



# ALTA/ACSM SURVEY

A TRACT OF LAND TRANSFERRED TO WILLOUGHBY MANAGEMENT COMPANY, LLC., IN VOL 327, PAGE 694 OF ATHENS COUNTY OFFICIAL RECORDS AND BEING PART OF FARM LOTS 16, 17, 40 AND 42 OF SECTION 9, ATHENS TOWNSHIP, T-9N, R-14W, CITY OF ATHENS, ATHENS COUNTY, OHIO

## BOUNDARY DESCRIPTION

BEGINNING FOR REFERENCE AT A POINT ON THE SOUTHEAST CORNER OF SAID FARM LOT 42 AS PER DEED 340-581.

THENCE, BY PREVIOUS SURVEY N 82°02'47" W, A DISTANCE OF 73.34 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF HOOPER STREET, SAID POINT BEING THE PRINCIPLE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED;

THENCE, WITHIN THE RIGHT-OF-WAY OF HOOPER STREET S 78°11'55" W, A DISTANCE OF 205.91 FEET TO AN IRON PIN FOUND;

THENCE, LEAVING HOOPER STREET AND WITH THE EAST LINE OF A TRACT DESCRIBED IN OR254-1215, N 04°06'00" E, A DISTANCE OF 319.58 FEET TO AN IRON PIN FOUND;

THENCE, WITH THE EASTERLY LINE OF THE 8.784 ACRES TRACT TRANSFERRED TO THE STATE OF OHIO IN DEED 329-33, N 39°06'00" E, A DISTANCE OF 938.32 FEET TO AN IRON PIN CALLED FOR IN A PREVIOUS SURVEY;

THENCE, CONTINUING WITH SAID STATE OF OHIO BOUNDARY AND AN EXTENSION THEREOF, N 72°06'00" E, A DISTANCE OF 332.85 FEET TO AN IRON PIN CALLED FOR IN A PREVIOUS SURVEY;

THENCE WITH PART OF THE WESTERLY BOUNDARY OF THE THE 11.85 ACRES TRACT DESCRIBED IN DEED 359-811 TO 815, S 17°56'15" E, A DISTANCE OF 407.97 FEET TO AN IRON PIN SET ON THE NORTH BOUNDARY OF THE 2.35 ACRES TRACT DESCRIBED IN OR475-47;

THENCE, WITH SAID BOUNDARY, S 75°48'01" W, A DISTANCE OF 124.08 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH SAID NORTH BOUNDARY AND EXTENSION THEREOF, S 71°48'01" W, A DISTANCE OF 306.24 FEET TO AN IRON PIN SET ON THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN OR81-653;

THENCE, WITH THE WEST LINE OF SAID TRACT S 04°08'05" W, PASSING AN IRON PIN SET AT 449.74 FEET, GOING A TOTAL DISTANCE OF 464.74 FEET TO A POINT IN THE CENTERLINE OF HOOPER STREET;

THENCE, WITHIN THE RIGHT-OF-WAY OF HOOPER STREET THE FOLLOWING THREE (3) COURSES:

- 1) S 77°36'00" W, A DISTANCE OF 179.87 FEET TO A POINT;
- 2) S 67°36'00" W, A DISTANCE OF 221.63 FEET TO A POINT;
- 3) S 78°11'55" W, A DISTANCE OF 30.80 FEET TO THE PLACE OF BEGINNING, CONTAINING 12.0009 ACRES, MORE OR LESS, AND BEING SUBJECT TO THE RIGHT-OF-WAY OF HOOPER STREET AND ALL VALID EASEMENTS.

CITED BEARINGS ARE BASED ON A PREVIOUS SURVEY AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

ALL IRON PINS DESCRIBED AS BEING FOUND ARE 5/8" WITH A 1-1/4" PLASTIC ID CAP STAMPED "S-6044".

ALL IRON PINS DESCRIBED AS BEING SET ARE 5/8" x 30" WITH A 1-1/4" PLASTIC ID CAP STAMPED "MPB S-6803".

THE ABOVE DESCRIPTION IS THE RESULT OF SURVEYS MADE BY GEORGE F. SEYMOUR, OHIO REGISTERED SURVEYOR, P.S. 6044 ON MAY 9, 1995 AND DECEMBER 8, 2005, AND BY MICHAEL P. BERRY, OHIO REGISTERED SURVEYOR P.S. 6803, FROM MAY 11 TO MAY 19, 2015.

