Description Checked for
Mathematical Accuracy
Athens County
ENOINEER'S OFFICE
BY:
DATE: 12/1/15

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 02 2015

## LEGAL DESCRIPTION

Jill Thompson Athens County Auditor

Being the tract of land transferred to Willoughby Management Co., LLC. in Vol. 327, Pg. 694, Athens Co. Official Records, and being part of Farm Lots 16,17,40 & 42 of Sec. 9, Athens Twp., T-9N, R-14W, City of Athens, Athens Co., Ohio, and being more particularly described as follows:

Beginning, for reference at a point on the SE corner of said Farm Lot 42 as per Deed Vol. 340, Pg. 581;

Thence, by previous survey, N 82 degrees 02' 47" W a distance of 73.34 ft. to a point in the approximate centerline of Hooper St., said point being the principal place of beginning for the tract herein described;

Thence, within the right-of-way of Hooper St., S 78 degrees 11' 55" W a distance of 205.91 ft. to an iron pin found;

Thence, leaving Hooper St. and with the east line of a tract described in O.R. Vol. 254, Pg. 1215, N 4 degrees 06' 00" E a distance of 319.58 ft. to an iron pin found;

Thence, with the easterly line of the 8.784 Ac. tract transferred to the State of Ohio in Deed Vol. 329, Pg. 33, N 39 degrees 06' 00" E a distance of 938.32 ft. to an iron pin called for in a previous survey;

Thence, continuing with said State boundary and an extension thereof, N 72 degrees 06' 00" E a distance of 332.85 ft. to an iron pin called for in a previous survey;

Thence, with part of the westerly boundary of the 11.85 Ac. tract described in Deed Vol. 359, Pgs.811,815,S 17 degrees 56' 15" E a distance of 407.97 ft. to an iron pin set on the north boundary of the 2.35 Ac. tract described in O.R. Vol. 475, Pg. 47;

Thence, with said north boundary, S 75 degrees 48' 01" W a distance of 124.08 ft. to an iron pin set;

Thence, continuing with said north boundary and an extension thereof, S 71 degrees 48' 01" W a distance of 306.24 ft. to an iron pin set on the NW corner of the tract described in O.R. Vol. 81, Pg. 653;

Thence, with the west line of said tract, S 4 degrees 08' 05" W, passing an iron pin set at 449.74 ft., going a total distance of 464.74 ft. to a point in the centerline of Hooper St.;

Thence within the right-of-way of Hooper St. the following three (3) courses:

- 1) S 77 degrees 36' 00" W a distance of 179.87 ft. to a point;
- 2) S 67 degrees 36' 00" W a distance of 221.63 ft. to a point;
- 3) S 78 degrees 11' 55" W a distance of 30.80 ft. to the place of beginning, containing 12.0009 acres, more or less, and being subject to the right-of-way of Hooper St. 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 I.D. cap stamped "S-6044".

All iron pins described as being set are 5/8" X 30" with a 1 1/4" plastic I.D. cap stamped "M.P.B. S-6803".

The above description is the result of surveys made by George F. Seymour, Ohio Registered Surveyor No. 6044 on May 9, 1995 and Dec. 8, 2005, and by Michael P. Berry, Ohio Registered Surveyor No. 6803, from May 11 to May 19, 2015

