

PLAT OF SURVEY
 CITY of ATHENS
 ATHENS COUNTY, OHIO
 ATHENS TOWNSHIP
 SECTION 10
 TOWNSHIP 09 NORTH, RANGE 14 WEST
 STATE of OHIO

BASIS OF BEARINGS
 (AS NOTED)
 ie. BEARINGS SHOWN HEREON
 ARE TO AN ASSUMED MERIDIAN
 AND ARE USED TO DENOTE
 ANGLES ONLY



M. CHRISTINE CHANDLER
 DEED VOLUME 33, PAGE 110
 LOT 2729

REVISED PLAT of ALDERMAN HEIGHTS ADDITION

JOHN A. WHARTON
 S. JOYCE WHARTON
 OR BOOK 421, PAGE 1169
 INLOT 2760

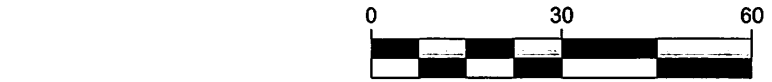
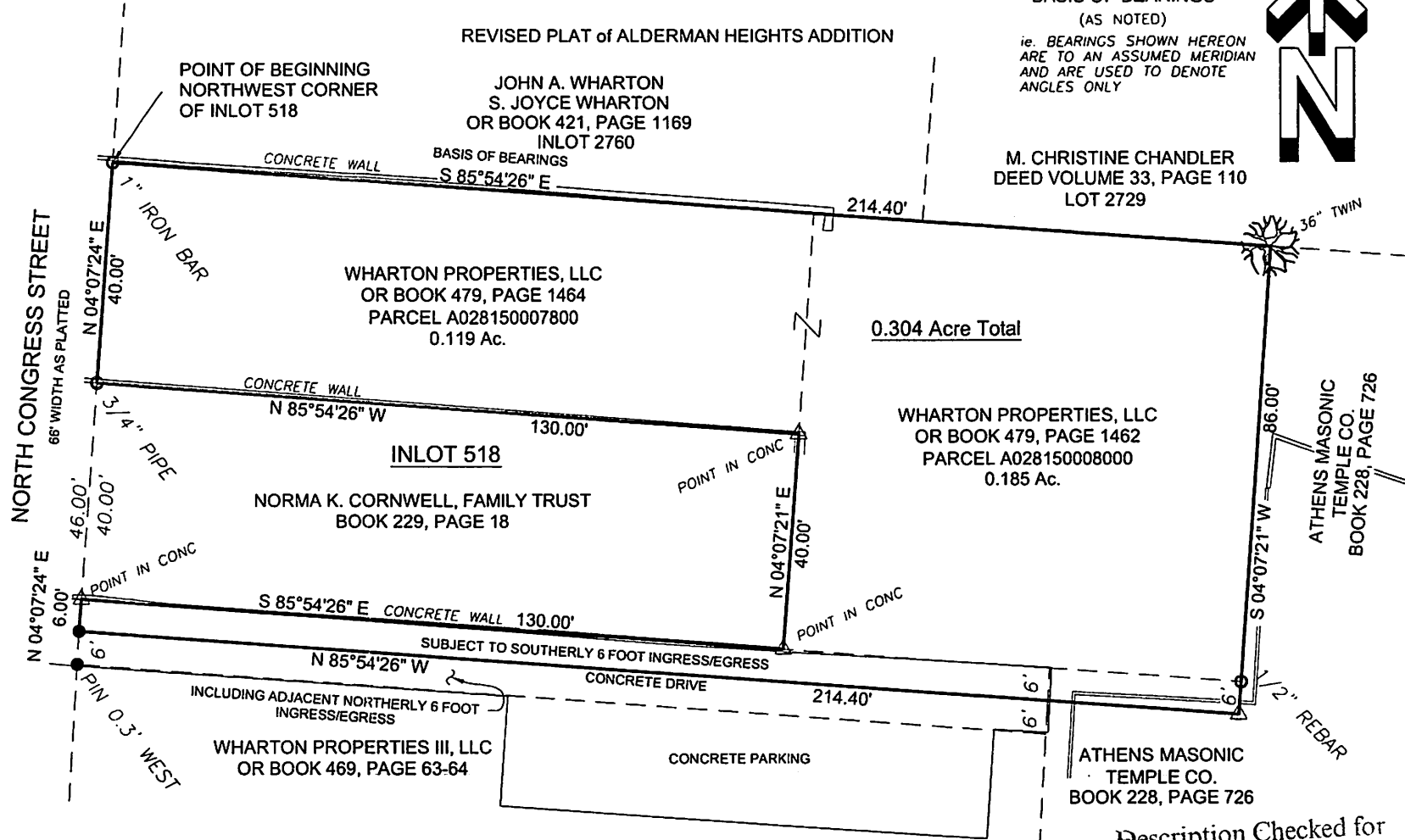
POINT OF BEGINNING
 NORTHWEST CORNER
 OF INLOT 518

