

# WYNGATE CONDOMINIUMS

## PHASE II THE PLAINS, OHIO

Situated in L.L. 72, (Section 24), Township 9, Range 14,  
 Athens Township, Athens County, Ohio.

### EXHIBIT "C"

**PHASE IIa**

Being a part of the 14.309 acre tract of land as recorded in Official Record 273 at page 134, Athens County Recorder's Office, said tract being situated in L.L. 72 in Section 24, T9N, R13W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

- Beginning at an iron pipe found on the northwest corner of said 14.309 acre tract;
- Thence along the north line of said tract, South 82 degrees 01 minute 44 seconds East a distance of 30.40 feet to a 5/8" iron pin found;
- Thence continuing along the north line of said tract, South 61 degrees 36 minutes 44 seconds East a distance of 228.15 feet to a point;
- Thence leaving the north line of said 14.309 acre tract, South 17 degrees 34 minutes 16 seconds West a distance of 175.84 feet to a point;
- Thence South 72 degrees 25 minutes 44 seconds East a distance of 152.93 feet to a point;
- Thence South 17 degrees 47 minutes 30 seconds West a distance of 38.76 feet to a point;
- Thence South 35 degrees 26 minutes 18 seconds West a distance of 131.72 feet to a point in the right-of-way of Johnson Road, County Road 7, and the south line of the 14.309 acre tract;
- Thence North 54 degrees 27 minutes 43 seconds West a distance of 308.07 feet to a point within the right-of-way of County Road 7 and being the southwest corner of the 14.309 acre tract;
- Thence leaving the right-of-way of County Road 7, and along the west line of the 14.309 acre tract, North 13 degrees 05 minutes 36 seconds East a distance of 69.00 feet to an iron pipe found;
- Thence continuing along the west line of the 14.309 acre tract, North 00 degrees 03 minutes 51 seconds West a distance of 224.44 feet to the point of beginning containing 1.880 acres, more or less, and subject to the right-of-way of County Road 7, and subject to a 30.00 foot wide ingress-egress, utility easement along the west line of the above described tract as shown on the plat of survey attached hereto and made a part hereof;

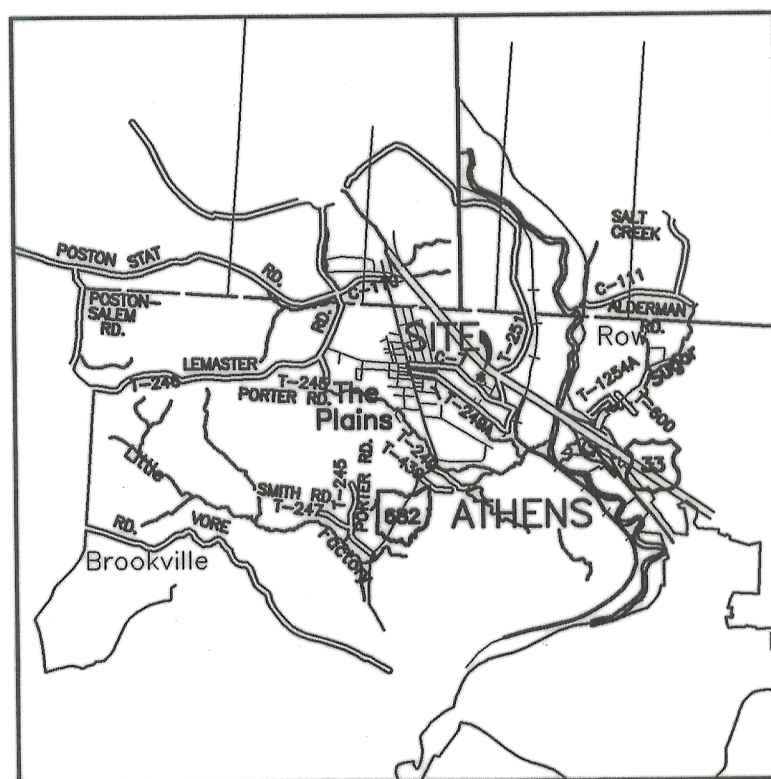
The bearings used in the above described tract were based on the north line of the 14.309 acre tract, as recorded in Official Record 273 at page 134, and are for the determination of angles only.

### SURVEYOR'S STATEMENT

I hereby certify that this drawing accurately shows the buildings and other improvements as located and as constructed or to be constructed at Wyngate Condominiums (Phase II) and that there are no encroachments on any abutting premises.

