

Instrument 200800003944 OR Book Page 425 1742

S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Legal Description

0.547 Acres

The Village of Castle Pine Condominiums

Situated in the Village of The Plains, Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 112 in Section 24 of Township 9N, Range 14W, of the Ohio Company Purchase, and being more particularly described as follows:

Being a Survey of a part of a 2.999 Acre parcel conveyed to Castle Pine Properties, LLC, as recorded in O.R. Volume 425, Page 797, in the Athens County Deed Records, also being part of Auditor's P.P.N. A04-02409065-00, and further described as follows;

Commencing, for reference, at a 3/4" iron pipe found marking the Northeast corner of Cade Subdivision, as recorded in Plat Cabinet Envelope #471-B, Athens County Recorders Plat Records, and being the Southwest corner of a parcel conveyed to Wilhelmine Hamlin, as recorded in O.R. Volume 395, Page 1024, and being the Southeast corner of said 2.999 acre parcel of which this description is a part (O.R.425, Pg.797);

Thence, N 34°19'53" E 126.05 feet with the East line of said 2.999 acre parcel (O.R.425, Pg.797), the same being the West line of said parcel conveyed to Hamlin (O.R.395, Pg.1024), to a 3/4" o.d. iron pipe found marking the Southeast corner of a 0.503 acre parcel conveyed to Stephen R. and Alesia Abdella, as recorded in O.R. Book 404, Page 721;

Thence, N 54°47'20" W 219.33 feet continuing with the boundary of said 2.999 acre parcel (O.R.425, Pg.797) of which this description is a part, the same being the boundary of said 0.503 Acre parcel conveyed to Abdella (O.R.404, Pg.721), to a 3/4" o.d. iron pipe found;

Thence, N 34°41'54" E 276.08 feet continuing with the boundary of said 2.999 acre parcel (O.R.425, Pg.797) of which this description is a part, the same being the boundary of said parcel conveyed to Abdella (O.R.404, Pg.721), to the centerline of First Street, and passing over a 3/4" o.d. iron pipe found at 257.47 feet;

Thence, N 50°50'03" W 27.65 feet with the centerline of First Street, the same being the North line of said 2.999 acre parcel of which this description is a part (O.R.425, Pg.797), to a mag nail set, and being the **PRINCIPLE PLACE OF BEGINNING** of the 0.547 Acre parcel herein to be described;

Thence leaving First Street with a line across said 0.299 Acre parcel of which this description is a part (O.R.425, Pg.797), with the following two (2) courses and distances:

- 1) S 34°41'54" W 117.02 feet to an iron pin set, and passing over a railroad spike set at 18.78 feet;
- 2) N 51°09'22" W 205.53 feet to an iron pin set on the West line thereof, and being on the East line of a parcel conveyed to James rf. & Alma J. Deeter, as recorded in O.R. Book 374, Page 1834;

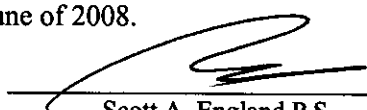
Thence, N 37°05'09" E 117.89 feet with the West line of said 2.999 Acre parcel (O.R.425, Pg.797) of which this description is a part, the same being the East line of said parcel conveyed to Deeter (O.R. 374, Pg.1834), to the centerline of First Street, and passing over a 3/4" o.d. iron pipe found at 98.04 feet;

Thence, S 50°50'03" E 200.69 feet with the boundary of said 2.999 Acre parcel (O.R.425, Pg.797) of which this description is a part, the same being the centerline of First Street, to the **PRINCIPLE PLACE OF BEGINNING**, and containing 0.547 Acres, more or less, and is subject to all legal easements, leases, right of ways, ordinances, and zoning restrictions of record.

Bearings of the above description are based on the Norther line of Cade Subdivision, Plat Cabinet Envelope 471-B the same being N 57° 50' 00" W and is an assumed Meridian used to denote angles only.

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2008.

