



-3/4 PIPE FOUN -- -- PROPERTY LINE -3/4" PIPE FO. VOL. 279, PG. CONCRETE WALL CONCRETE WALL CURB 2 SEPARATE WALLS BUT FOOTER FROM BUILDING MORTH OF MICHAEL PROPERTY PROJECTS OF 0.75 FT, ONTO MICHAEL PROPERTY ELECT. BOX 58.75" HICHEST POINT OF BUILDING ABOVE GRADE S 89 58 05 E 93.75 PART OF LOT 24 0.186 ACRE 36 & 38 SOUTH COURT ST. ATHENS, OHIO 45701 6699 SQ. FT. EXTERIOR FOOTPRINT OF BUILDING EASEMENT TO OTHERS, VOL. 382, PG. 174 LOT 26 H.D. & N.M. LOUGHLIN VOL 306, Pc. 328 PHOENIX ON COURT LTD. PTN. VOL. 11, PG. 574 SUPER X BUILDING S 0 04' 40' E EASEMENT FROM OTHERS V 143.1 AED INCL. 1-2
2 SEPARTE WALLS BUT
FOOTER FROM BULDING NORTH
OF MICHAEL PROPERTY PROJECTS
0.75 FT. ONTO MICHAEL PROPERTY | N 89, 43°, 55° E 73.00° SAMI MICHAEL VOL. 382, PG. 174 DR. SAMI MICHAEL. VOL. 375, PG. 993 N - DRILLED HOLE FOUND OLD FRONT WALL WHICH IS EXTERIOR OF EXISTING BUILDING WHICH IS EXTERIOR OF EXISTING BUILDING EAST R/W S. COURT ST. ---IRON PIN FOUND EAST R/W S. COURT ST.-12.0' CONCRETE CURB WATER -SEWER 32.5

SOUTH COURT STREET (65' WIDE)

10, 11 SCALE: 1"

2) THE HEIGHT UMIT IS 75 FT. OR 8 S 1) NO SETBACK OR BULK RESTRICTIONS

3) ZONING CLASSIFICATION B1

Description of the Dr. Sami Michael Tract

Situated in the city of Athena, Athena County, Ohio, and being part of inlot 24 of the city of Athena, known as being all the south part of soid for which lies south of the middle of the south wall of the "Hooper and Angel Building, there now being new well erected in that opproximate location thus the following new description as per agreement of the common owners, Dr. Somi Michael and William H. Trembley, Jr. towit;

Beginning at an iron pin found at the southwest comer of sold inlot 24, as shown on a survey by EMH&7, thence, horth O'O O' 4' Mest, along sold west line, the cost in a difference of the sold of the

GENERAL WARRANTY DEED

SAMI	MICHAEL, who is also known as DR. SAMI I. MICHAEL, Married name(s) and marital or organizational status of grantor(s)
for val	uable consideration paid, grant(s), with general warranty covenants to
	ATHENS RENTAL MANAGEMENT COMPANY, an Ohio corporation
whose	tax mailing address is 121 East Street, Athens, Ohio 45701
	owing described real property:
the ron	Situated in the State of Ohio, County of Athens
	and of Athens
* ,	Being the premises described in Exhibit "A" attached.
	Subject to easements, conditions, covenants and restrictions of record, and real estate taxes and
	assessments, if any, for the year 1993 and thereafter.
	Tax district number and parcel number: A02-70800065-00 & A02-70800064-00
	Street address of property: 36-38 South Court Street
	Prior instrument reference: Volume 375 Page 993 and xpage Volume 382, Page 174 of the
	Deed Records of Athens County, Ohio.
	Therese Michael , spouse of the grantor, releases ts of dower therein.
	SAMI MICHAEL a/k/a DR. SAMI I. MICHAEL
witness	THERESE MICHAEL
COUNT	OF OHIO TY OF <u>Athens</u> egoing instrument was acknowledged before me this day of <u>October</u> 1993 MI MICHAEL a/k/a DR. SAMI I. MICHAEL and THERESE MICHAEL, his wife
	Complete pursuant to ORC §147.55
	Notary Public
This inst	rument prepared by: Timothy J. McGrath, Esq. , Attorney at Law
	Auditor's and Recorder's Stamps Strip, Fargo, Schulman & Hoppers Co. 575 South Third Street Columbus, Ohio 43215



After recording, return to:

*Insert legal description of real property and interest therein.

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EXHIBIT "A"

Situated in the City of Athens, Athens County, Ohio, and being part of Inlot 24 of the City of Athens, known as being all the south part of said lot which lies south of the middle of the south wall of the "Hooper and Angell Building", there now being a new wall erected in that approximate location thus the following new description as per agreement of the common owners, Dr. Sami I. Michael & William H. Trembley, Jr. to wit:

Beginning at an iron pin found at the southwest corner of said Inlot 24, as shown on a survey by EMH&T; thence, North 00° 04′ 40″ West, along said west line, the east line of Court Street, 48.00 feet to the south face of the new wall erected in 1987; thence, North 89° 43′ 55″ East along said south face 73.00 feet to a jog in said wall; thence, South 00° 04′ 40″ East, continuing along said wall 0.42 feet to jog; thence, South 89° 58′ 05″ East, continuing along said wall 93.75 feet to the east line of said Inlot 24; thence, South 00° 04′ 40″ East, along said east line 48.76 feet to the southeast corner of said Inlot as marked by an iron pipe; thence, North 89° 41′ 42″ West, along the south line of said Inlot 166.75 feet to the place of beginning. Containing 0.1855 acres.

Subject to a 5 foot easement along the south line of said Inlot and including a 5 foot easement along the north line of Inlot 26.

This description is based on an actual field survey done in 1987, and upon records and drawings furnished to us relating to the location of the old wall of "Hooper and Angell", the basis of bearings is the east line of Court Street per previous survey by EMH&T.

This description was verified by a survey by T. Chris Wilson, P.S. No. 6465 on October 13, 1993.

Being the same premises which are the subject of that certain Plat of Survey, dated November 11, 1988, and prepared by John R. Ahlers, Registered Surveyor.

Also being the same premises conveyed to Dr. Sami I. Michael by Deed Book 375, Page 993, and to Sami Michael by Deed Book 382, Page 174, Athens County Records.

Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE FIY: "Blaue

DATE: 11-4-93