MICHAEL P.
BERRY
S-6803

Michael P. Berry #6803

## 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 319.58FEET TO AN IRON PIN FOUND: 12.0009 ACRES TOTAL 12.0009 DEED OR327-694 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; **CELL TOWER** THENCE, CONTINUING WITH SAID STATE OF OHIO BOUNDARY AND AN EXTENSION **BOUNDARY** THEREOF, N 72 °06'00" E, A DISTANCE OF 332.85 FEET TO AN IRON PIN CALLED 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' 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 0R475-47: 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 OFF 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; S75°02'19"E 196.14 THENCE, WITHIN THE RIGHT-OF-WAY OF HOOPER STREET THE FOLLOWING 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. S69 °09 ' 43 "E 133.61 ' 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 CENTERLINE OF 20' WIDE CELL TOWER WIDE CELL PROPOSED ACCESS & PROPOSED 30' RIGHT-OF-WAY 11 TO MAY 19, 2015. WILLOUGHBY MANAGEMENT COMPANY LLC 0R327-694 PPN A02-90400009-00 PPN A02-90400010-00 PPN A02-90400011-00 ATHENS CO. COURTHOUSE PPN A02-90400012-00 PPN A02-90400013-00 PPN A02-90400014-00 PPN A02-90400015-00 OHIO UNIVERSITY CONVOCATION CENTER MONTICELL DV313-479 (20') APARTMENT: VICINITY /42.11/ MAP 1"=1 MILE MONITORING WELL GENERAL NOTES ALL WALKWAYS ARE CONCRETE UNLESS OTHERWISE NOTED ALL PARKING/DRIVING AREAS ARE ASPHALT UNLESS OTHERWISE NOTED ALL APARTMENT BUILDINGS ARE 2-STORY BRICK PROPERTY BEARINGS AND DISTANCES ARE FROM THE DEED OF RECORD FOR BASIS OF BEARINGS THE PROPERTY SHOWN HEREIN IS ZONED R-3. BULK RESTRICTIONS: a MINIMUM LOT AREA =10,000 SQ FT b MINIMUM LOT AREA PER DWELLING UNIT = 1,250 SQ FT MINIMUM LOT WIDTH (FRONTAGE) =60.00 MAXIMUM HEIGHT =45.00 MAXIMUM ALLOWED STORIES (FLOORS) =3-1/2 MINIMUM SETBACKS FRONT YARD =25.00 SIDE YARD =8.00' MIN (ONE SIDE) =20.00' (TOTAL BOTH SIDES) MAXIMUM LOT COVERAGE =40% FARM LOT 17 THERE APPEAR TO BE NO VIOLATIONS OF THE ABOVE BULK RESTRICTIONS FARM LOT 16 FOR THE PROPERTY SHOWN HEREON 8 UTILITY OWNERS: BAASO A GAS COLUMBIA GAS OF OHIO COLUMBUS SOUTHERN POWER COMPANY ELECTRIC SEWER/WATER CITY OF ATHENS CATV CONTINENTAL CABLE VISION OF OHIO GAS LINES SHOWN HEREON ARE WITHIN THE EASEMENT GRANTED PLAY ( AREA (SAND) TO COLUMBIA GAS OF OHIO, RECORDED IN DEED DV282-522 THE MAIN ELECTRIC LINE SHOWN HEREON ARE WITHIN THE EASEMENT 10 GRANTED TO COLUMBUS AND SOUTHERN ELECTRIC POWER COMPANY AS RECORDED IN DEED VOLUME 285 PG 248. DRAINAGE 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 5/8" IRON PIN WITH 1-1/4" PLASTIC ID CAP STAMPED "5-6044" FOUND AND SOME ASSUMPTIONS WERE MADE TO LOCATE IT IS NOT WITHIN THE SCOPE OF THIS SURVEY NOR HAS ANY EFFORT BEEN MADE TO DISCLOSE OR DEFINE THE EXISTENCE OR ANY APPARENT PARKING BUMPERS EARTH MOVEMENTS OR CONDITIONS ON THIS SITE. BLDGA THE LEGAL DESCRIPTION SHOWN HEREON IS IN FACT, THE SAME PROPERTY AS RECORDED IN 08327-694 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 28 HOOPERSTREET 319. DIGGING OR EXCAVATION ARE COMMENCED. 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 00 RECORD OF DEEDS .00. 