

DESCRIPTION OF PARCEL NO. "A"

Situated in the State of Ohio, County of Athens, City of Athens and being a part of a parcel of land conveyed to Diversified Properties of Athens, LLC (hereinafter referred to as "Grantor") in Official Record 391, Page 1813 and located in Section 10, Township 9, Range 14 and being more particularly described as follows:

Commencing for reference at a point at the Southwest corner of Lot No. 1838 of the F. L. Alexander's Addition as recorded in Envelop 198 B and 199A of the Athens County Recorder's Office, said point being on the Northerly right of way line of East State Street;

Thence N 89° 30' 00" W along the Northerly right of way line of East State Street a distance of 229.51 feet to a 5/8 inch iron pin found with a plastic identification cap inscribed "S.A. England #7452", said iron pin being the Southwesterly property corner of a parcel of land conveyed to Davis and Elizabeth Koonce in Official Record 361, Page 1474, the Grantor's Southeasterly property corner;

Thence N 89° 25' 22" W continuing along the Southerly right of way line of East State Street and along the Grantor's Southerly property line a distance of 72.44 feet to a masonry nail set, said nail being the Grantor's Southwesterly property corner;

Thence N 27° 25' 22" W along the Grantor's Westerly property line and in Madison Avenue a distance of 36.94 feet to a point;

*Thence N 33° 59' 34" W continuing along the Grantor's Westerly property line and in Madison Avenue a distance of 93.92 feet to a "MAG" nail set (passing a "MAG" nail set at 35.01 feet), said point being the **TRUE POINT OF BEGINNING** for the parcel here in described;*

Thence continuing N 33° 59' 34" W along the Grantor's Westerly property line and in Madison Avenue a distance of 110.03 feet to a "MAG" nail set, said nail being the Grantor's Northwesterly property corner and the Southeasterly property corner of a parcel of land conveyed to Paul T. Farley in Deed Volume , Page ;

Thence N 89° 47' 37" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Farley parcel a distance of 170.28 feet to an iron pin set (passing an iron pin set at 32.50 feet);

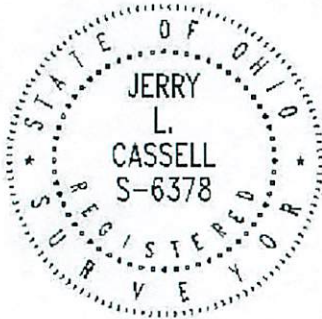
Thence through the Grantor's land the following two (2) courses:


- 1) S 00° 12' 23" E a distance of 88.80 feet to an iron pin set;*
- 2) S 88° 24' 14" W a distance of 109.13 feet to the point of beginning, containing 0.2899 Acres, more or less and subject to all legal easements and rights of way of record.*

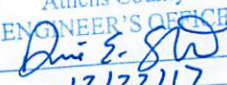
All iron pins previously set are 5/8-inch iron pins 30" in length with 1 1/4 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on evidence found on Northerly right of way line of East State Street and bears N 89° 30' 00" W and is for the determination of angles only.

This description was prepared on December 18, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2006 and existing public records.




Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/22/17

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

DEC 22 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF PARCEL NO. "B"

Situated in the State of Ohio, County of Athens, City of Athens and being a part of a parcel of land conveyed to Diversified Properties of Athens, LLC (hereinafter referred to as "Grantor") in Official Record 391, Page 1813 and located in Section 10, Township 9, Range 14 and being more particularly described as follows:

Commencing for reference at a point at the Southwest corner of Lot No. 1838 of the F. L. Alexander's Addition as recorded in Envelop 198 B and 199A of the Athens County Recorder's Office, said point being on the Northerly right of way line of East State Street;

Thence N 89° 30' 00" W along the Northerly right of way line of East State Street a distance of 12.03 feet to a point, said point being the Southeasterly corner of the aforementioned Alexander's addition;

Thence N 04° 25' 54" E along the Westerly line of the aforementioned Alexander's addition a distance of 250.78 feet to a ¾" iron pipe found, said iron pipe being the Northeasterly property corner of the Snider Family Limited Partnership as recorded in Official Record 202, Page 901 and on the Grantor's Southerly property;

Thence along the Grantor's Southerly property line and the Northerly property line of the aforementioned Snider parcel the following two (2) courses:

- 3) S 59° 35' 07" W a distance of 99.97 feet to a "MAG" nail set;*
- 4) S 05° 34' 27" W a distance of 5.99 feet to a "MAG" nail set, said nail being a property corner of the Grantor and the Northeasterly property corner of a parcel of land conveyed to Tina P. Jeffers in Official Record 518, Page 813;*