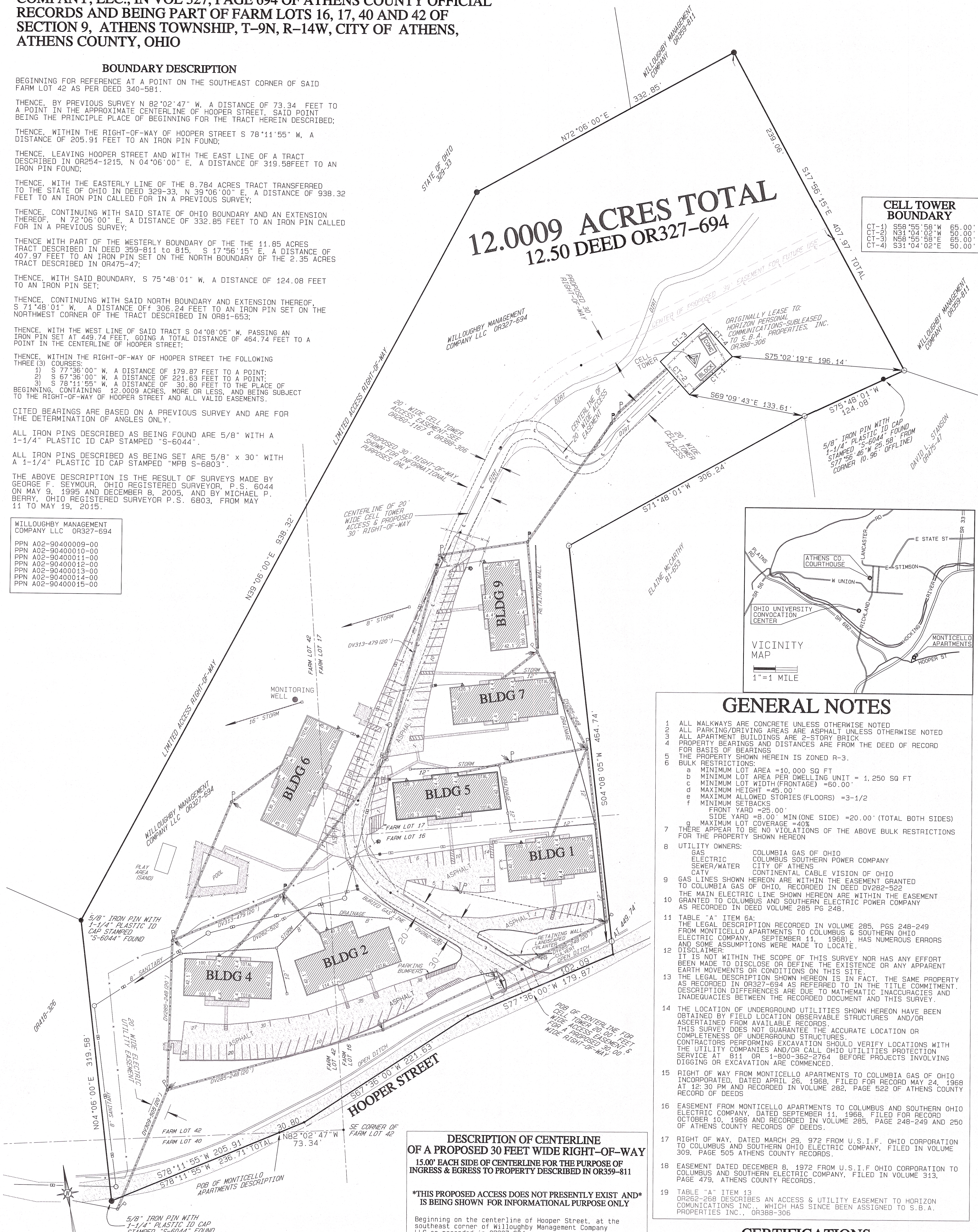
WILLOUGHBY MANAGEMENT COMPANY LLC OR327-694

- PPN A02-90400009-00
- PPN A02-90400010-00
- PPN A02-90400011-00
- PPN A02-90400012-00
- PPN A02-90400013-00
- PPN A02-90400014-00
- PPN A02-90400015-00

