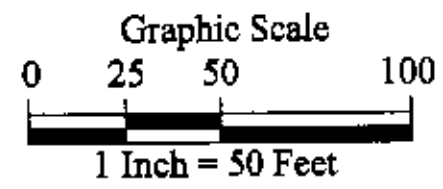
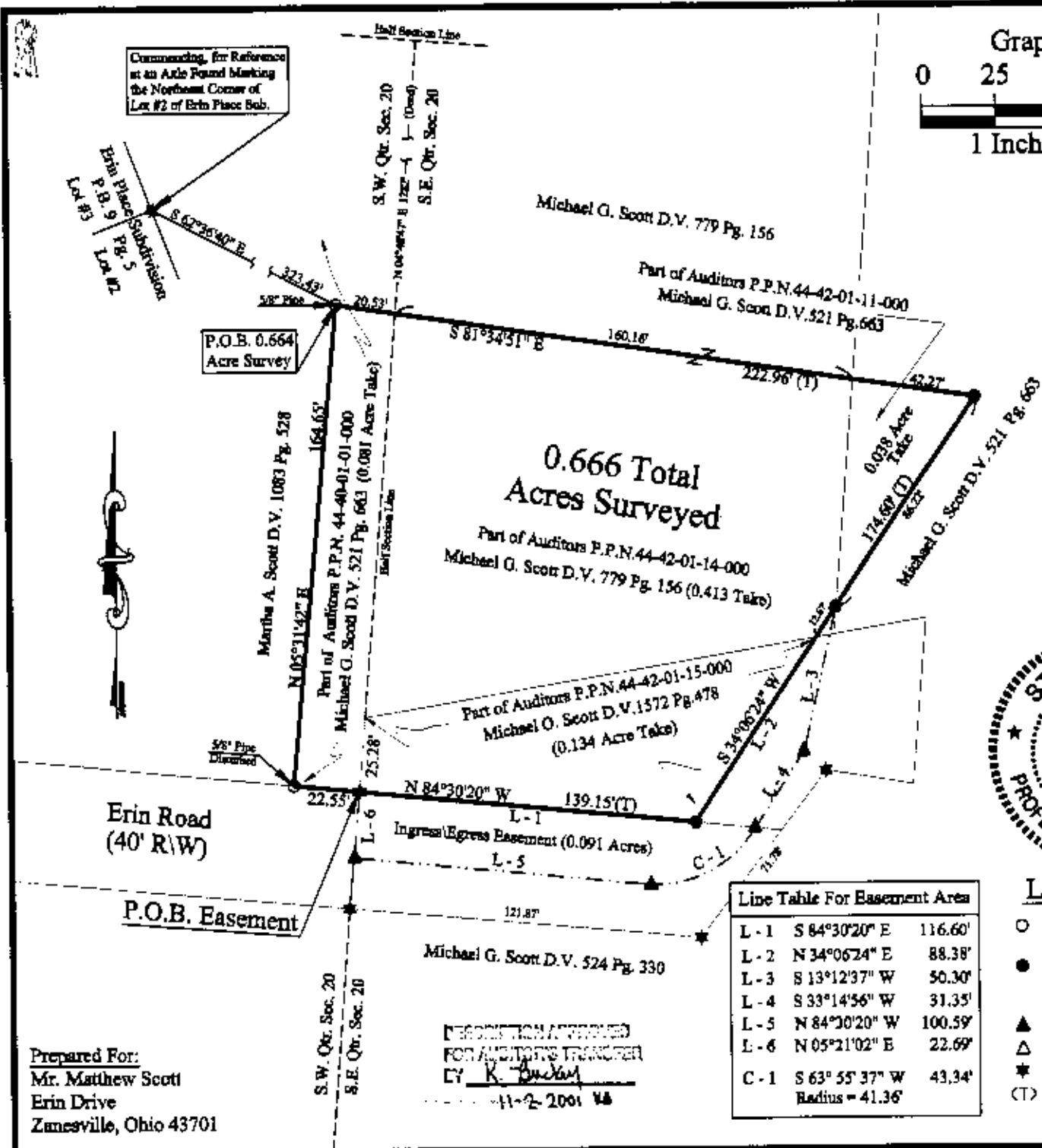


Dated 11/2/01

**OFFICE COPY  
NOT RECORDABLE**

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

44-42-01-14-001  
1835 ERIN RD



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

PDN 2001 - Erin Rd. 1st Choice

Property Location:

Situate in the Township of Muskingum, County of Muskingum, State of Ohio and being a part of the Southeast Quarter of Section 20, Twp.-2N, Rng.-8W, United States Military Lands.

Being a survey of a portion of the following parcels:

- A) 1.000 Ac. D.V. 779 Pg. 156
- B) 18.45 Ac. D.V. 521 Pg. 633 C) 13.82 Ac. D.V. 521 Pg. 663
- D) 0.327 Ac. D.V. 1572 Pg. 478 all of which being conveyed to Michael G. Scott as found, described and recorded in the Muskingum County Records Office.

Bearings of this plat are based on the West line of the Southeast Quarter of Section 20, Twp.2N, Rng.-8W as being N 05° 39' 00" E 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 Number 390425-0110 "B".



LEGEND

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

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

**OFFICE COPY  
NOT RECORDABLE**

Dated: 11/2/01

Prepared For:  
Mr. Matthew Scott  
Erin Drive  
Zanesville, Ohio 43701

RECEIVED AND APPROVED FOR AUDITOR'S TRANSFER  
BY R. D. Dwyer  
11-2-2001

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