*Thence S 56° 31' 32" W along the Grantor's Southerly property line and the Northerly property line of the aforementioned Jeffers parcel a distance of 29.59 feet to a Masonry nail set, said nail being the **TRUE POINT OF BEGINNING** for the parcel here in described ;*

Thence continuing S 56°31' 32" W along the Grantor's Southerly property line, the Northerly property line of the aforementioned Jeffers parcel and the Northerly property line of a parcel of land conveyed to David and Elizabeth Koonce in Official Record 361, Page 1474 a distance of 106.30 feet to an iron pin set (passing a ¾ inch iron pipe found at 41.36 feet), said iron pin being a property corner of the Grantor and the Northwesterly property corner of the aforementioned Koonce parcel;

Thence through the Grantor's lands the following two (2) courses:

1) S 88° 24' 14" W a distance of 69.77 feet to an iron pin set;

2) N 00° 12' 23" W a distance of 88.80 feet to an iron pin set, said iron pin being on the Grantor's Northerly property line and the Southerly property line of a parcel of land conveyed to Paul T. Farley in Deed Vol. , Page ;

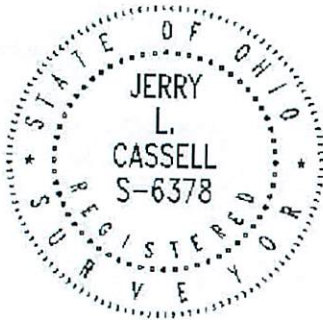
Thence N 89° 47' 37" E along the Grantor's Northerly property line and the Southerly property line of the aforementioned Farley parcel a distance of 110.00 feet to a 5/8 inch iron pin found, said iron pin being a property corner of the Grantor and a property corner of the aforementioned Farley parcel;


Thence S 59° 34' 19" E through the Grantor's lands a distance of 56.51 feet to the point of beginning, containing 0.2430 Acres, more or less and subject to all legal easements and rights of way of record.

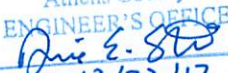
All iron pins previously set are 5/8-inch iron pins 30" in length with 1 1/4 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on evidence found on Northerly right of way line of East State Street and bears N 89° 30' 00" W and is for the determination of angles only.

This description was prepared on December 18, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2006 and existing public records.




Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/22/17

Legal Description Pre-Approval
APPROVED
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DEC 22 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF PARCEL NO. "C"

Situated in the State of Ohio, County of Athens, City of Athens and being a part of a parcel of land conveyed to Diversified Properties of Athens, LLC (hereinafter referred to as "Grantor") in Official Record 391, Page 1813 and located in Section 10, Township 9, Range 14 and being more particularly described as follows:

Commencing for reference at a point at the Southwest corner of Lot No. 1838 of the F. L. Alexander's Addition as recorded in Envelop 198 B and 199A of the Athens County Recorder's Office, said point being on the Northerly right of way line of East State Street;

N 89° 30' 00" W along the Northerly right of way line of East State Street a distance of 229.51 feet to a 5/8 inch iron pin found with a plastic identification cap inscribed "S.A. England #7452", said iron pin being the Southwesterly property corner of a parcel of land conveyed to Davis and Elizabeth Koonce in Official Record 361, Page 1474, the Grantor's Southeasterly property corner;

Thence N 89° 25' 22" W continuing along the Southerly right of way line of East State Street and along the Grantor's Southerly property line a distance of 72.44 feet to a masonry nail set, said nail being the Grantor's Southwesterly property corner;

Thence N 27° 25' 22" W along the Grantor's Westerly property line and in Madison Avenue a distance of 36.94 feet to a point;

*Thence N 33° 59' 34" W continuing along the Grantor's Westerly property line and in Madison Avenue a distance of 35.01 feet to a "MAG" nail set, said point being the **TRUE POINT OF BEGINNING** for the parcel here in described;*

Thence continuing N 33° 59' 34" W along the Grantor's Westerly property line and in Madison Avenue a distance of 59.20 feet to a "MAG" nail set;

Thence N 88° 24' 14 " E through the Grantor's lands a distance of 178.89 feet to an iron pin set (passing an iron pin set at 109.13 feet), said iron pin being a property corner of the Grantor and a property corner of the aforementioned Koonce parcel;

Thence along the Grantor's property lines and the property lines of the aforementioned Koonce parcel the following three (3) courses:

