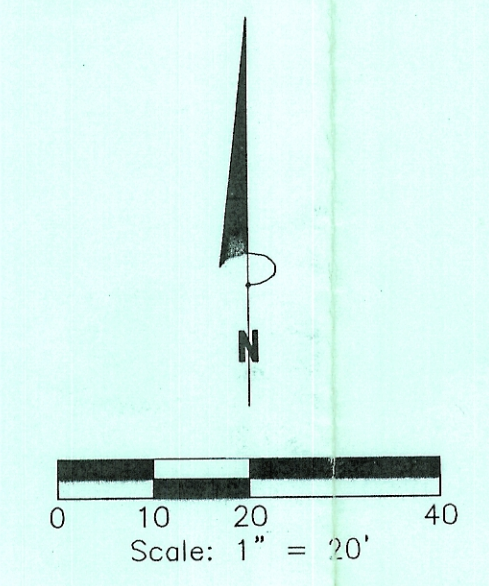
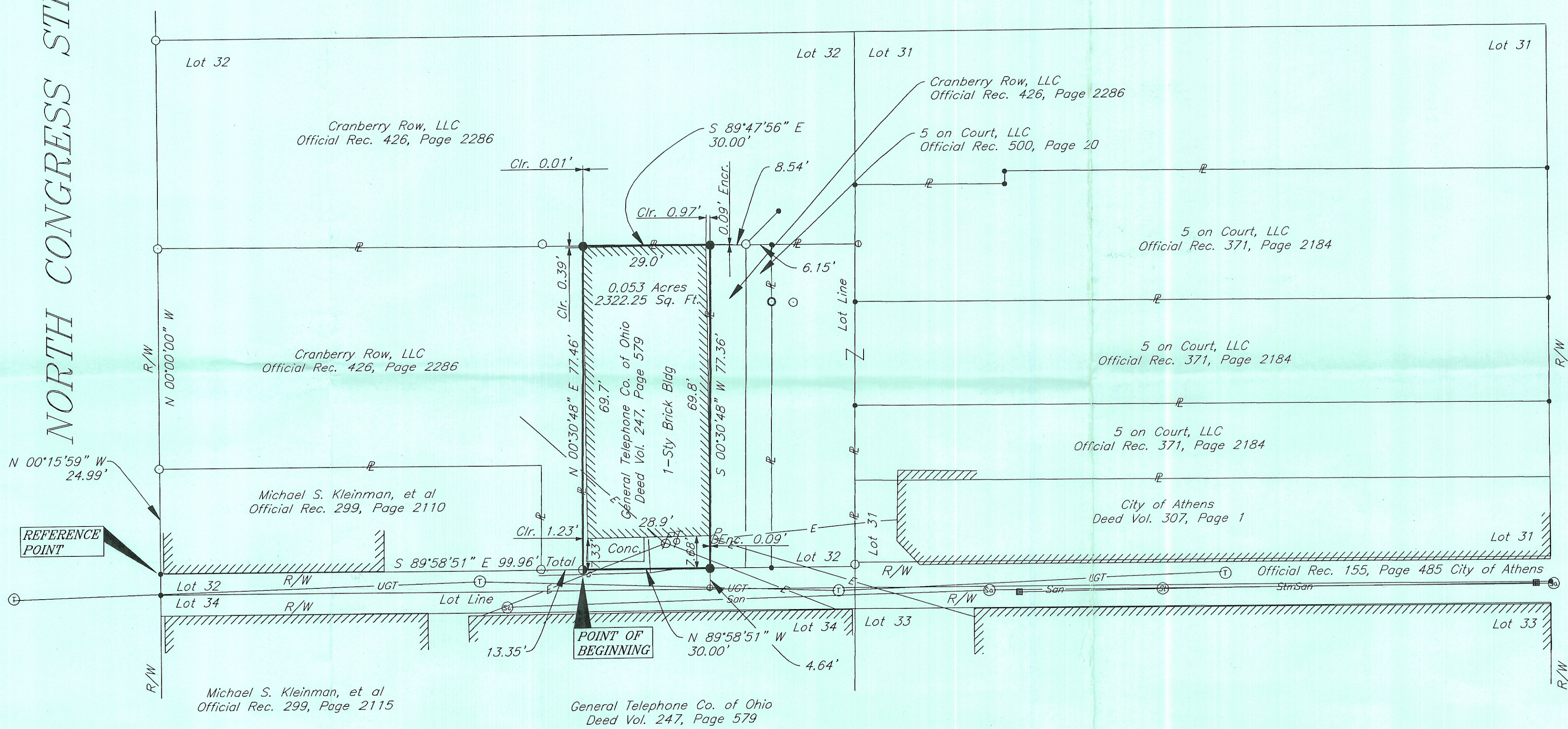


