

EXHIBIT "A"

Being a part 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, T-9-N, R-13-W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at the northwest corner of said 14.309 acre tract;

Thence along the north line of said tract, South 82 degrees 01 minutes 44 seconds East a distance of 30.40 feet to a point;

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, said point being the principal place of beginning of the tract herein described;

Thence continuing along the grantor's north line, South 61 degrees 36 minutes 44 seconds East a distance of 354.84 feet to a point;

Thence leaving the grantor's north line, South 38 degrees 50 minutes 45 seconds West a distance of 164.00 feet to a point;

Thence South 05 degrees 10 minutes 13 seconds East a distance of 65.14 feet to a point;

Thence South 35 degrees 21 minutes 34 seconds West a distance of 119.79 feet to a point in the right-of-way of County Road 7, Johnson Road, and the grantor's south line;

Thence within the right-of-way of said road, and along the grantor's southerly line, North 54 degrees 27 minutes 43 seconds West a distance of 173.73 feet to a point;

Thence leaving the grantor's southerly line, and with a new line, North 35 degrees 26 minutes 18 seconds East a distance of 131.72 feet to a point;

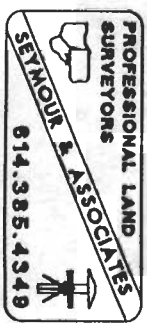
Thence North 17 degrees 47 minutes 30 seconds East a distance of 38.76 feet to a point;

Thence North 72 degrees 25 minutes 44 seconds West a distance of 152.93 feet to a point;

Thence North 17 degrees 34 minutes 16 seconds East a distance of 175.84 feet to the principal point of beginning containing 1.818 acre, more or less, and subject to the right-of-way of County Road 7 and 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.

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



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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blause*  
DATE: *8-10-99*



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ATH #24

EXHIBIT "E1"

Being a part of a tract of land that is now or formerly in the name of Chancellor Communities, L.L.C. as recorded in Official Record 273 at page 134, Athens County Recorder's Office, said tract being a part of L.L. 72 situated in Section 24, T-9-N, R-13-W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at a point in the intersection of County Road 7, Johnson Road, and Township Road 1027, Hocking Hills Drive;

Thence along the center of County Road 7, Johnson Road, the following nine courses:

1. South 21 degrees 57 minutes 17 seconds East a distance of 114.10 feet to a point;
2. South 12 degrees 08 minutes 36 seconds East a distance of 241.35 feet to a point;
3. South 04 degrees 42 minutes 34 seconds East a distance of 147.73 feet to a point;
4. South 28 degrees 22 minutes 59 seconds West a distance of 70.67 feet to a point;
5. South 51 degrees 38 minutes 29 seconds West a distance of 54.30 feet to a point;
6. North 65 degrees 39 minutes 56 seconds West a distance of 60.87 feet to a point;
7. North 72 degrees 51 minutes 38 seconds West a distance of 478.53 feet to a point;
8. North 46 degrees 19 minutes 35 seconds West a distance of 600.69 feet to a point, and;
9. North 54 degrees 27 minutes 43 seconds West a distance of 275.80 feet to the principal point of beginning of the tract herein described;

Thence continuing along the center of County Road 7, Johnson Road, North 54 degrees 27 minutes 43 seconds West a distance of 308.07 feet to a point being a corner to the grantor;

Thence leaving the center of County Road 7, Johnson Road, and along the grantor's line, the following four courses:

1. North 13 degrees 05 minutes 36 seconds East a distance of 69.00 feet to a point;
2. North 00 degrees 03 minutes 51 seconds West a distance of 224.44 feet to a point;
3. South 82 degrees 01 minutes 44 seconds East a distance of 30.40 feet to a point, and;
4. South 61 degrees 36 minutes 44 seconds East a distance of 228.15 feet to a point;