*George F. Seymour*  
 George F. Seymour

AUG 15 - 00  
 Date



LOCATION PLAN  
 Not to Scale

**OWNER: Chancellor Communities, LLC**  
 65 East State Street  
 Suite 200  
 Columbus, Ohio 43215

**DEVELOPER: Chancellor Communities, LLC**  
 65 East State Street  
 Suite 200  
 Columbus, Ohio 43215

**SURVEYOR: SEYMOUR AND ASSOCIATES**  
 830 West Hunter Street  
 Logan, Ohio 43138  
 (740) 385-4349

**ARCHITECT: FREDRIC A. GOODMAN ARCHITECTS**  
 182 East Long Street  
 Suite 100  
 Columbus, Ohio 43215

### RECORDING

Recorded this 18<sup>th</sup> day of AUG 2000 at 12:07 pm  
 in Plat Envelope 508A+B  
 No. \_\_\_\_\_ Fee 343.20

*Julia Michael Scott*  
 Athens County Recorder

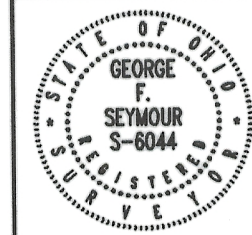
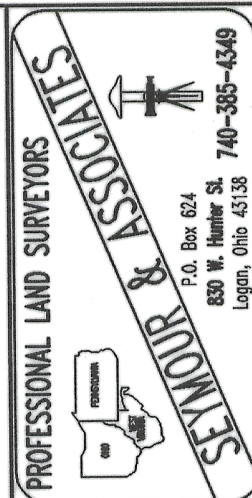
**PHASE IIb**

Being a part of the 14.309 acre tract of land as recorded in Official Record 273 at page 134, Athens County Recorder's Office, said tract being situated in L.L. 72 in Section 24, T9N, R13W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

- Beginning, for reference, at an iron pipe found on the northwest corner of said 14.309 acre tract;
- Thence along the north line of said tract, South 82 degrees 01 minute 44 seconds East a distance of 30.40 feet to a 5/8" iron pin found;
- Thence continuing along the north line of said tract, South 61 degrees 36 minutes 44 seconds East a distance of 582.99 feet to a point being the principle place of beginning of the tract herein described;
- Thence continuing along the north line of said 14.309 acre tract, South 61 degrees 36 minutes 44 seconds East a distance of 264.26 feet to a 5/8" iron pin found;
- Thence continuing along the north line of said tract, South 76 degrees 46 minutes 05 seconds East a distance of 137.86 feet to a point;
- Thence leaving said north line, South 13 degrees 13 minutes 55 seconds West a distance of 27.82 feet to a point;
- Thence with a curve to the left, having a delta of 90 degrees 00 minutes 37 seconds, a radius of 10.00 feet, the length of curve being 15.71 feet and the chord bearing South 58 degrees 13 minutes 37 seconds West a distance of 14.14 feet to a point;
- Thence South 13 degrees 13 minutes 18 seconds West a distance of 16.61 feet to a point;
- Thence with a curve to the right, have a delta of 29 degrees 56 minutes 11 seconds, a radius of 216.00 feet, the length of curve being 112.86 feet and the chord bearing South 28 degrees 11 minutes 23 seconds West a distance of 111.58 feet to a point;
- Thence South 43 degrees 09 minutes 29 seconds West a distance of 32.18 feet to a point;
- Thence South 76 degrees 46 minutes 12 seconds East a distance of 40.48 feet to a point;
- Thence South 13 degrees 12 minutes 31 seconds West a distance of 261.06 feet to a Railroad Spike found in the center of Hocking Hills Drive, Township Road 1027;
- Thence along the center of Township Road 1027, the following three courses:  
 1. North 52 degrees 30 minutes 00 seconds West a distance of 113.64 feet to a point;  
 2. North 54 degrees 14 minutes 54 seconds West a distance of 72.52 feet to a point, and;  
 3. North 60 degrees 24 minutes 47 seconds West a distance of 129.31 feet to a point in the center of Johnson Road, County Road 7;
- Thence along the center of County Road 7, North 46 degrees 19 minutes 35 seconds West a distance of 98.62 feet to a point;
- Thence North 54 degrees 27 minutes 43 seconds West a distance of 102.07 feet to a point;
- Thence leaving the center of County Road 7, North 35 degrees 21 minutes 34 seconds East a distance of 119.79 feet to a point;
- Thence North 05 degrees 10 minutes 13 seconds West a distance of 65.14 feet to a point;
- Thence North 38 degrees 50 minutes 45 seconds East a distance of 164.00 feet to the principle place of beginning containing 3.864 acres of which 0.419 acres and 0.441 acres is reserved for a part of Phase III, making a total of 3.004 acres, more or less, in this conveyant, and subject to the right-of-way of County Road 7, Township Road 1027, and subject to all easements of record;
- The bearings used in the above described tract were based on the north line of the 14.309 acre tract, as recorded in Official Record 273 at page 134, and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in July of 1999.

*George F. Seymour*  
 George F. Seymour, P.S. #6044



WYNGATE CONDOMINIUMS

Situated in L.L. 72, (Section 24), Township 9, Range 14,  
 Athens Township, Athens County, Ohio.

REVISIONS  
 SHEET 12