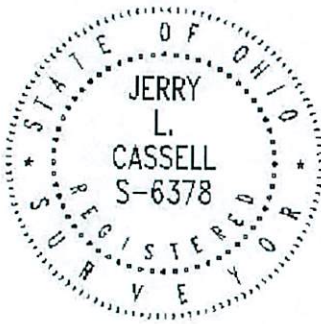
- 1) S 05° 44' 37" W a distance of 29.02 feet to a Masonry nail set;*
- 2) S 70° 40' 14" W a distance of 27.57 feet to a railroad spike found;*
- 3) S 05° 39' 22" W a distance of 12.91 feet to an iron pin set;*

Thence S 88° 24' 14" W through the Grantor's lands a distance of 115.58 feet to the point of beginning, containing 0.1736 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins previously set are 5/8-inch iron pins 30" in length with 1 1/4 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on evidence found on Northerly right of way line of East State Street and bears N 89° 30' 00" W and is for the determination of angles only.

This description was prepared on December 18, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2006 and existing public records.



Jerry L. Cassell

Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Don E. St...*
DATE: 12/22/17

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

DEC 22 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF PARCEL NO. "D"

Situated in the State of Ohio, County of Athens, City of Athens and being a part of a parcel of land conveyed to Diversified Properties of Athens, LLC (hereinafter referred to as "Grantor") in Official Record 391, Page 1813 and located in Section 10, Township 9, Range 14 and being more particularly described as follows:

Commencing for reference at a point at the Southwest corner of Lot No. 1838 of the F. L. Alexander's Addition as recorded in Envelop 198 B and 199A of the Athens County Recorder's Office, said point being on the Northerly right of way line of East State Street;

*Thence N 89° 30' 00" W along the Northerly right of way line of East State Street a distance of 229.51 feet to a 5/8 inch iron pin found with a plastic identification cap inscribed "S.A. England #7452", said iron pin being the Southwesterly property corner of a parcel of land conveyed to Davis and Elizabeth Koonce in Official Record 361, Page 1474, the Grantor's Southeasterly property corner and the **TRUE POINT OF BEGINNING** for the parcel here in described;*

Thence N 89° 25' 22" W continuing along the Southerly right of way line of East State Street and along the Grantor's Southerly property line a distance of 72.44 feet to a masonry nail set, said nail being the Grantor's Southwesterly property corner;

Thence N 27° 25' 22" W along the Grantor's Westerly property line and in Madison Avenue a distance of 36.94 feet to a point;

Thence N 33° 59' 34" W continuing along the Grantor's Westerly property line and in Madison Avenue a distance of 35.01 feet to a "MAG" nail set;

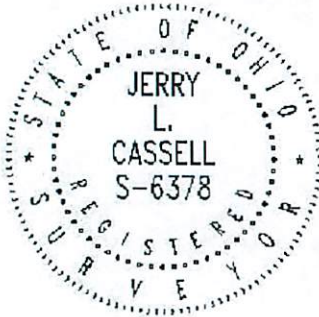
Thence through the Grantor's lands the following two (2) courses:

- 1) N 88° 24' 14" E a distance of 115.58 feet to an iron pin set;*
- 2) S 05° 39' 22" W a distance of 66.09 feet to the point of beginning, containing 0.1364 Acres, more or less, and subject to all legal easements and rights of way of record.*

All iron pins previously set are 5/8-inch iron pins 30" in length with 1 1/4 inch plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on evidence found on Northerly right of way line of East State Street and bears N 89° 30' 00" W and is for the determination of angles only.

This description was prepared on December 18, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2006 and existing public records.



Jerry L. Cassell

Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Don E. Stover*
DATE: 12/22/17

Legal Description Pre-Approval
APPROVED
All transfers are subject to
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DEC 22 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF PARCEL NO. "D-1"

Situated in the State of Ohio, County of Athens, City of Athens and being a part of a parcel of land conveyed to Diversified Properties of Athens, LLC (hereinafter referred to as "Grantor") in Official Record 391, Page 1813 and located in Section 10, Township 9, Range 14 and being more particularly described as follows:

Commencing for reference at a point at the Southwest corner of Lot No. 1838 of the F. L. Alexander's Addition as recorded in Envelop 198 B and 199A of the Athens County Recorder's Office, said point being on the Northerly right of way line of East State Street;

Thence N 89° 30' 00" W along the Northerly right of way line of East State Street a distance of 12.03 feet to a point, said point being the Southeasterly corner of the aforementioned Alexander's addition;

*Thence N 04° 25' 54" E along the Westerly line of the aforementioned Alexander's addition a distance of 250.78 feet to a ¾" iron pipe found, said iron pipe being the Northeasterly property corner of the Snider Family Limited Partnership as recorded in Official Record 202, Page 901, on the Grantor's Southerly property line and the **TRUE POINT OF BEGINNING** for the parcel here in described;*

