

EXHIBIT "A"

Lying in the Village of Russells Point, Section 1, T-7-S, R-8-E, Washington Township, Logan County, Ohio.

Being out of that property lying in the name of Major Properties, Incorporated as deeded and described in Volume 370, Page 422 and again appearing as a recorded affidavit in Volume 392, Page 25 of the Logan County Records of Deeds and more particularly described as follows:

Beginning at an iron rod set marking the southwest corner of a 3.65 acre tract lying in the name of Gallilee Lutheran Church. This point lying on the east line of Madison Avenue projected southerly from the southwest corner of Lot No. 1142 a distance of 360.00 feet.

THENCE, with the south line of said 3.65 acre tract, S 83°-04'-30" E, a distance of 216.61 feet to an iron rod set for the northeast corner of this survey.

THENCE, S 0°-04'-30" E, a distance of 386.60 feet to an iron rod.

THENCE, at right angles, S 89°-55'-30" W, a distance of 340.00 feet to an iron rod.

THENCE, again at right angles and parallel to the east line of this survey, N 0°-04'-30" W, a distance of 413.00 feet to an iron rod. This point lying east of the east line of a 5.00 acre tract (Volume 388, Page 607) a distance of 60.00 feet when measured at right angles.

THENCE, again at right angles and parallel to the south line, N 89°-55'-30" E, a distance of 125.00 feet to the point of beginning. Containing 3.158 acres.

TOGETHER with a non-exclusive right-of-way and easement for the purpose of ingress and egress to the above described parcel of land, and for the installation, maintenance, repair, replacement and removal of water, gas, sewer and other utility lines, pipes, poles and appurtenances, on, over, and under the following described strip of land:

SITUATED in the Village of Russell's Point, Washington Township, Logan County, Ohio and being a part of Section 1, Township 7 south, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at an iron rod found on the east line of that 5.00 acres lying in the name of Point Village Ltd. (Volume 388, Page 608) and also being the southwest corner of a 60.00 foot wide street deeded to the Village of Russells Point (0.30 acre, Volume 394, Page 170).

THENCE, with the east line of said 5.00 acre tract, S 0°-04'-30" E, a distance of 270.00 feet, passing the southeast corner of the aforementioned 5.00 acre tract at 173.24 feet.

THENCE, N 89°-50' E, a distance of 60.00 feet to the west line of the first described 3.158 acre tract.

THENCE, with the west line and the west line extended of said 3.158 acre tract, N 0°-04'-30" W, a distance of 270.00 feet to the southeast corner of the previously deeded (Volume 394, Page 170) 60 foot wide street. Passing the northwest corner of the 3.158 acres at 120.12 feet.

THENCE, with the former terminus of said 60.00 foot wide street, S 89°-50' W, a distance of 60.00 feet to the point of beginning. Containing 0.372 acre.

PROVIDED, however, that at the time the above described strip of land is dedicated by Major Properties, Incorporated, for public use, the easement rights granted hereby shall terminate.

TOGETHER with an easement fifteen (15) feet in width, for drainage purposes lying adjacent to the aforesaid 3.158 acre parcel hereinabove conveyed to National Church Residences of Russells Point, Ohio, the center-line of which 15-foot easement being described as follows:

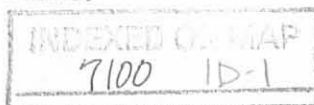


EXHIBIT "A" (cont'd)

Beginning at a point on the south line of a 60 foot wide easement deeded to the Village of Russells Point for street purposes. This point lying S 0°-04'-30" E a distance of 120.12 feet and then S 89°-55'-30" W a distance of 7.50 feet from the northwest corner of said 3.158 acre tract.

THENCE, parallel to and 7.50 feet westerly from the west line of said 3.158 acres, S 0°-04'-30" E, a distance of 300.38 feet.

THENCE, parallel to and 7.50 feet southerly from the south line of said 3.158 acres, N 89°-55'-30" E, a distance of 355.00 feet.

THENCE, parallel to and 7.50 feet easterly from the east line of said 3.158 acres, N 0°-04'-30" W, a distance of 64.84 feet to a point (P.C.) for the beginning of a curve to the right on the center-line of this easement.

THENCE, with said curve having a radius of 150.00 feet and a central angle of 97°-00'-00", a distance of 253.94 feet to the intersection with the center-line of a 15 foot wide easement previously deeded by Major Properties, Incorporated (Volume 388, Page 609).

THENCE, with said previous easement, S 83°-04'-30" E, a distance of 580 feet to the center of The Great Miami River.

Containing 26,788 square feet (0.615 acre).

Last previous deed references: Volume 370, Page 422
Volume 394, Page 170.



Prepared by:

Clayton M. Lee
Clayton M. Lee
Reg. Surveyor No. 6181
March 22, 1982

7100 ID-2

INDEXED ON MAP

DATE	SYM	REVISION RECORD	DR.	CK.

NOTE:
EXISTING DEDICATED STREET
FROM THIS POINT TO NORTH
LOGAN CO. DEED BOOK 394, Pg. 11

BENCH MARK - Head of hollow tooth in S.E. side of
light pole 15' SE of S.E. corner of
the Lutheran Church.
ELEV. = 996.00'

SCALE 1" = 30'

POINT VILLAGE LTD., 5.00 ACRES
VOL. 388, PG. 607, 608



3.158 ACRES

Note: EXCESS SPOIL FROM SEWER
(6' WIDE X 2' HIGH) ALONG ENTIRE
SOUTH SIDE OF SEWER

Δ = 97°
R = 150.00
L = 253.94
Chord = 224.69
D = 38°11'-50"

OHIO DEPARTMENT OF TRANSPORTATION
Flood Records
Miami River
1964 - 1990.6'
May 25, 1972 - 991.07'
Jan 18, 1974 - 993.39'
Mar , 1975 - 991.44'
Aug , 1979 - 993.3'
June , 1980 - 991.5'

OHIO DEPARTMENT OF NATURAL RESOURCES
Division of Water
Miami River
Jan 1959 - 989.5'

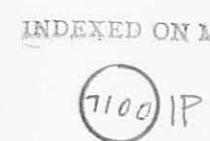
Note: No tie shown between O.D.O.T. flood
information and referenced U.S.G.S
Bench Mark.

