

S.A. ENGLAND & ASSOCIATES
 Professional Land Surveying
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 Buckeye Lake, Ohio 43008



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Legal Description
0.048 Acres

Situated in the City of Athens, County of Athens, and in the State of Ohio, and being a survey of a portion of a 1.2327 acre parcel being currently conveyed to Athens Flower Shop, of record in Official Record 108, Page 480 in the record of deeds in the Athens County Recorders Office, and being further described as follows;

Commencing, at the Southwest corner of City of Athens Lot #1838, said point being on the North right-of-way line of East State Street, Thence, **N 89° 30' 00" W** along the North line of East State Street, having passed over a 1" iron pipe on line at 12.00 feet, and going a total distance of **204.59** feet to a 5/8" rebar found with I.D. Cap #6535, said iron pin being the Southwest corner of a parcel being currently conveyed to James R. Sands, et al, of record by Official Record 62, page 224, the same being the Southeast corner of said 1.2327 acre parcel conveyed to Athens Flower Shop of which this survey is a part, the Southeast corner of and **PRINCIPLE PLACE OF BEGINNING** of the **0.048 Acre** parcel herein to be described,

Thence, **N 89° 30' 00" W** continuing along the North line of East State Street **24.95** feet to an iron pin set, said iron pin being referenced by a drill hole found marking the Southwest corner of said 1.2327 acre parcel and bears **N 89° 30' 00" W** at a distance of **72.35** feet therefrom;

Thence, with what represents new lines that cross over and through said 1.2327 acre parcel conveyed to Athens Flower Shop of which this survey is a part the following Two (2) courses and distances,

- 1) **N 05° 39' 21" E** leaving the North line of East State Street **78.95** feet to an iron pin set along the South edge of a concrete drive, the Northwest corner of the 0.048 acre parcel herein to be described;
- 2) **N 70° 42' 11" E** along the South edge of said drive **27.55** feet to a Mag Nail set in concrete along the West line of the aforementioned parcel conveyed to Sands, et al, the Northeast corner of the 0.048 acre parcel herein to be described;

Thence, **S 05° 44' 26" W** along the West line of Sand, et al **88.33** feet to the **PRINCIPLE PLACE OF BEGINNING**.

Said parcel as surveyed contains a total of **0.048 Acres**, more or less, and is subject to all legal easements, right-of-ways, zoning ordinances, and restrictions of record.


Bearings of the above description are based on those found in Official Record 108, page 480 and the North line of East State Street as being **N 89°30'00" W**, and is an assumed Meridian used to denote angles only.

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

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in December of 2003.

Description Checked for
 Mathematical Accuracy
 Athens County
 BY: S. Blaus
 DATE: 12-9-03

