



# S.A. ENGLAND & ASSOCIATES

Professional Land Surveying  
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## Exhibit "A" Legal Description 0.633 ACRES

Situated in the Township of Wayne, County of Muskingum, State of Ohio, and being a part of Fractional Section 5, Township 11N, Range 13W, and being more particularly described as follows;

Being a Survey of a part of a 7.72 acre parcel conveyed to Russell E. Bauserman, as recorded in Volume 1797, Page 823, in the Muskingum County Deed Records, and being part of Auditor's Parcel No. 73-48-01-20-000, and being further described as follows;

Commencing at an iron pin found marking the Southeast corner of the Northeast Quarter of Section 5 (by Deed);  
27"

Thence, N 82°28' W 1527.55 feet with the South Line of said Quarter Section, to a 5/8" o.d. iron pin found on the South line of said 7.72 acre parcel of which this description is a part;

Thence, N 17°05'36" W 206.53 feet to an iron pin set on the West line of said 7.72 acre parcel, the same being the East line of a 3.14 acre parcel conveyed to Robert W. & Pamela S. Edwards, as recorded in Volume 1766, Page 949, and being the PRINCIPLE PLACE OF BEGINNING of the 0.633 acre parcel herein to be described;

Thence, N 17°05'36" W 275.97 feet continuing with the boundary of said 7.72 acre parcel, the same being the East line of said parcel conveyed to Edwards, to a 5/8" o.d. iron pin found marking the Northwest corner of said 7.72 acre parcel, and being on the South line of a parcel conveyed to Frial Dietz, as recorded in Volume 1088, Page 352;

Thence, N 81°59'00" E 104.19 feet with the North line of said 7.72 acre parcel of which this description is a part, the same being the South line of said parcel conveyed to Dietz, to an axle found;

Thence with a line across said 7.72 acre parcel of which this description is a part, with the following two (2) courses and distances:

- 1) S 16°42'35" E 264.81 feet to an iron pin set;
- 2) S 75°53'29" W 101.25 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 0.633 acres, more or less, and subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a 20 foot wide ingress/egress easement with the centerline being the entire West line of the above described 0.633 acre parcel.

Bearings of the above description are based on the South line of the Northeast Quarter of Section 5 as being N 82°07'00" 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 December of 2003.

Dated 12/16/03

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY [Signature]  
1-26-2004



# PLAT OF SURVEY

Wayne Twp., Muskingum County, State of Ohio  
part. Section 5, Township 11N, Range 13W,

Fred Dietz  
Volume 1088, Page 352  
N 81°59'00" E  
104.19'

S 16°42'35" E  
264.81'

0.633 Acres  
part of Parcel No. 73-48-01-20-000

ingress/egress easement: Volume 1766, Page 94  
275.97'

N 17°05'36" W

Robert W. & Pamela S. Edwards  
Volume 1766, Page 949

Place of  
Beginning

Russell E. Bauserman  
Volume 575, Page 425

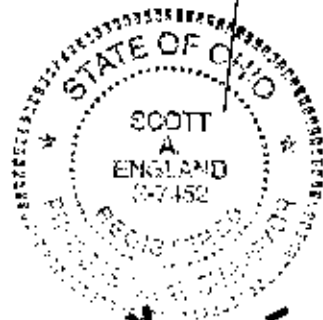
SE CORNER  
NE QUARTER  
SECTION 5

S 75°53'29" W  
101.25'

N 82°28'27" W  
1527.55'

206.53'

482.50'



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*  
1-26-2004

I Hereby Certify That A True and Correct Survey  
The Premises Was Made and That the  
Is Correct To the Best of My Knowledge.

Dated: *[Signature]*  
Scott A. England, P.S.  
Ohio Registered Surveyor #7452

OFFICE COPY  
NOT RECORDABLE

PREPARED FOR:

Mid-Ohio Title Agency, Inc.  
Zanesville, Ohio

PROPERTY LOCATION:

SITUATED IN THE TOWNSHIP OF WAYNE,  
COUNTY OF MUSKINGUM, STATE OF OHIO,  
AND BEING A PART OF FRACTIONAL SECTION  
5, TOWNSHIP 11N, RANGE 13W.

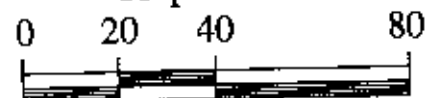
BEING A SURVEY OF A PART OF AN ORIGINAL  
7.72 ACRE PARCEL CONVEYED TO RUSSELL E.  
BAUSERMAN, AS RECORDED IN VOLUME 1797,  
PAGE 823, IN THE MUSKINGUM COUNTY DEED  
RECORDS, ALSO BEING A PART OF AUDITOR'S  
PARCEL NO. 73-48-01-20-000.

THE BEARINGS OF THIS PLAT ARE BASED ON  
THE SOUTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 5 AS BEING  
N 82°07'00" W, AND IS AN ASSUMED MERIDIAN  
USED TO DENOTE ANGLES ONLY.

## LEGEND

- - 5/8" solid Iron Pin Found
- △ - Axle Found
- - Iron Pin Set  
5/8" Rebar with a Yellow Cap  
Labeled S.A. England #7452

## Graphic Scale



1 Inch = 40 Feet

PREPARED BY:

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