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. N04 SE CORNER OF FARM LOT 42 FARM LOT 42 DESCRIPTION OF CENTERLINE RIGHT OF WAY, DATED MARCH 29, 972 FROM U.S.I.F. OHIO CORPORATION TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, FILED IN VOLUME 73.34 FARM LOT 40 OF A PROPOSED 30 FEET WIDE RIGHT-OF-WAY 309, PAGE 505 ATHENS COUNTY RECORDS. 15.00' EACH SIDE OF CENTERLINE FOR THE PURPOSE OF EASEMENT DATED DECEMBER 8, 1972 FROM U.S.I.F OHIO CORPORATION TO POB OF MONTICELLO APARTMENTS DESCRIPTION INGRESS & EGRESS TO PROPERTY DESCRIBED IN 0R359-811 COLUMBUS AND SOUTHERN ELECTRIC COMPANY, FILED IN VOLUME 313, PAGE 479, ATHENS COUNTY RECORDS. \*THIS PROPOSED ACCESS DOES NOT PRESENTLY EXIST AND\* OR262-268 DESCRIBES AN ACCESS & UTILITY EASEMENT TO HORIZON IS BEING SHOWN FOR INFORMATIONAL PURPOSE ONLY COMUNICATIONS INC., WHICH HAS SINCE BEEN ASSIGNED TO S.B.A. PROPERTIES INC., OR388-306 5/8" IRON PIN WITH Beginning on the centerline of Hooper Street, at the 1-1/4" PLASTIC ID CAP southeast corner of Willoughby Management Company STAMPED "S-6044" FOUND **CERTIFICATIONS** LLC as recorded in OR327-694; THENCE within the Right-Of-Way of Hooper Street TO RED MORTGAGE CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FANNY MAE, IT'S SUCCESSORS AND/OR ASSIGNS; 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), CF BANK, 7000 N. HIGH STREET, WORTHINGTON, OHIO 43095 Description Checked for proposed Right-Of-Way; UTILITY POLE WITH LIGHT & \$ THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT Mathematical Accuracy Athens County IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD THENCE North 13°32'45" West, a distance of 25.28 feet ENGINEER'S OFFICE DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEY TITLE SURVEYS, JOINTLY OVERHEAD UTILITY LINES ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 8, 9, 10, 11A, 11B, 13, 20A AND 20B OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 19, 2015. to a point: CONCRETE WALKWAY THENCE North 49°36'45" West, a distance of EDGE OF PAVEMENT 172.83 feet to a point of curvature tangent to said line; WATER LINE ALL PARCELS SHOWN ARE CONTIGUOUS TO EACH OTHER ALONG THE COMMON BOUNDARY LINES AND THERE ARE NO GAPS OR GORES SEPARATING ANY OF GAS LINE THENCE North 09°05'47" West, along the chord of a curve THE CONTIGUOUS BOUNDARY LINES. CATCH BASIN & OUTLET to the right (Radius=85.00 feet, Delta=81°01'51"), a chord distance of 110.44 to a point of tangent; FLOW DIRECTION FIRM MAP 39009C023OC MAP 230 OF 475 FOR THE COMMUNITIES OF ATHENS CITY (390016023OC) AND ATHENS COUNTY (390760023OC) INDICATES THIS AREA IS IN A FLOOD ZONE "X" AND LIES OUTSIDE THE 2% ANNUAL CHANCE \_\_O SANITARY SEWER THENCE North 31°25'12" East, a distance of 324.67 feet LINE W/MANHOLE to a point; FARM LOT LINE FLOODPLAIN. FENCE LINE THENCE North 35°58'23" East, a distance of 106.54 feet VALVE to the point of curvature tangent to said line; METER THENCE North 54°59'12" East, along the chord of a curve MICHAEL P. HYDRANT to the right (Radius=200.00 feet, Delta=38°01'37") a chord distance of 130.32 to a point of tangent; BERRY UN-MONUMENTED POINT S-6803 PIN FOUND AS DESCRIBED THENCE North 74°00'00" East tangent to said curve, a 5/8" x 30" IRON PIN WITH distance of 321.30 feet to a point on the westerly line VOYEYO! 1-1/4" PLASTICE ID CAP BERR of Willoughby Management Company as recorded in OA359-811; STAMPED "MPB S-6803" SET OHIO REGISTERED SURVEYOR P. (121-15)