MAJOR PROPERTIES INC.
Vol. 392, Pg 25 (Affidavit)
Vol. 370, Pg. 422 (Deed)

NOTE:
Shown elevations based on U.S.G.S. datum
showing top of spill-way at 998.0'
USGS Russell's Point 7.5' Quadrangle - 1961

TOPOGRAPHICAL & BOUNDARY SURVEY

3.158 ACRES LOCATED IN
SECTION 1, T-7-S, R-8-E
VILLAGE OF RUSSELLS POINT
WASHINGTON TOWNSHIP
LOGAN COUNTY, OHIO



To all parties interested in title to premises surveyed:
I hereby certify that the foregoing plat was prepared from an actual survey
of the premises and that same shows the location of the boundaries and all improve-
ments thereon; that the dimensions of the improvements and the locations thereof
with respect to the boundaries are correct as shown; that there are no encroach-
ments from nor upon subject premises.

Clayton M. Lee
Clayton M. Lee
Registered Surveyor No. 6181
Lee Surveying & Mapping Co.
855 E. Sandusky Ave.
BELLEFONTAINE, OHIO 43311
(513) 593-5780

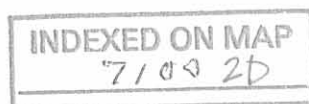
TOLERANCES (EXCEPT AS NOTED)			
DECIMAL	SCALE: 1" = 30'	APPROVED BY	DRAWN BY C.M.L.
FRACTIONAL	DATE: Dec. 2, 1981	REV. 3-22-82 C.M.L.	TO SHOW EASEMENTS
ANGULAR			DRAWING NUMBER L 887 - 1

MAJOR PROPERTIES, INC.
TO
VILLAGE OF RUSSELLS POINT
SEC. 1 T-7S R-8E
August 24, 1981

The following described real estate situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of Section 1, Town 7 south, Range 8 east of the First Principal Meridian and more particularly described as follows:

Beginning at an iron bar in the west line of Madison Avenue at the southeast corner of lot 1130 and the northeast corner of Point Village, Limited's 5.00 acre tract; thence with the east line of said 5.00 acre tract S.44°53'W. 191.06 feet to an iron bar; thence continuing with said east line S.0°04'E. 74.92 feet; thence N.89°50'E. 60.00 feet; thence parallel to and 60.00 feet east of the east line of said 5.00 acre tract N.0°04'W. 50.00 feet; thence continuing parallel to and 60.00 feet east of said east line N.44°53'E. 141.35 feet to the south line of the existing street; thence with said south line S.89°56'W. 14.58 feet to a point in the west line of Madison Avenue; thence with said west line, being a curve to the right having a radius of 180.00 feet, a chord bearing N.9°49'W. 60.88 feet to the place of beginning.

Containing 0.30 of an acre more or less.





MAJOR PROPERTIES INC.
 TO
 THE VILLAGE OF RUSSELLS POINT
 SEC. 1 T-7S. R-8E.
 WASHINGTON TOWNSHIP
 LOGAN COUNTY, OHIO
 DEC. 11, 1980

REVISED AUG. 24, 1981
 D.L.D.

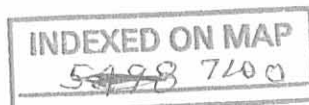
DAN L. DODSON
 REG. SURVEYOR 4270
 BELLEFONTAINE, OHIO

MAJOR PROPERTIES, INC.
TO
THE LOGAN COUNTY COMMISSIONERS
Sec. 1 T-7 S. R-8 E.
RUSSELLS POINT, OHIO
JUNE 22, 1982

The following described real estate situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of Section 1, Town 7 South, Range 8 East of the First Principal Meridian and more particularly described as follows:

Commencing at an iron bar at the northeast corner of the Galilee Lutheran Church's 3.65 acre tract as described in Logan County deed record volume 358, page 704; thence with the south line of a proposed street S.66°04'E. 127.31 feet to a point, said point being the beginning point of this description; thence continuing with said street S.66°04'E. 28.90 feet to the point of curve of a 15 foot radius curve to the right having a central angle of 73°00'; thence with said curve southerly an arc distance of 19.11 feet to the point of tangency of said curve; thence S.6°56'W. 30.73 feet to a point; thence N.66°04'W. 5223 feet to a point; thence N.23°56'E. 40.00 feet to the place of beginning.

Containing 0.04 of an acre more or less.



UTILITY EASEMENT
MAJOR PROPERTIES, INC.
RUSSELLS POINT, OHIO
July 7, 1980

The following described 15 foot utility easement situated in the Village of Russells Point, Washington Township, Logan County, Ohio and being part of Section 1, Town 7 South, Range 8 East and more particularly described as follows:

Commencing at the southeast corner of Point Village, Ltd. 5.00 acre tract; thence with the south line of said tract projected N.89°59'E. 45.0 feet to a point, said point being the beginning point of this description; thence continuing N.89°59'E. 15.0 feet; thence S. 0°04'E. 112.5 feet; thence S.83°04'E. 1011.5 feet to the Great Miami River; thence S.17°53'W. 15.3 feet; thence N.83°04'W. 1021.9 feet; thence N.0°04'W. 125.8 feet to the place of beginning.

INDEXED ON MAP

7100 4D