Thence along the Grantor's Southerly property line and the Northerly property line of the aforementioned Snider parcel the following two (2) courses:

- 1) S 59° 35' 07" W a distance of 99.97 feet to a "MAG" nail set;*
- 2) S 05° 34' 27" W a distance of 5.99 feet to a "MAG" nail set, said nail being a property corner of the Grantor and the Northeasterly property corner of a parcel of land conveyed to Tina P. Jeffers in Official Record 518, Page 813;*

Thence S 56° 31' 32" W along the Grantor's Southerly property line and the Northerly property line of the aforementioned Jeffers parcel a distance of 29.59 feet to a Masonry nail set;

Thence N 59° 34' 19" W through the Grantor's lands a distance of 56.51 feet to a 5/8 inch iron pin found, said iron pin being on the Grantor's Northerly property line and the Southerly property line of a parcel of land conveyed to Paul T. Farley in Deed Vol. ,Page ;

Thence along the Grantor's Northerly property line and the Southerly property line of the aforementioned Farley parcel the following two (2) courses;

- 1) N 55° 42' 52" E a distance of 294.14 feet to a ¾ inch iron pipe found (passing a 5/8 inch iron pin found at 123.95 feet);*

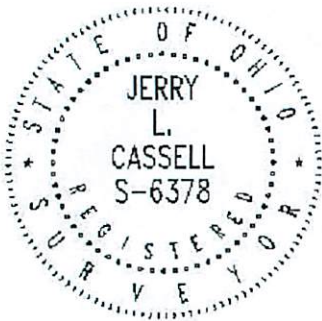
- 2) S 33° 15' 21" E a distance of 56.17 feet to a ¾ inch iron pipe found, said pipe being a property corner of the Grantor and on the Northerly line of the aforementioned Alexander's Addition;

Thence S 56° 45' 54" W along the Grantor's Southerly property line and the Northerly line of the aforementioned Alexander's Addition a distance of 135.85 feet to the point of beginning, containing 0.3404 Acres, more or less and subject to all legal easements and rights of way of record.

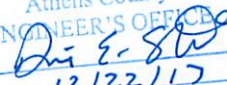
All iron pins previously set are 5/8-inch iron pins 30" in length with 1 1/4 inch plastic identification caps inscribed "CASSELL S-6378."

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This description was prepared on December 18, 2017 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in December of 2006 and existing public records.




Jerry L. Cassell, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 12/22/17

Legal Description Pre-Approval
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DEC 22 2017