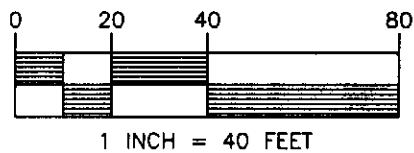
Dated 6/29/08


Scott A. England P.S.
Ohio Registered Surveyor #7452



THE VILLAGE OF CASTLE PINE CONDOMINIUMS

GRAPHIC SCALE

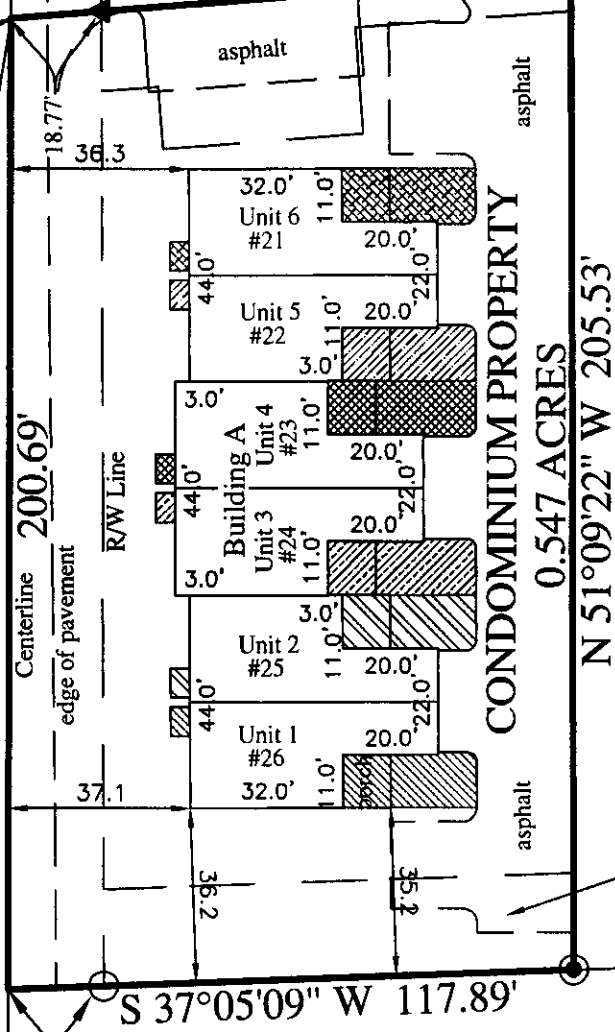


Abdella, Stephen R. & Alesia
0.503 Acres
O.R. 404, Pg. 721
P.N. A04-02409065-02

Castle Run Road (private road)
Easement B - O.R. 425, Pg. 793
S 34°41'54" W 117.02'

0.547 Acres
P.O.B.

First Street
(No Recorded Width)
S 50°50'03" E 228.34'



Castle Pines Properties, LLC
2.999 Acres
O.R. 425, Pg. 797
P.N. A04-02409065-00

easement & Right of Way
Columbus Southern Power Co.
O.R. 421, Pg. 1343

Deeter, James F. & Alma J.
2.000 Acres
O.R. 374, Pg. 1834
P.N. A04-02409066-00

LEGEND

- #21 - ADDRESS NUMBER
- [Hatched pattern] - UNIT 1 LIMITED COMMON ELEMENT
- [Hatched pattern] - UNIT 2 LIMITED COMMON ELEMENT
- [Hatched pattern] - UNIT 3 LIMITED COMMON ELEMENT
- [Hatched pattern] - UNIT 4 LIMITED COMMON ELEMENT
- [Hatched pattern] - UNIT 5 LIMITED COMMON ELEMENT
- [Hatched pattern] - UNIT 6 LIMITED COMMON ELEMENT
- - IRON PIN SET
5/8" x 30" reinforcing bars
w/red cap labeled "S.A. ENGLAND #5-7452"
- - IRON PIN FOUND
5/8" reinforcing bars
w/red cap labeled "S.A. ENGLAND #5-7452"
- - IRON PIN FOUND
3/4" iron pipe
- ▲ - RAIL ROAD SPIKE SET

