

Exhibit "A"

Parcel One:

The following described Real Estate situate in the O. C. P. Lot 703, Section 13, T2, R15 of Rome Township, Lawrence County, Ohio, being more particularly described as follows:

TO BE KNOWN AS UNPLATTED EDGEWOOD SUBDIVISION O. C. P. LOT 703:

1. BEGINNING at an Iron Rod (found) at the SW corner of Ronald Blair's 1.8601 acre parcel, said Iron Rod bearing S. 69° 13' 17" W. a distance of 436.36 feet from the intersection of Edgewood Circle and State Route 7, Thence N. 85° 03' 36" W. a distance of 328.27 feet to an Iron Rod (set);
2. Thence N. 04° 56' 24" E. a distance of 334.06 feet to an Iron Rod (set);
3. Thence S. 82° 09' 10" E. passing an Iron Rod (set) at 215.85 feet, continuing 39.60 feet, in all 255.45 feet to a point in the centerline of Edgewood Circle;
4. Thence with the centerline of Edgewood Circle the following courses and distances:
  - S. 59° 55' 11" E. a distance of 39.86 feet;
  - S. 83° 59' 08" E. a distance of 35.72 feet;
5. Thence S. 04° 41' 00" W. with the west boundary line of 1.8601 acre parcel passing an Iron Rod (found) at 20.00 feet, continuing 283.50 feet, in all 303.50 feet to the POINT OF BEGINNING, containing 2.4313 acres, more or less.

Parcel No.: 18-190-1500.080

This description was prepared by Charles K. Platt, Engineer and Registered Land Surveyor, OHIO RLS-6244, July 14, 2005.

And being subject to all restrictions, reservations, rights-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record.

**NOTE:** This property is exempt from the Lawrence County Subdivision Regulations; adopted April 23, 1997, see Commissioner's Journal 70, Page 146.

Parcel Two:

The following described real estate situate in the O. C. P., Lot 703, Section 13, T. 2, R. 15, of Rome Township, Lawrence County, Ohio, being more particularly described as follows:

**TO BE KNOWN AS UNPLATTED EDGEWOOD SUBDIVISION O. C. P. LOT 703:**

BEGINNING in the center of Edgewood Circle, Township Road T-1386 in the North line of a 2.4313 Acre parcel conveyed to Anthony L. McQuaid, O. R. 500, Page 433, said point being N. 69 deg.-17'00" W. 484.54 feet from the intersection of Edgewood Circle, Township Road T-1386 and State Route 7, thence with the North line of said McQuaid, N. 82 deg.-09'10" W. passing an Iron Rod at 39.60 feet, continuing 215.85 feet, in all 255.45 feet to an Iron Rod at the Northwest corner of said McQuaid (Parcel 18-190-1500.080), thence N. 4 deg.-56'24" E. 140.15 feet to an Iron Rod Set, thence S. 82 deg.-09'10" E. passing a Power Pole at 85.93 feet, continuing passing an Iron Rod Set at 119.41 feet, continuing 20.00 feet, in all 225.34 feet to the center of Edgewood Circle, Township Road T-1386, thence with the center of Edgewood Circle, Township Road T-1396 the following courses and distances; S. 4 deg.-43'47" W. 34.77 feet, S. 2 deg.-34'52" W. 39.84 feet, S. 7 deg.-31'43" E. 31.30 feet, S. 15 deg.-38'19" E. 15.42 feet, S. 31 deg.-11'05" E. 27.36 feet to the POINT OF BEGINNING, containing 0.7430 Acres (32,363.7262 Square Feet), more or less, as shown on Plat attached to Official Record 529, Page 220, and made a part of this description.

The above-described real estate is subject to all restrictions, rights-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record. See restrictions and conditions per D. V. 500, Page 433.

**NOTE:** This property is exempt from the Lawrence County Subdivision Regulations; adopted April 23, 1997, see Commissioner's Journal 70, Page 146.

This description was prepared by David E. Nemeth, Registered Land Surveyor, OHIO RLS-7718.

Parcel No.: 18-190-1500.081

**RESTRICTIONS AND CONDITIONS**

The following restrictions and conditions are uniform as to all lots in this subdivision and are subject to all heirs and succeeding owners forever:

1. This subdivision is restricted to private single residences only.
2. All out-buildings and garages necessary to the private residence shall conform generally in design and exterior materials to the private residence.
3. No trailers or mobile homes shall be kept on the premises.

4. All buildings shall be kept a minimum of 7 feet from either side of the premises, and set back 15 feet from front lines.
5. No boats, trailers or camping equipment shall remain in front, in side yards, or on driveway for more than 10 days.
6. No livestock, dismantled vehicles or junk shall be allowed on the premises.
7. All dwellings shall cover not less than 1400 sq. ft. excluding porches, patios, terraces, etc.
8. The premises are not to be used for any purposes which may endanger or unreasonably disturb the quiet and enjoyment of any neighbor premises.