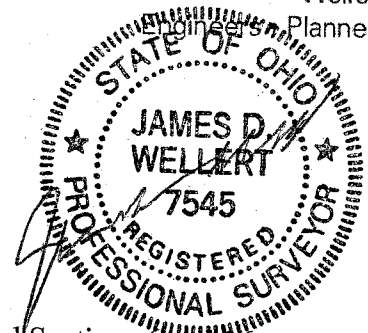




CN09017997

Wellert Corporate
Engineers • Planners • Surveyors

Boundary Survey Description
CitiFinancial, Inc.
April 2010



1.8353 ACRES

Situated in Trimble Township Section 15, part of Fractional Sections 6 and 36, Township 11, Range 14 in the City of Glouster, Trimble Township, County of Athens and State of Ohio, being all of a parcel of land owned by CitiFinancial, Inc. as recorded 05-13-2009 in Official Record Book 435, Page 160 of Athens County Deed Records and being more fully described as follows:

Beginning at an inch pin found at the southwest corner of Fractional Section 6 said point also being the southeast corner of Fractional Section 36;

thence North 44°54'43" West 565.92 feet to a "MAG" nail set on the north right of way of Toledo Road, (State Route 78) also being the centerline of Morgan Street and THE TRUE POINT OF BEGINNING;

thence North 22°55'58" East 317.00 feet along the east line of a parcel of land owned by Icel B. Oskey as recorded 06-09-1999 in Official Record Book 287, Page 285 of Athens County Deed Records and an east line of a parcel of land owned by Walking Meadows, LLC. as recorded 01-17-2007 in Official Record Book 406, Page 1765 of Athens County Deed Records to a 5/8 x 30 inch rebar set with a cap marked Wellert Corp;

thence South 88°34'02" East 396.00 feet along a south line of said Walking Meadows parcel to a 5/8 x 30 inch rebar set with a cap marked Wellert Corp;

thence South 62°36'25" East 28.00 feet along the southwest line of a parcel of land owned by Russel E. Barnhart Sr. and Sheila I. Barnhart as recorded 01-27-2006 in Official Record Book 392, Page 1058 of Athens County Deed Records to a point on the north right of way of Toledo Road being also the centerline of Morgan Street to a "Mag" nail set;

thence South 47°35'40" West 89.70 feet along the north right of way of Toledo Road being also the centerline of Morgan Street to a "Mag" nail set;

thence South 58°23'32" West 118.79 feet along the north right of way of Toledo Road being also the centerline of Morgan Street to a "Mag" nail set;

thence South 65°41'18" West 212.53 feet along the north right of way of Toledo Road being also the centerline of Morgan Street to a "Mag" nail set;