**12.0009 ACRES TOTAL**  
**12.50 DEED OR327-694**

## CELL TOWER BOUNDARY

- CT-1) S58°55'58" W 65.00'
- CT-2) N31°04'02" W 50.00'
- CT-3) N58°55'58" E 65.00'
- CT-4) S31°04'02" E 50.00'



## GENERAL NOTES

- 1 ALL WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED
- 2 ALL PARKING/DRIVING AREAS ARE ASPHALT UNLESS OTHERWISE NOTED
- 3 PROPERTY BEARINGS AND DISTANCES ARE 2-STORY BRICK
- 4 FOR BASIS OF BEARINGS
- 5 THE PROPERTY SHOWN HEREIN IS ZONED R-3.
- 6 BULK RESTRICTIONS:
  - a MINIMUM LOT AREA = 10,000 SQ FT
  - b MINIMUM LOT AREA PER DWELLING UNIT = 1,250 SQ FT
  - c MINIMUM LOT WIDTH (FRONTAGE) = 60.00'
  - d MAXIMUM HEIGHT = 45.00'
  - e MAXIMUM ALLOWED STORIES (FLOORS) = 3-1/2
  - f MINIMUM SETBACKS
    - FRONT YARD = 25.00'
    - SIDE YARD = 8.00' MIN (ONE SIDE) = 20.00' (TOTAL BOTH SIDES)
    - REAR YARD = 8.00'
  - g MAXIMUM LOT COVERAGE = 40%
- 7 THERE APPEAR TO BE NO VIOLATIONS OF THE ABOVE BULK RESTRICTIONS FOR THE PROPERTY SHOWN HEREON
- 8 UTILITY OWNERS:
  - GAS COLUMBIA GAS OF OHIO
  - ELECTRIC COLUMBUS SOUTHERN POWER COMPANY
  - SEWER/WATER CITY OF ATHENS
  - CATV CONTINENTAL CABLE VISION OF OHIO
- 9 GAS LINES SHOWN HEREON ARE WITHIN THE EASEMENT GRANTED TO COLUMBIA GAS OF OHIO, RECORDED IN DEED DV282-522
- 10 THE MAIN ELECTRIC LINE SHOWN HEREON ARE WITHIN THE EASEMENT GRANTED TO COLUMBUS AND SOUTHERN ELECTRIC POWER COMPANY AS RECORDED IN DEED VOLUME 285 PG 248.
- 11 TABLE "A" ITEM 6A: THE LEGAL DESCRIPTION RECORDED IN VOLUME 285, PGS 248-249 FROM MONTICELLO APARTMENTS TO COLUMBUS & SOUTHERN OHIO ELECTRIC COMPANY, SEPTEMBER 11, 1968, HAS NUMEROUS ERRORS AND SOME ASSUMPTIONS WERE MADE TO LOCATE.
- 12 DISCLAIMER: IT IS NOT WITHIN THE SCOPE OF THIS SURVEY NOR HAS ANY EFFORT BEEN MADE TO DISCLOSE OR DEFINE THE EXISTENCE OR ANY APPARENT EARTH MOVEMENTS OR CONDITIONS ON THIS SITE.
- 13 THE LEGAL DESCRIPTION SHOWN HEREON IS IN FACT, THE SAME PROPERTY AS RECORDED IN OR327-694 AS REFERRED TO IN THE TITLE COMMITMENT. DESCRIPTION DIFFERENCES ARE DUE TO MATHEMATIC INACCURACIES AND INADEQUACIES BETWEEN THE RECORDED DOCUMENT AND THIS SURVEY.
- 14 THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED BY FIELD LOCATION OBSERVABLE STRUCTURES AND/OR ASCERTAINED FROM AVAILABLE RECORDS. THIS SURVEY DOES NOT GUARANTEE THE ACCURATE LOCATION OR COMPLETENESS OF UNDERGROUND STRUCTURES. CONTRACTORS PERFORMING EXCAVATION SHOULD VERIFY LOCATIONS WITH THE UTILITY COMPANIES AND/OR CALL OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE PROJECTS INVOLVING DIGGING OR EXCAVATION ARE COMMENCED.
- 15 RIGHT OF WAY FROM MONTICELLO APARTMENTS TO COLUMBIA GAS OF OHIO INCORPORATED, DATED APRIL 26, 1968, FILED FOR RECORD MAY 24, 1968 AT 12:30 PM AND RECORDED IN VOLUME 282, PAGE 522 OF ATHENS COUNTY RECORDS OF DEEDS
- 16 EASEMENT FROM MONTICELLO APARTMENTS TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, DATED SEPTEMBER 11, 1968, FILED FOR RECORD OCTOBER 10, 1968 AND RECORDED IN VOLUME 285, PAGE 248-249 AND 250 OF ATHENS COUNTY RECORDS OF DEEDS.
- 17 RIGHT OF WAY, DATED MARCH 29, 1972 FROM U.S.I.F. OHIO CORPORATION TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED IN VOLUME 309, PAGE 505 ATHENS COUNTY RECORDS.
- 18 EASEMENT DATED DECEMBER 8, 1972 FROM U.S.I.F. OHIO CORPORATION TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED IN VOLUME 313, PAGE 479, ATHENS COUNTY RECORDS.
- 19 TABLE "A" ITEM 13 OR262-268 DESCRIBES AN ACCESS & UTILITY EASEMENT TO HORIZON COMMUNICATIONS INC., WHICH HAS SINCE BEEN ASSIGNED TO S.B.A. PROPERTIES INC., OR388-306