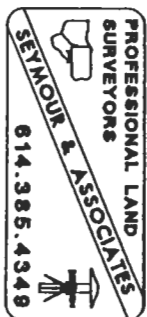
Thence leaving a line to the grantor, and with a new line through the grantor's land, the following four courses:

1. South 17 degrees 34 minutes 16 seconds West a distance of 175.84 feet to a point;
2. South 72 degrees 25 minutes 44 seconds East a distance of 152.93 feet to a point;
3. South 17 degrees 47 minutes 30 seconds West a distance of 38.76 feet to a point, and;
4. South 35 degrees 26 minutes 18 seconds West a distance of 131.72 feet to the principal point of beginning containing 1.880 acres, more or less, and subject to the right-of-way of County Road 7, Johnson Road, and all easements of record.

The bearings used in the above described tract are assumed and are for the determination of angles only.

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

George F. Seymour, P.S. #6044



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: S. Blaus  
DATE: 8-10-99

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EXHIBIT "E1, 1 of 2"

Being a part of a tract of land that is now or formerly in the name of Chancellor Communities, L.L.C. as recorded in Official Record 273 at page 134, Athens County Recorder's Office, said tract being a part of L.L. 71 and L.L. 72 situated in Section 24, T-9-N, R-13-W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning at a point in the intersection of Township Road 1027, Hocking Hills Drive, and County Road 7, Johnson Road;

Thence along the center of County Road 7, Johnson Road, the following nine courses:

1. South 21 degrees 57 minutes 17 seconds East a distance of 114.10 feet to a point;
2. South 12 degrees 08 minutes 36 seconds East a distance of 241.35 feet to a point;
3. South 04 degrees 42 minutes 34 seconds East a distance of 147.73 feet to a point;
4. South 28 degrees 22 minutes 59 seconds West a distance of 70.67 feet to a point;
5. South 51 degrees 38 minutes 29 seconds West a distance of 54.30 feet to a point;
6. North 65 degrees 39 minutes 56 seconds West a distance of 60.87 feet to a point;
7. North 72 degrees 51 minutes 38 seconds West a distance of 478.53 feet to a point;
8. North 46 degrees 19 minutes 35 seconds West a distance of 600.69 feet to a point, and;
9. North 54 degrees 27 minutes 43 seconds West a distance of 102.07 feet to a point;

Thence leaving the center of said road, and with a new line through the grantor's land, the following three courses:

1. North 35 degrees 21 minutes 34 seconds East a distance of 119.79 feet to a point;
2. North 05 degrees 10 minutes 13 seconds West a distance of 65.14 feet to a point, and;
3. North 38 degrees 50 minutes 45 seconds East a distance of 164.00 feet to a point on a line to the grantor;

Thence along the grantor's line, South 61 degrees 36 minutes 44 seconds East a distance of 264.26 feet to a point;

Thence South 76 degrees 46 minutes 05 seconds East a distance of 412.55 feet to a point;

Thence South 15 degrees 08 minutes 41 seconds West a distance of 86.58 feet to a point;

Thence South 15 degrees 27 minutes 41 seconds East a distance of 103.55 feet to a point;

Thence South 29 degrees 07 minutes 58 seconds East a distance of 17.23 feet to a point;

Thence North 76 degrees 46 minutes 12 seconds West a distance of 347.50 feet to a point;

Thence South 13 degrees 12 minutes 31 seconds West a distance of 261.06 feet to a point in the center of Township Road 1027, Hocking Hills Drive;



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EXHIBIT "E1, 2 of 2"

Thence along the center of said road, the following twelve courses:

1. South 58 degrees 07 minutes 38 seconds East a distance of 95.28 feet to a point;
2. South 68 degrees 43 minutes 28 seconds East a distance of 213.79 feet to a point;
3. South 66 degrees 24 minutes 37 seconds East a distance of 14.18 feet to a point;
4. South 68 degrees 59 minutes 27 seconds East a distance of 69.00 feet to a point;
5. South 78 degrees 36 minutes 34 seconds East a distance of 37.70 feet to a point;
6. South 84 degrees 33 minutes 30 seconds East a distance of 34.90 feet to a point;
7. North 86 degrees 12 minutes 23 seconds East a distance of 34.04 feet to a point;
8. North 63 degrees 29 minutes 18 seconds East a distance of 36.08 feet to a point;
9. North 36 degrees 29 minutes 38 seconds East a distance of 35.45 feet to a point;
10. North 24 degrees 10 minutes 22 seconds East a distance of 39.10 feet to a point;
11. North 08 degrees 11 minutes 28 seconds East a distance of 117.22 feet to a point, and;
12. North 09 degrees 18 minutes 55 seconds East a distance of 220.88 feet to the point of beginning containing 8.168 acres, more or less, and subject to the right-of-way of Township Road 1027 and County Road 7, and all easements of record.

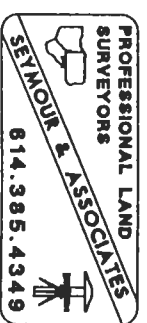
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The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in August of 1999.

George F. Seymour, P.S. #6044

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blaus  
DATE: 8-10-99

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PROFESSIONAL LAND SURVEYORS



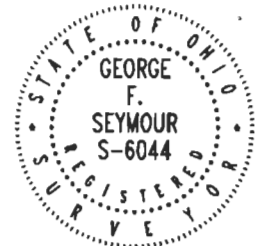
**SEYMOUR & ASSOCIATES**



P.O. Box 624  
830 W. Hunter St. (740) 385-4349  
Logan, Ohio 43138

# WYNGATE CONDOMINIUMS DECLARATION OF CONDOMINIUM - PHASE 1

Situated in Athens Township, Athens County, Ohio; being part of Section 24, T-9-N, R-13-W and being part of that 14.309 acre tract as described in a deed to Chancellor Communities, L.L.C. of record in Original Record 273, Page 134 all records of the Recorder's Office, Athens, County, Ohio.