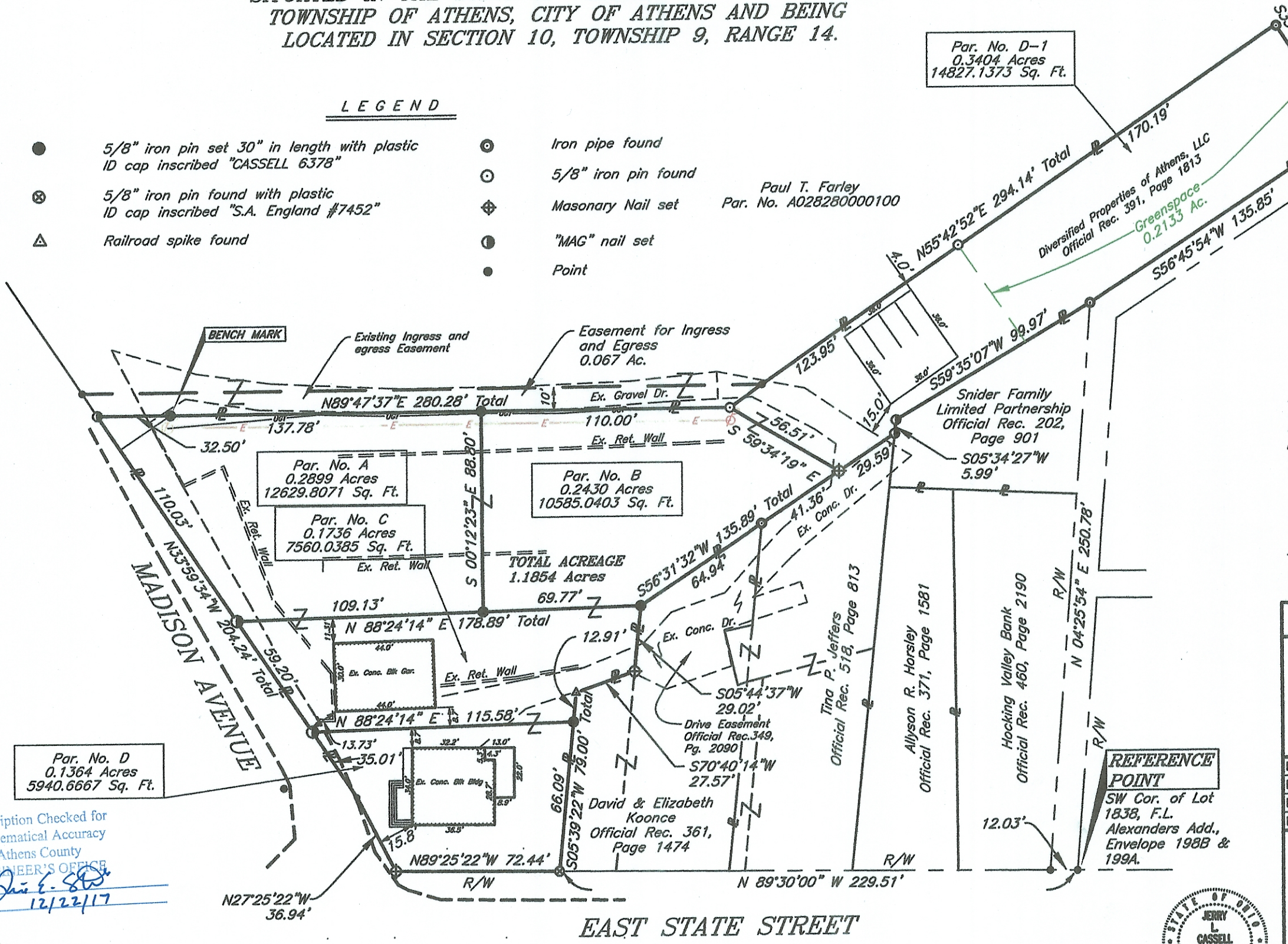
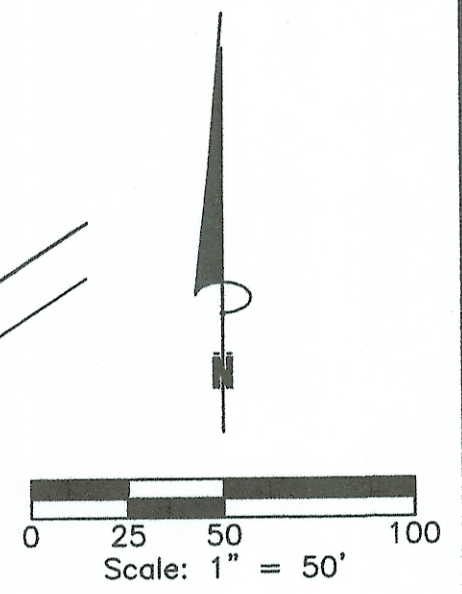
Jill Thompson
Athens County Auditor

MADISON HEIGHTS MINOR SUBDIVISION

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS,
TOWNSHIP OF ATHENS, CITY OF ATHENS AND BEING
LOCATED IN SECTION 10, TOWNSHIP 9, RANGE 14.

LEGEND

- 5/8" iron pin set 30" in length with plastic ID cap inscribed "CASSELL 6378"
 - ⊗ 5/8" iron pin found with plastic ID cap inscribed "S.A. England #7452"
 - ▲ Railroad spike found
 - ⊙ Iron pipe found
 - 5/8" iron pin found
 - ⊕ Masonary Nail set
 - "MAG" nail set
 - Point
- Paul T. Farley
Par. No. A028280000100



I hereby certify that this plat was prepared from an actual field survey of the premises in Dec of 2006 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 18th day of Dec, 2017.

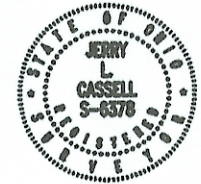
Jerry L. Cassell
Jerry L. Cassell
Ohio Professional Surveyor No. 6378

PLAT OF SURVEY

Situated in the State of Ohio, County of Athens, City of Athens and being all of a parcel of land conveyed to Diversified Properties of Athens, LLC in Official Rec. 391, Page 1813 and further located in Section 10, Township 9, Range 14.

FOR: Diversified Prop.	BY: Jerry Cassell
DATE: Dec. 11, 2017	PROJ. NO.: AT051717
REV:	
REV:	

REFERENCE POINT
SW Cor. of Lot 1838, F.L. Alexanders Add., Envelope 198B & 199A.



CASSELL & ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
(740) 989-0024

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. S.W.*
DATE: 12/22/17

NOTE:
The bearing system for this plat is based on evidence found on the Northerly right of way line of East State Street and bears N 89° 30' 00" W and is for the determination of angles only.

Plot date: 12/18/17 at 11:39