



AHLERS, MOE AND ASSOC., INC.

ENGINEERING AND SURVEYING  
360 WEST WATERLOO ST. P.O. BOX 2  
CANAL WINCHESTER, OHIO 43110  
(614) 837-1178 FAX (614) 837-8458

January 10, 1990

LEGAL DESCRIPTION  
3.204 ACRES

Situate in the City of Athens, Athens County, Ohio. Being part of Outlots 47 and 48 and being part of a 7.74 acre tract conveyed to Athens Gardens, Ltd., recorded in Deed Book 362, Page 117 of the Athens County Recorder's Office, being more particularly described as follows:

Beginning at an iron pipe found on a westerly line of the Athens Gardens, Ltd. tract, said pipe being South 85 degrees 25 minutes 38 seconds East for a distance of 93.09 feet to a 3/4" iron pipe found; and North 10 degrees 22 minutes 00 seconds East for a distance of 40.22 feet from a stone found at the southwest corner of Outlot 48;

THENCE North 10 degrees 22 minutes 00 seconds East for a distance of 239.85 feet to a point;

THENCE North 24 degrees 30 minutes 00 seconds East for a distance of 146.93 feet to a point;

THENCE North 33 degrees 05 minutes 00 seconds East for a distance of 145.77 feet to a point;

THENCE North 42 degrees 16 minutes 00 seconds East for a distance of 145.98 feet to a point;

THENCE South 85 degrees 30 minutes 00 seconds East for a distance of 60.54 feet to the northwest corner of a 0.76 acre tract conveyed to Columbus & Southern Ohio Electric Company (Deed Book 226, Page 143);

THENCE South 03 degrees 38 minutes 00 seconds West along the west line of said 0.76 acre tract for a distance of 330.00 feet to a point;

THENCE South 04 degrees 02 minutes 00 seconds West continuing along said west line for a distance of 290.11 feet to a point;

THENCE North 85 degrees 30 minutes 00 seconds West through the Athens Gardens, Ltd. 7.74 acre tract for a distance of 301.81 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.204 acres more or less.

This description prepared by Ahlers Moe and Assoc. Inc. is based on an actual survey by same in January 1990. The basis of bearings for this survey is the south line of Outlot 48 (line between said stone and a concrete monument at the southwest corner of the C. & S.O.E.Co. 0.76 acre tract) being South 85 degrees 30 minutes 00 seconds East.

*Anthony R. Sheck*

Anthony R. Sheck P.S. 6954  
89-2280.leg

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *C. P. [Signature]*  
DATE: *6/5/90*

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*Athens Co. M-17*



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January 11, 1990

LEGAL DESCRIPTION  
30' WIDE INGRESS-EGRESS EASEMENT

Situate in the City of Athens, Athens County, Ohio. Being an ingress-egress easement 30 feet in width which is part of Outlot 60 and being part of a 7.74 acre tract conveyed to Athens Gardens, Ltd., recorded in Deed Book 362, Page 117 of the Athens County Recorder's Office, being more particularly described as follows:

The centerline of said 30 foot easement (15 feet each side) begins at a point on the northerly right-of-way line of West State Street and on the southerly line of the Athens Gardens, Ltd. tract, said point being South 86 degrees 25 minutes 00 seconds East for a distance of 15.08 feet from the southwesterly corner of said tract;

THENCE North 02 degrees 25 minutes 15 seconds West for a distance of 18.16 feet to a point of curvature;

THENCE along a curve to the left having a radius of 85.00 feet and an arc length of 84.24 feet, being subtended by a chord of North 30 degrees 48 minutes 49 seconds West for a distance of 80.84 feet to a point of tangency;

THENCE North 59 degrees 12 minutes 22 seconds West for a distance of 110.72 feet to a point of curvature;

THENCE along a curve to the right having a radius of 109.00 feet and an arc length of 63.57 feet, being subtended by a chord of North 42 degrees 29 minutes 59 seconds West for a distance of 62.67 feet to a point of tangency;