Dated 12/8/03

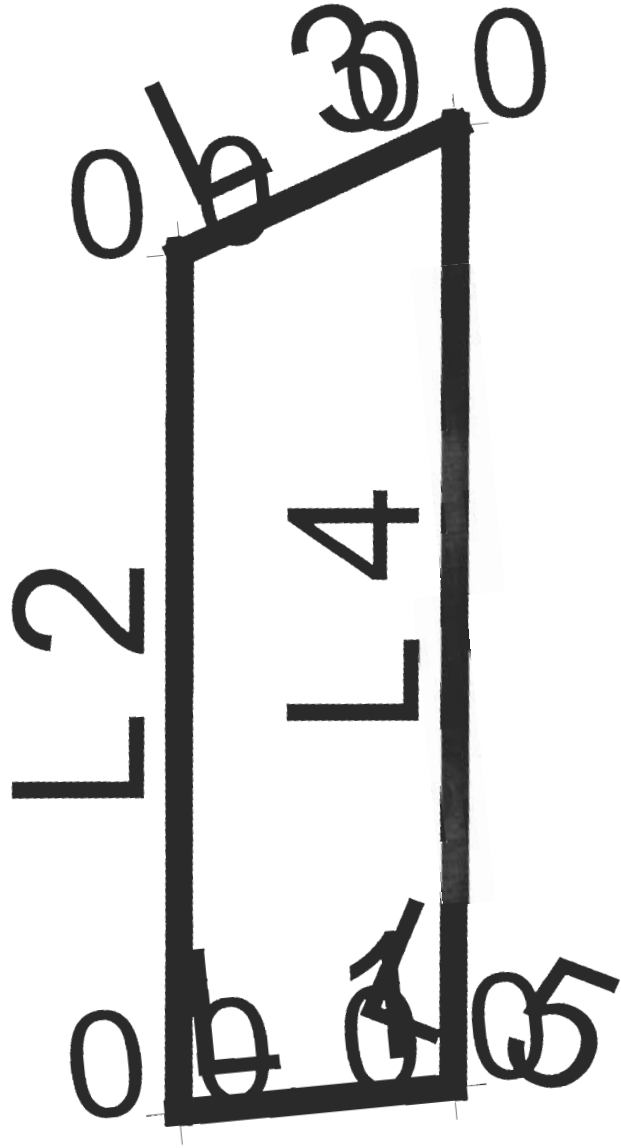

 Scott A. England P.S.
 Ohio Registered Surveyor #7452



ATH #13



SCALE 1 : 208.125



PLAT OF SURVEY CITY OF ATHENS COUNTY OF ATHES

Mr. David Koonce
Athens, Ohio

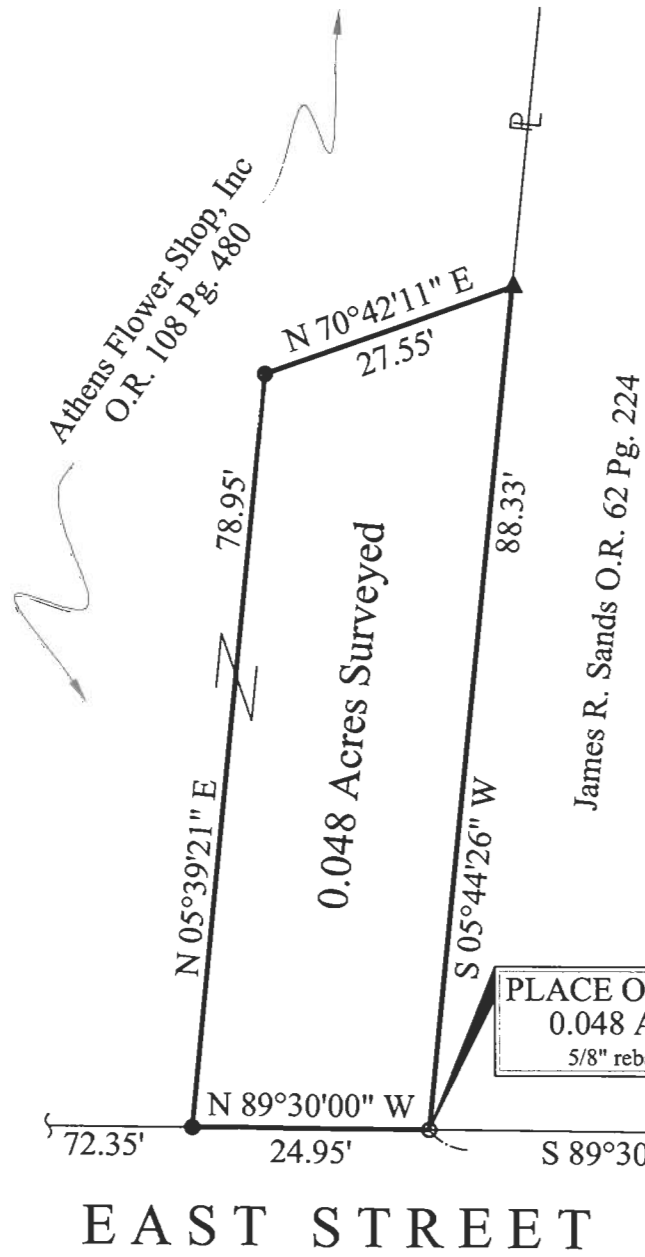
Prepared By:
S.A. ENGLAND ASSOCIATES
PROFESSIONAL LAND SURVEYING
P.O. BOX 1770 (5179 WALNUT RD.)
BUCKEYE LAKE, OHIO 43008
740-928-8680 FAX 740-928-9565

PIN 2003 1194-03AT

Property Location:

Situate in the City of Athens, County of Athens, and in the State of Ohio. Being a survey of a portion of a 1.2327 acre parcel conveyed to Athens Flower Shop, Inc., of record in Official Record 108, page 480, in the record of deeds in the Athens County Recorders Office.

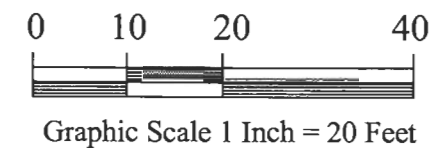
Bearings of this plat are based on those found in Official Record 108 page 480 and the North line of East State Street as being N 89° 30' 00" W and is an assumed Meridian used to denote angles only.



Description Checked for
Mathematical Accuracy
Athens County
BY: S.A. ENGLAND, P.S. #7452
DATE: 12-9-03

LEGEND

- - Iron Pin (found)
Size & Type as Noted
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- ▲ - Mag Nail Set in Concrete
- △ - Rail Spike Set
- ★ - Drill Hole (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.

Dated: 12/8/03

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

MADISON AVENUE

Reference Mark
(Drill Hole)

PLACE OF BEGINNING
0.048 Acre Survey
5/8" rebar P.S. #6535

Reference Monument
(1" Iron Pipe)

Alley 12'

Place of Commencement
S.W. Corner
of Lot #1838

EAST STREET