**PERTINENT DOCUMENTS AND
 SOURCES OF DATA USED:**
 DEED REFERENCES (AS NOTED)
 SPECIFIED COUNTY ROADWAY MAP
 SPECIFIED COUNTY TAX PARCEL MAP
 U.S. GEOLOGICAL QUADRANGLE MAP
 PREVIOUS SURVEY PLATS

ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS
 THE MINIMUM STANDARDS FOR BOUNDARY
 SURVEYS IN THE STATE OF OHIO AS
 ADOPTED 5-1-80 OF THE ADMINISTRATIVE
 CODE CHAPTER 4733-37. LOCAL
 GOVERNING REQUIREMENTS IF MORE
 STRINGENT, SHALL BE ADHERED TO.

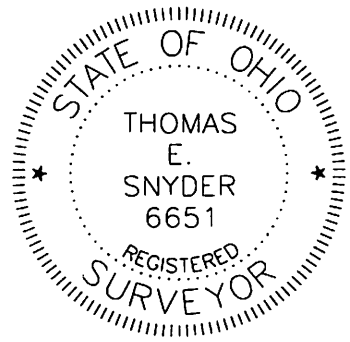
SURVEYOR'S NOTES

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
2. INTERIOR IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE NOTED
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
4. NO ABSTRACT WAS PERFORMED
5. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS.
6. SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER DOCUMENTATION AS NOTED.
7. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CLIENT.



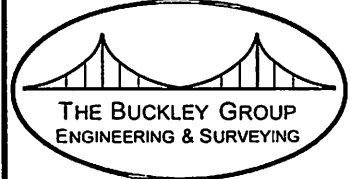
1 INCH = 30 FEET
 NOTE: DRAWING SCALE MAY BE
 ADJUSTED DUE TO REPRODUCTION

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - ⊙ 5/8"x30" REBAR/CAP PS6651
 - ⊗ MAG NAIL SET
 - △ POINT



Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *CM*
 DATE: 5/2/13
 THOMAS E. SNYDER
 OHIO PROFESSIONAL SURVEYOR #6651

CLIENT: WHARTON PROPERTIES, LLC 82 NORTH COURT STREET ATHENS, OHIO 45701	
JOB# 13_413	DRWN: TS CHKD: TS CREW: TS, RB, DS
DATE: 04/26/13	SCALE: 1"= 30' SHEET 1 of 1



499 Richland Avenue
ATHENS, OH 45701
 740 589 5001 Voice
 740 589 5004 Fax
 www.buckleygrouppllc.com



499 Richland Avenue Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004
rbuckley@buckleygroupllc.com

DESCRIPTION OF A 0.304 ACRE PARCEL

Situated in the City of Athens, Athens County, State of Ohio

Being an **0.304 acre** parcel of land located in part of Inlot 518, Section 10, Township 09 North, Range 14 West, City of Athens, Athens Township, Athens County, State of Ohio and being a combination of an 0.119 acre parcel as conveyed to Wharton Properties, LLC, by a deed recorded in Official Records Book 479 at Page 1464 of said county Deed Records and being designated as Parcel A0281500078000 by the said county Auditor and an 0.185 acre parcel as conveyed to Wharton Properties, LLC by a deed recorded in Official Records Book 479 at Page 1462 of said county Deed Records and being designated as Parcel A028150008000 by the said county Auditor, and being more fully bounded and described as follows:

