



AHLERS, MOE AND ASSOC., INC.

ENGINEERING AND SURVEYING  
360 WEST WATERLOO ST. P.O. BOX 2  
CANAL WINCHESTER, OHIO 43110  
(614) 837-1178 FAX (614) 837-8458

November 8, 1989

LEGAL DESCRIPTION

8.211 ACRES FOR HEALTH CARE CONSTRUCTION, INC.

Situate in Athens Township, Athens County, Ohio, being part of Section 24, Township 9, Range 14 of the Ohio Company Purchase. Also being part of the First Tract and all of the Second Tract conveyed to Hickory Creek of Athens, Inc. recorded in Official Record 58, Page 868; and all of that property conveyed to Hickory Creek of Athens, Inc. recorded in Deed Book 354, Pg. 561 (See D.B. 380, Pg. 428) of the Athens County Recorder's Office, being more particularly described as follows.

Beginning at a point on the north line of Lot 672 of Michael's Fifth Addition to Verity (Plat Book 10, Page 8), said point being South 32 degrees 21 minutes 20 seconds West a distance of 220.00 feet from an iron pipe set at the northwest corner of Lot 672;

THENCE South 32 degrees 21 minutes 20 seconds West along said north line for a distance of 241.93 feet to a wood post at the southwest corner of Lot 672, said point also being the northeast corner of Lot 713 of Michael's Sixth Addition to Verity (P.B. 6, Pg. 125);

THENCE North 85 degrees 44 minutes 21 seconds West along the northerly line of Lot 713 (passing a 5/8" rebar found at the southwest corner of the 0.098 acre Second Tract [O.R. 58, Pg. 868] at 205.81 feet) for a distance of 433.72 feet to a pinched top iron pipe found;

THENCE North 13 degrees 56 minutes 09 seconds East along the westerly line of the 4.546 acre Hickory Creek tract for a distance of 703.77 feet to a point on the southerly right-of-way line of Fourth Street (30' right-of-way)

THENCE South 57 degrees 30 minutes 00 seconds East along said line (passing an iron pipe set at ~~216.31~~ feet) for a distance of 516.36 feet to a point;

THENCE South 32 degrees 36 minutes 14 seconds West (passing an iron pipe set for reference at 165.00 feet, 2.00 feet right) for a distance of 220.00 feet to a point;

THENCE South 57 degrees 30 minutes 00 seconds East for a distance of 89.58 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

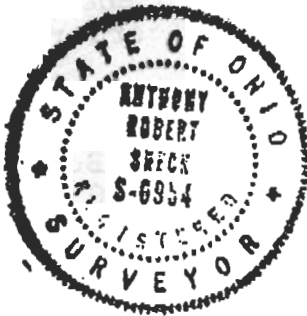
57  
Ath 24

Said property contains 6.211 acres more or less.

This description prepared by Ahlers Moe and Assoc. Inc. is based on an actual survey by same in October 1989. The basis of bearings for this survey is the southerly right-of-way line of Fourth Street as North 57 degrees 30 minute 00 seconds West by the plat of Michael's Fifth Addition to Verity (P.B. 10, Pg. 8). All iron pipe set being 3/4" inside diameter by 30" length pipe with plastic identification caps.

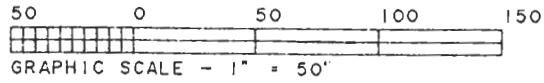
*Anthony R. Sheck*

Anthony R. Sheck P.S. 6954  
89-1802.leg



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: \_\_\_\_\_  
DATE: 2-9-90

*Chris Galloway*



5/8" Iron pipe found

Plains Plaza, Ltd.  
D.B. 351, Pg. 819

Bearings for this survey based on the southerly right-of-way  
line of Fourth Avenue as N 57°30'00" W by plat of  
Michael's Fifth Addition to Verity, Plat Book 10, Pg. 8  
Athen's County Recorder's Office

N 13°56'09"E 703.77'

SE  
ATHE

"pinched top" iron pipe found

4.546 ACRES

Hickory Creek of Athens, Inc.  
D.B. 354, Pg. 561  
(D.B. 380, Pg. 428)

TOTAL 6.211 ACRES

MICHAEL'S SIXTH ADDITION TO VERITY P.B. 6, PG. 125

N 16°22'22" W 433.72'  
N 85°41'21" W 433.72'

5/8" rebar found

N 32°33'56"E 559.31'

1.665 ACRES

Hickory Creek of Athens, Inc.  
O.R. 58, Pg. 868  
(First Tract)

713

O.R. 58, Pg. 868  
(Second Tract)

EXISTING NURSING HOME UNDER CONSTRUCTION

EXISTING BLOCK GARAGE  
TO BE REMOVED

EXIST. FRAME  
RANCH  
RESID.

0.450 ACRE

241.93'

S 32°21'20"W

3/4" iron pipe set  
with I.D. cap (typical)

712

672

MICHAEL'S FIFTH ADDITION TO VERITY P.B. 10, PG. 8

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. Shack*

Date 11-10-89

Anthony R. Shack, P.S. #8954



5/8" Iron pipe found  
southeast corner of Lot 670

59