THENCE North 25 degrees 47 minutes 35 seconds West for a distance of 288.09 feet to a point which is perpendicularly 15 feet from a westerly line of said tract;

THENCE North 07 degrees 25 minutes 00 seconds West along a line parallel to and 15 feet measured perpendicularly from said west line for a distance of 244.58 feet to a point;

THENCE North 10 degrees 22 minutes 00 seconds East for a distance of 39.41 feet to the terminus of this easement on the northerly line of Phase I of Athens Gardens, Ltd., said point being South 85 degrees 30 minutes 00 seconds East a distance of 15.08 feet from a 3/4" iron pipe found at the northwest corner of Phase I.

Together with and subject to covenants, easements, and restrictions of record.

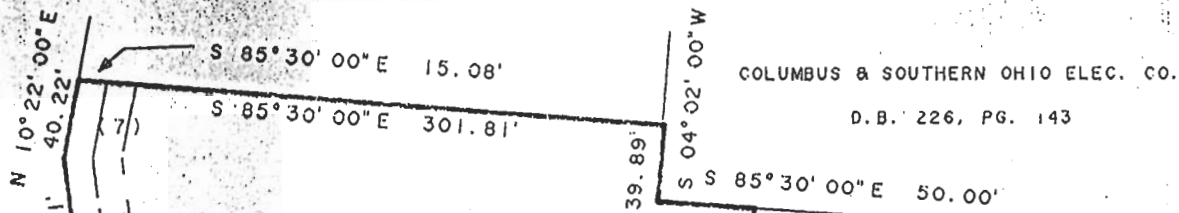
This description prepared by Ahlers Moe and Assoc. Inc. is based on an actual survey by same in January 1990. The basis of bearings for this survey is the south line of Outlot 48 (line between a stone at the southwest corner of Outlot 48 and a concrete monument at the southwest corner of the C. & S.O.E. Co. 0.76 acre tract) being South 85 degrees 30 minutes 00 seconds East.

*Anthony R. Sheck*

Anthony R. Sheck P.S. 6954  
89-2282.leg



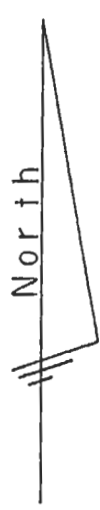
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30' WIDE INGRESS-EGRESS EASEMENT

