

BOUNDARY & TOPOGRAPHIC SURVEY
3.204 ACRES

Part of O.L. 47 & 48 in the City of Athens
Athens County, Ohio

Part of the Athens Gardens, Ltd. Tract
Deed Book 362, Page 117

for
WEATHERBY GOODMAN TRICK, AIA
683 Oak Street
Columbus, Ohio 43215

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 7.76 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 22 minutes 38 seconds East for a distance of 93.03 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.

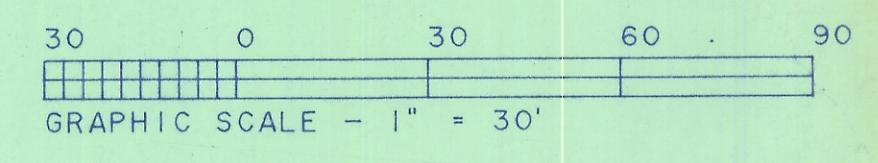
Said property contains 3.204 acres more or less.

This description prepared by Ahlers, Moe and Assoc., Inc. is based on an actual survey by some 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 P.S. 6954
89-2280, leg

BENCHMARK
Top of stone
Elev. 657.12

SAN. M.H.
Rim 656.79
Inv 649.29



North



3.204 ACRES

Athens Gardens, Ltd.
D.B. 362, Pg. 117

Easement to Columbus & Southern Ohio Electric Co.
D.B. 303, Pg. 676

Columbus & Southern Ohio Electric Co.
D.B. 226, Pg. 143

H.B. & N.L.L. Young
D.B. 283, Pg. 248

AHLERS, MOE & ASSOC. INC.
Engineers & Surveyors
360 West Waterloo Street
Canal Winchester, Ohio 43110
(614) 837-1178

January 11, 1990
89-2280

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 that there are no encroachments either way across any line except as shown.

Anthony R. Sheck
Anthony R. Sheck, P.S. #6954

Date 1-11-90