NORTH CONGRESS STREET

NORTH COURT STREET



REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

LEGEND

- 5/8" iron pin set 30" in length with 1 1/4" plastic ID cap inscribed "CASSELL S-6378"
- Ⓜ "MAG" Nail Found
- Ⓜ "MAG" Nail Set
- Iron pipe found
- 1/2" iron pin found
- Point
- Site property line
- Right of way line
- Lot Line
- Ⓜ Sanitary Manhole
- SAN Sanitary sewer
- Ⓜ Storm Manhole
- STM Storm Catch Basin
- STM Storm sewer
- UGT UGT Underground telephone conduit
- Ⓜ Telephone Manhole
- Ⓜ Telephone pole
- Ⓜ Power pole
- E Overhead Electric Lines
- G Gas line
- ////// Building Line

Description

Situated in the State of Ohio, County of Athens, Township of Athens, City of Athens and being a part of original in Lot No. 32 and all of a parcel of land conveyed to the General Telephone Company of Ohio (hereinafter referred to as "Grantor") in Deed Volume 247, Page 579 being more particularly described as follows:

Commencing for reference at a point at the intersection of the East Right of Way line of North Congress Street and the North Right of Way line of an Alley, said point also being the Southwesterly property corner of a parcel of land conveyed to Michael S. Kleinman, et al in Official Record 299, Page 2110;

Thence S 89° 58' 51" E along the North Right of Way line of an Alley (said Right of Way line being parallel with and 5.00 feet Northerly of the centerline of said Alley and the South line of Lot No. 32) and the Southerly property line of the aforementioned Kleinman parcel and the Southerly Property line of a parcel of land conveyed to Cranberry Row, LLC in Official Record 426, Page 2286 a distance of 99.96 feet to a "MAG" nail set (passing a 1/8 inch iron pin found at the Southeastern property corner of the aforementioned Kleinman parcel and the Southwesterly property corner of the aforementioned Cranberry Row parcel at 86.61 feet), said "MAG" nail being the Grantor's Southwesterly property corner, the Southeastern property corner of the aforementioned Cranberry Row parcel and the TRUE POINT OF BEGINNING of the parcel herein described;

Thence leaving the North Right of Way line of the Alley N 00° 30' 48" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Cranberry Row parcel a distance of 77.46 feet to an iron pin set, said iron pin being the Grantor's Northwesterly property corner and a property corner of the aforementioned Cranberry Row parcel;

Thence S 89° 47' 56" E along the Grantor's Northerly property line and a property line of the aforementioned Cranberry Row parcel a distance of 30.00 feet to an iron pin set, said iron pin being the Grantor's Northeastern property corner and a property corner of the aforementioned Cranberry Row parcel;

Thence S 00° 30' 48" W along the Grantor's Easterly property line and a property line of the aforementioned Cranberry Row parcel a distance of 77.36 feet to a "MAG" nail set, said "MAG" nail being the Grantor's Southeastern property corner, a property corner of the aforementioned Cranberry Row parcel and on the North Right of Way line of the Alley;

Thence N 89° 58' 51" W along the Grantor's Southerly property line and the North Right of Way line of the Alley a distance of 30.00 feet to the point of beginning, containing 0.053 Acres (2322.25 Sq. Ft.), more or less, and subject to all legal easements and rights of way of record.

NOTE: The bearing system for this plat is based on evidence found on the East Right of Way line of North Congress Street and bears N 00° 00' 00" W and is for the determination of angles only.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Frontier North, Inc., Cranberry Row, LLC and Gerig Title Agency, Ltd as of August 27, 2014, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises unless otherwise noted; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 2011 and meets the accuracy requirements as defined therein.

Jerry L. Cassell
 Jerry L. Cassell
 Ohio Professional Land Surveyor No. S-6378
 20525 Buena Vista Road
 Rockbridge, OH 43149
 Tel. 740-969-0024

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Brian Williams*
 DATE: 1/7/15

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Brian Williams*
 DATE: 6/27/14

ALTA/ACSM SURVEY

Situated in the State of Ohio, County of Athens, Township of Athens, City of Athens and being a part of original in Lot No. 32 and all of a parcel of land conveyed to the General Telephone Company of Ohio (hereinafter referred to as "Grantor") in Deed Volume 247, Page 579

FOR: Alan McMillan BY: Jerry L. Cassell
 DATE: Aug. 26, 2014 PROJ. NO.: A7071414
 REV: _____
 REV: _____

CASSELL & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYING

20525 Buena Vista Road Rockbridge, Ohio 43149
 (740) 969-0024