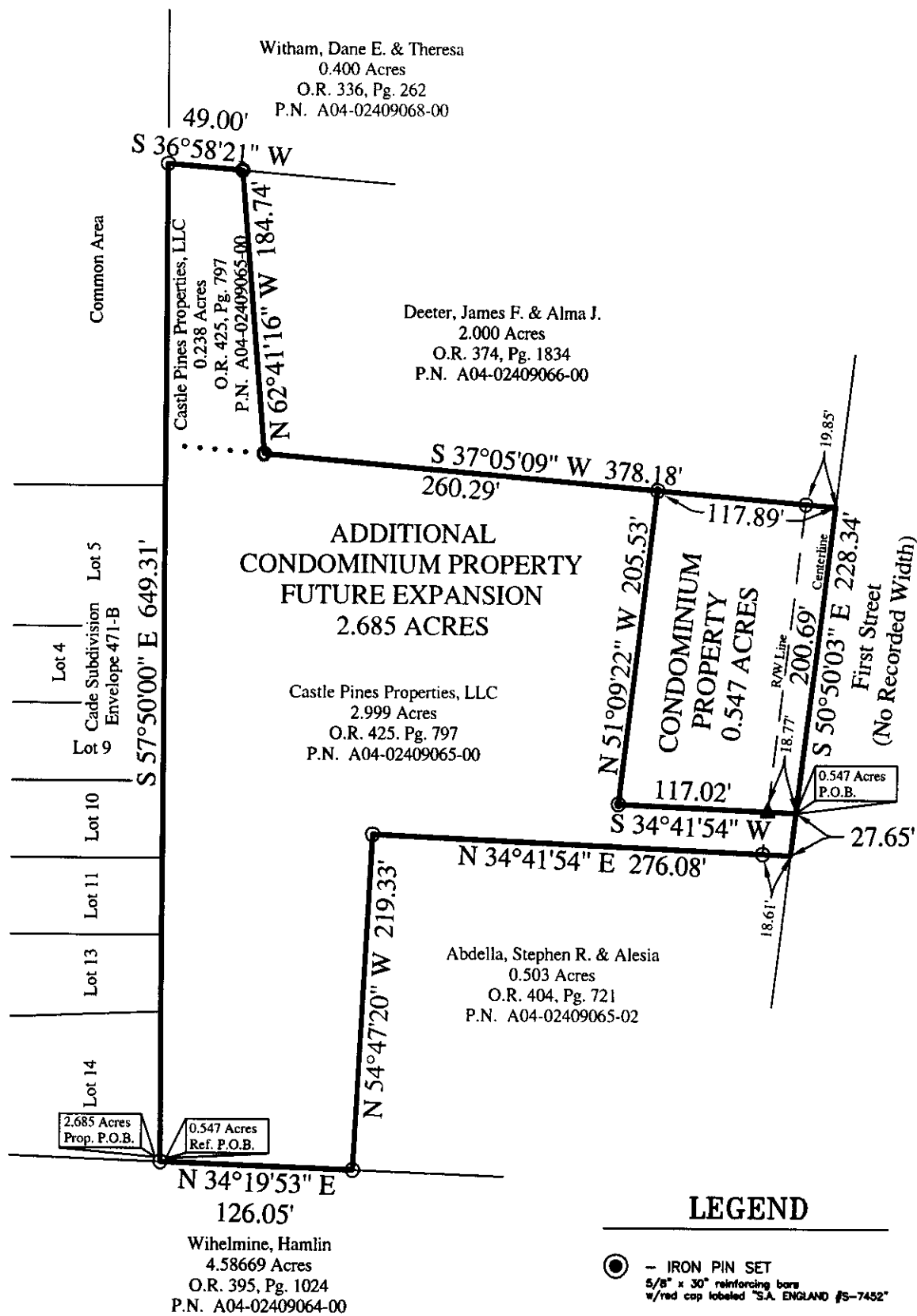
Situated in the Village of the Plains, Township of Athens, County of Athens, State of Ohio, and being a part of Lease Lot 112, in Section 24, Township 9N, Range 14W, of the Ohio Company Purchase, and being a 2.999 Acre Tract, of record by Official Record 403, Page 1149, and a 0.238 Acre Tract, of record by Official Record 394, Page 107, which both tracts are conveyed to Anthony L. Fahrion Trust, in the record of deeds in the Athens County Recorder's Office, Athens County Ohio.

Bearings are based on the Northerly Line of Cade Subdivision as being N. 57°50'00" W. as shown in Envelope 471-B in the Athens County Recorder's Office.

This Condominium Plat is based on an actual field survey by S. A. England & Associates in June, 2008.

DRAWN BY: N.E.W.
CHECKED BY: S.A.E.
DATE: 6-14-08
JOB NO.:

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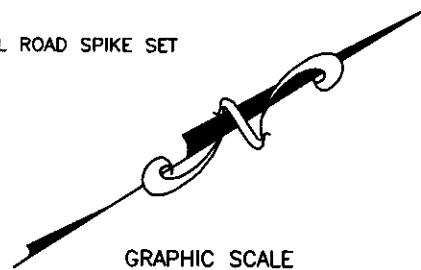


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1 INCH = 100 FEET