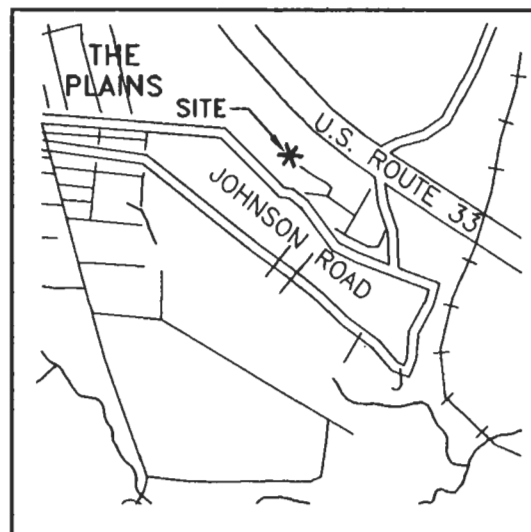


DATE:  
8-04-99

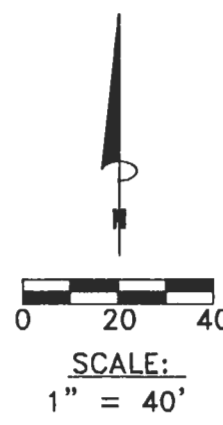
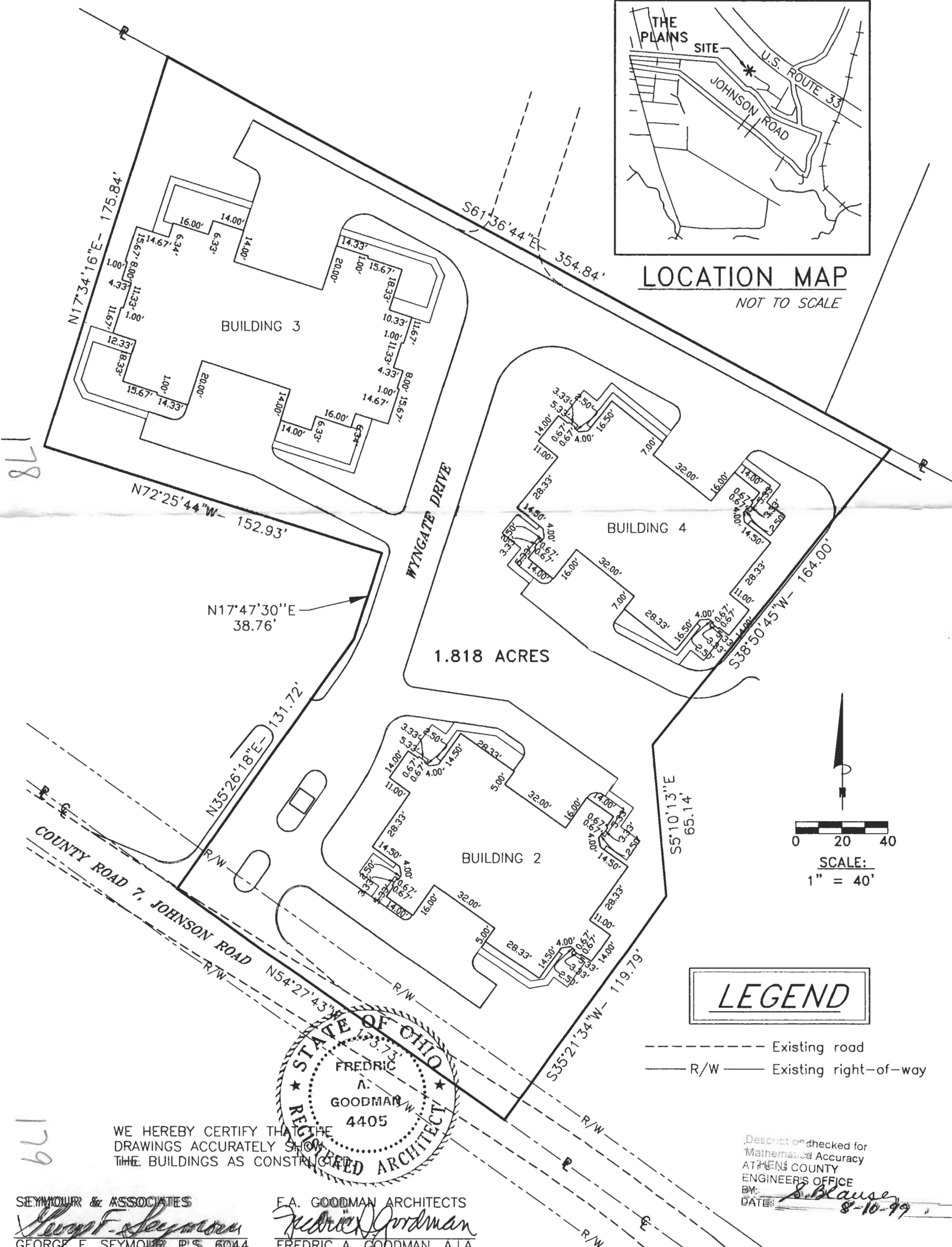
DRAWN BY:  
RAC

JOB #:  
AT9823C

FOR: WYNGATE CONDOMINIUMS

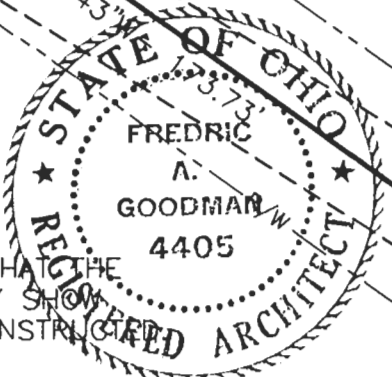


**LOCATION MAP**  
NOT TO SCALE



### LEGEND

- - - Existing road
- R/W — Existing right-of-way



WE HEREBY CERTIFY THAT THE DRAWINGS ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED

Description checked for Mathematical Accuracy  
ATHENS COUNTY ENGINEER'S OFFICE  
BY: *S. Blause*  
DATE: 8-10-99

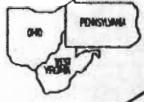
SEYMOUR & ASSOCIATES  
*George F. Seymour*  
GEORGE F. SEYMOUR, P.S. 6044

F.A. GOODMAN ARCHITECTS  
*Fredric A. Goodman*  
FREDRIC A. GOODMAN, A.I.A.