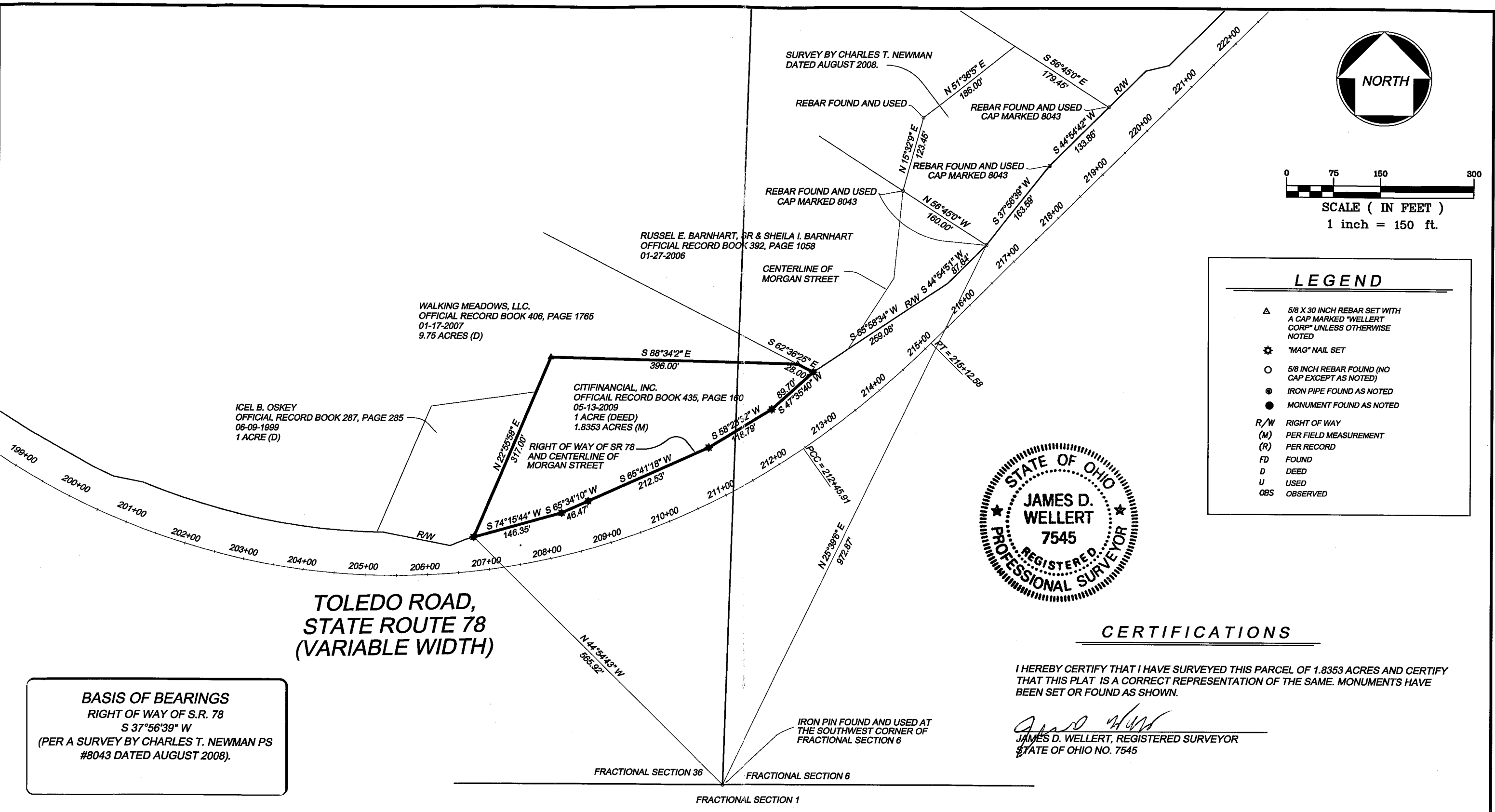
thence South 65°34'10" West 46.47 feet along the north right of way of Toledo Road being also the centerline of Morgan Street to a "Mag" nail set;

thence South 74°15'44" West 146.35 feet along the north right of way of Toledo Road being also the centerline of Morgan Street to THE TRUE POINT OF BEGINNING containing 1.8353 acres but subject to all highways, easements and covenants of legal record as surveyed by James D. Wellert, Registered Surveyor No. 7545, April 2010.

Bearings are based on the north right of way of Toledo Street, bearing South 37°56'39" West per a survey by Charles T. Newman P.S. #8043, dated August 2008.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 4-16-10

File: k:\accutitle agency\195 morgans street\morgans street.dwg Saved: 5/18/2010 2:06 PM Plotted: 5/18/2010 2:09 PM (jim.wellert) Scale: (1:1) Page Setup



BASIS OF BEARINGS
 RIGHT OF WAY OF S.R. 78
 S 37°56'39" W
 (PER A SURVEY BY CHARLES T. NEWMAN PS #8043 DATED AUGUST 2008).

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|---|---|---|---------------------------|--|--|-------------------------------|
| CLIENT: ACCUTITLE AGENCY 120 E. 4TH ST. CINCINNATI, OHIO 45202 | CONSULTANT: CITIFINANCIAL, INC. 1111 NORTHPOINT DRIVE COPPELL, TX. 75109 | SITE ADDRESS: 195 MORGAN STREET GLOUSTER, OHIO PART OF FRACTIONAL SECTIONS 6 AND 36, TRIMBLE TWP. SECTION 15, TWP. 11, RANGE 14 VILLAGE OF GLOUSTER, ATHENS COUNTY, OHIO | SCALE: 1"=150' | DATE: 04/06/2010 | DRAWING TITLE: RETRACEMENT SURVEY | SHEET NO.: S1.0 |
| | | | DESIGN BY: JDW | PROJECT NO.: 100308 | | |
| | | | DRAWING BY: JDW | FILE NAME: MORGAN STREET.dwg | | |
| | | | CHECKED BY: ID | | | |