## DESCRIPTION OF CENTERLINE OF A PROPOSED 30 FEET WIDE RIGHT-OF-WAY

15.00' EACH SIDE OF CENTERLINE FOR THE PURPOSE OF INGRESS & EGRESS TO PROPERTY DESCRIBED IN OR359-811

**\*THIS PROPOSED ACCESS DOES NOT PRESENTLY EXIST AND\* IS BEING SHOWN FOR INFORMATIONAL PURPOSE ONLY**

Beginning on the centerline of Hooper Street, at the southeast corner of Willoughby Management Company LLC as recorded in OR327-694;

THENCE within the Right-Of-Way of Hooper Street South 77°36'00" West, a distance of 102.09 feet to a point at the principle place of beginning for the centerline of a 30.00 feet wide (15.00 feet each side), proposed Right-Of-Way;

THENCE North 13°32'45" West, a distance of 25.28 feet to a point;

THENCE North 49°36'45" West, a distance of 172.83 feet to a point of curvature tangent to said line;

THENCE North 09°05'47" West, along the chord of a curve to the right (Radius=85.00 feet, Delta=81°01'51"), a chord distance of 110.44 to a point of tangent;

THENCE North 31°25'12" East, a distance of 324.67 feet to a point;

THENCE North 35°58'23" East, a distance of 106.54 feet to the point of curvature tangent to said line;

THENCE North 54°59'42" East, along the chord of a curve to the right (Radius=200.00 feet, Delta=38°01'37") a chord distance of 130.32 to a point of tangent;

THENCE North 74°00'00" East tangent to said curve, a distance of 321.30 feet to a point on the westerly line of Willoughby Management Company as recorded in OR359-811;

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 12/1/15

## CERTIFICATIONS

TO RED MORTGAGE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FANNY MAE, IT'S SUCCESSORS AND/OR ASSIGNS; CF BANK, 7000 N. HIGH STREET, WORTHINGTON, OHIO 43095.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEY TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 8, 9, 10, 11A(1)B, 13, 20A AND 20B OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 19, 2015.

ALL PARCELS SHOWN ARE CONTIGUOUS TO EACH OTHER ALONG THE COMMON BOUNDARY LINES AND THERE ARE NO GAPS OR GORES SEPARATING ANY OF THE CONTIGUOUS BOUNDARY LINES.

FIRM MAP 390080230C MAP 230 OF 475 FOR THE COMMUNITIES OF ATHENS CITY (390160230C) AND ATHENS COUNTY (3907600230C) INDICATES THIS AREA IS IN A FLOOD ZONE "X" AND LIES OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.



MICHAEL P. BERRY  
OHIO REGISTERED SURVEYOR P.S. 6803  
(12-1-15)

15th DAY OF HOOPER ST, MONTICELLO APARTMENTS  
DRAWING DATE: NOV 30 2015 7:30AM  
REVISED BY: JOHN N. FRANCIS