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PROFESSIONAL LAND SURVEYORS



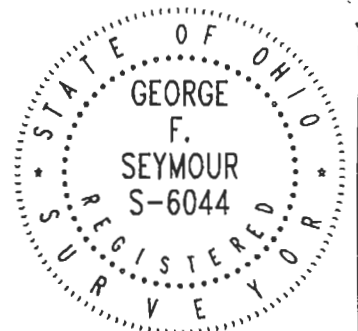
**SEYMOUR & ASSOCIATES**



P.O. Box 624  
830 W. Hunter St. 740-385-4349  
Logan, Ohio 43138

# WYNGATE CONDOMINIUMS DECLARATION OF CONDOMINIUM - PHASE 1

Situated in Athens Township, Athens County, Ohio; being part of L.L. 71 and L.L. 72 of Section 24, T-9-N, R-13-W and being part of that 14.309 acre tract as described in a deed to Chancellor Communities, L.L.C. of record in Official Record 273, Page 134 all records of the Recorder's Office, Athens, County, Ohio.

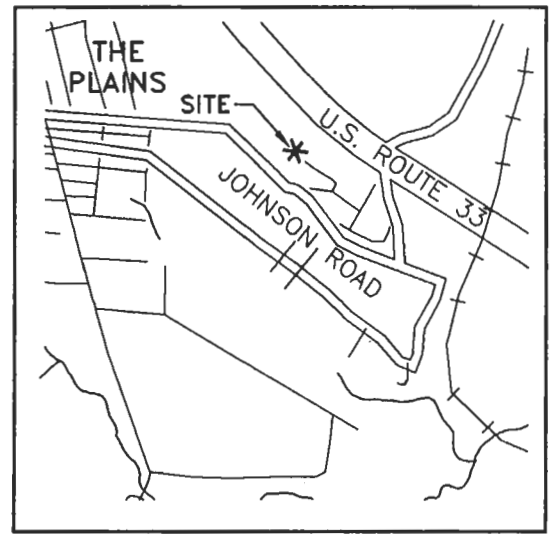
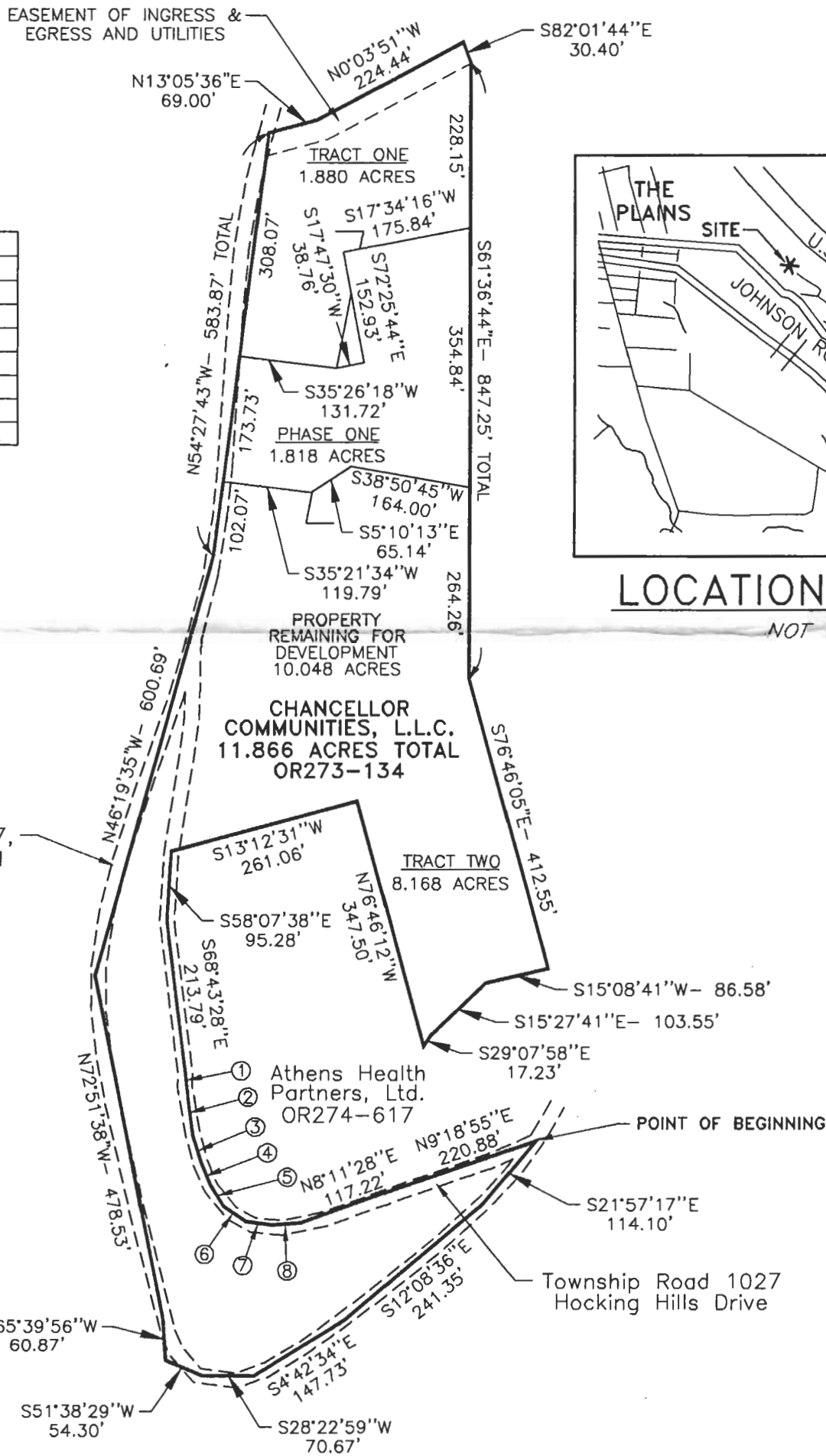


FOR: **WYNGATE CONDOMINIUMS**

PROJ. NO.: AT9823C  
BY: RAC DATE: 8/04/99

## EXHIBIT 'F'

No.	Bearing	Distance
1	S66°24'37"E	14.18'
2	S68°59'27"E	69.00'
3	S78°36'34"E	37.70'
4	S84°33'30"E	34.90'
5	N86°12'23"E	34.04'
6	N63°29'18"E	36.08'
7	N36°29'38"E	35.45'
8	N24°10'22"E	39.10'



**LOCATION MAP**  
NOT TO SCALE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JULY OF 1999 AND FROM EXISTING PUBLIC RECORDS.

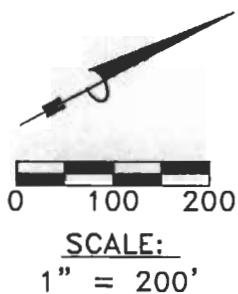
THIS CERTIFICATION WAS MADE BY ME ON THIS 5 DAY OF AUGUST, 1999.

*George F. Seymour*

GEORGE F. SEYMOUR  
OHIO PROFESSIONAL SURVEYOR NO. 6044  
©1999 SEYMOUR & ASSOCIATES

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blasse  
DATE: 8-10-99



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