Beginning at the Northwesterly corner of said Inlot 518, being a 1" iron bar (found) in the east line of North Congress Street (66 foot width), the northwesterly corner of said 0.119 acre parcel and the southwesterly corner of Inlot 2760 of the Revised Plat of Alderman Heights Addition;

Course No. 1 Thence, S 85° 54' 26" E, with the northerly line of Inlot 518, the southerly line of the Revised Plat of Alderman Heights Addition, the northerly line of said 0.119 acre parcel and the northerly line of said 0.185 acre parcel, being the basis of bearings for this description, 214.40 feet to a 36" twin tree, being the northwesterly corner of said 0.185 acre parcel and a northwesterly corner of a parcel as conveyed to the Athens Masonic Temple Co. by a deed recorded in Deed Book 228 at Page 726 of said county Deed Records ;

Course No. 2 Thence, S 04° 07' 21" W, with the easterly line of said 0.185 acre parcel and a westerly line of said Athens Masonic Temple Co. parcel, passing a 1/2" iron

rod (found), at 80.00 feet for reference, 86.00 feet to a point, being the southeasterly corner of said 0.185 acre parcel and a corner of said Athens Masonic Temple Co. parcel;

Course No. 3 Thence, N 85° 54' 26" W, with the southerly line of said 0.185 acre parcel, a northerly line of said Athens Masonic Temple Co. parcel and the northerly line of a parcel as conveyed to Wharton Properties III, LLC, by a deed recorded in Official Records Book 469 at Page 63 of said county Deed Records, 214.40 feet to an iron pin (set), being a point in said easterly line of North Congress Street;

Course No. 4 Thence, N 04° 07' 24" E, with the westerly line of said 0.185 acre parcel and the easterly line of said North Congress Street, 6.00 feet to a point, being a northwesterly corner of said 0.185 acre parcel and the southwesterly corner of a parcel as conveyed to Norma K. Cornwell, Family Trust by a deed recorded in Deed Book 229 at Page 18 of said county Deed Records;

Course No. 5 Thence, S 85° 54' 26" E, with a northerly line of said 0.185 acre parcel and the southerly line of said Norma K. Cornwell, Family Trust parcel, 130.00 feet to a point, being a southwesterly corner of said 0.185 acre parcel and the southeasterly corner of said Norma K. Cornwell, Family Trust parcel:

Course No. 6 Thence, N 04° 07' 21" E, with a westerly line of said 0.185 acre parcel and the easterly line of said Norma K. Cornwell, Family Trust parcel, 40.00 feet to a point, being the southeasterly corner of said 0.119 acre parcel and the northeasterly corner of said Norma K. Cornwell, Family Trust parcel;

Course No. 7 Thence, N 85° 54' 26" W, with the southerly line of said 0.119 acre parcel and the northerly line of Norma K. Cornwell, Family Trust parcel, 130.00 feet to a ¾" iron pipe (found), being the southwesterly corner of said 0.119 acre parcel, the northwesterly corner of said Norma K. Cornwell, Family Trust parcel, and a point in the easterly line of said North Congress Street;

Course No. 8 Thence, N 04° 07' 24" E, with the westerly line of said 0.119 acre parcel and said easterly line of North Congress Street, 40.00 feet to the **Point of Beginning**, containing **0.304** acres, more or less, being subject to all legal right of ways, easements, reservations and restrictions of record.

Including the northerly 6 foot of the aforesaid Wharton Properties III, LLC, by a deed recorded in Official Records Book 469 at Page 63 of said county Deed Records, for the purpose of Ingress/Egress.


Being subject to an Ingress/Egress Easement over the southerly 6 foot of the afore described 0.304 acre parcel.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Snyder PS6651".

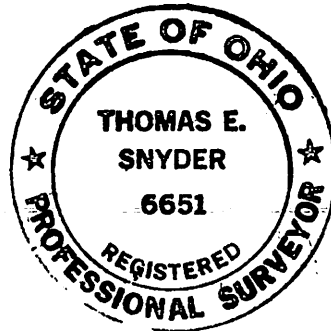
Description prepared by Ryan D. Buckley from a field survey in April, 2013, performed under the direct supervision of Thomas E. Snyder, Professional Surveyor No. PS 6651.

5-2-13

Date



Thomas E. Snyder, Professional Surveyor No. 6651



Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: C. Williams
DATE: 5/2/13