EASEMENT CENTERLINE DATA

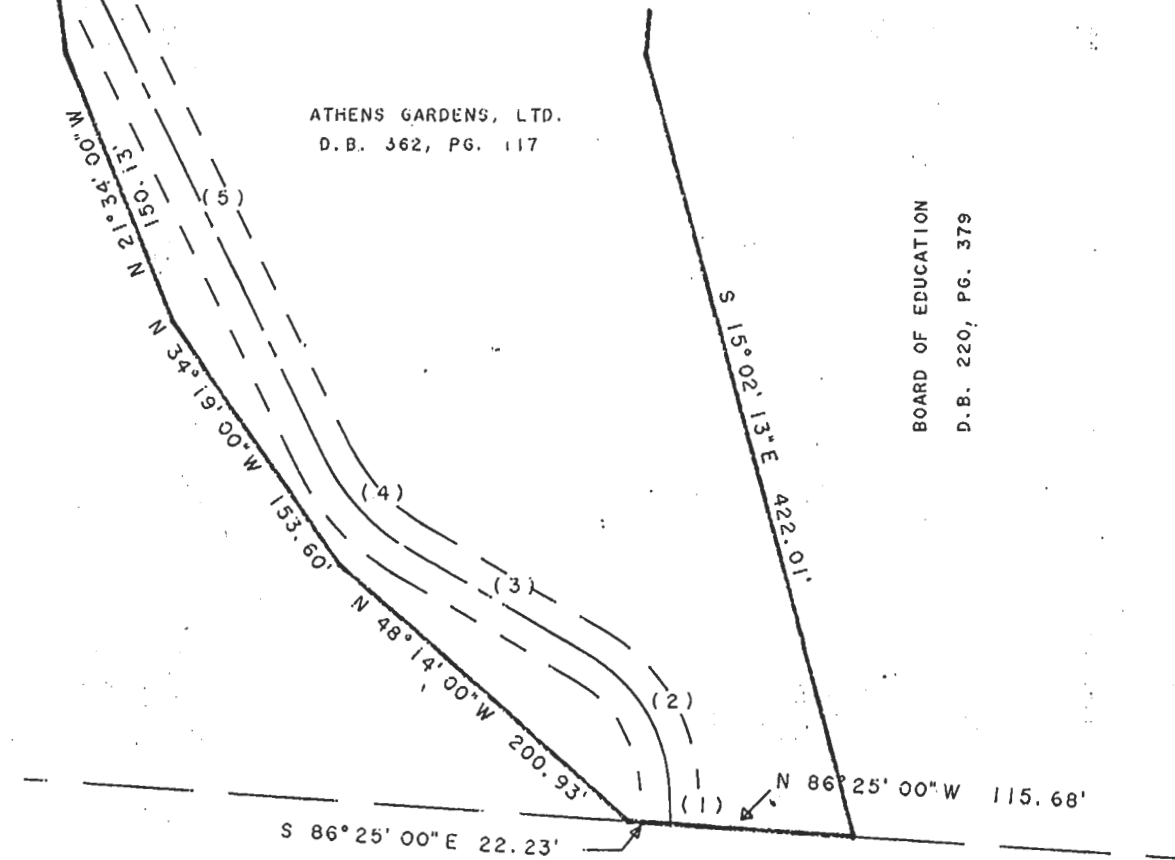
- (1) N 02° 25' 15" W, a distance of 18.16 feet;
- (2) Curve radius 85.00 feet, Delta of 56° 47' 07"  
Chd. Brg. N 30° 48' 49" W, a distance of 80.84 feet;
- (3) N 59° 12' 22" W, a distance of 110.72 feet;
- (4) Curve radius 109.00 feet, Delta of 33° 24' 47"  
Chd. Brg. N 42° 29' 59" W, a distance of 62.67 feet;
- (5) N 25° 47' 35" W, a distance of 288.07 feet;
- (6) N 07° 25' 00" W, a distance of 244.58 feet;
- (7) N 10° 22' 00" E, a distance of 39.41 feet;



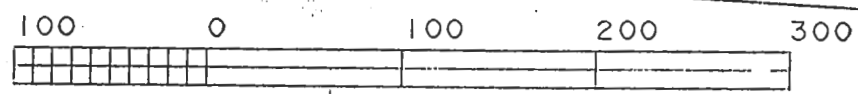
C. & O. R.R.

ATHENS GARDENS, LTD.  
D.B. 362, PG. 117

BOARD OF EDUCATION  
D.B. 220, PG. 379



W. STATE ST.



TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED:

I do hereby state that this is a true and accurate survey made by me or under my supervision, and that all points are as called, and there are no encroachments either way across any line except as shown.

*Anthony R. Sheck*

Anthony R. Sheck P.S. #6954

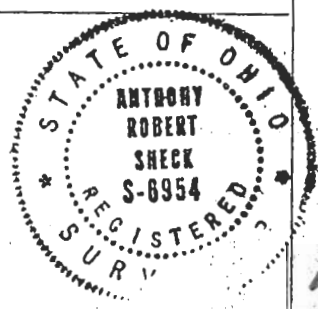
LEGEND

- Iron Pin Found
- Iron Pin Set
- △ P.K. Nail or R.R. Spike Found
- △ P.K. Nail or R.R. Spike Set

30' WIDE INGRESS-EGRESS EASEMENT

through the Athens Gardens, Ltd. tract  
part of O.L. 60 & 61, City of Athens  
Athens County, Ohio

FOR: Athens Gardens, Ltd., Westerville, Ohio



D.B. 362 Pg. 117  
P.B. Pg.  
Scale: 1" = 100'  
Date: 01-11-90  
Drawn By: ARS

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Job No. 89-2282

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