

WYNGATE CONDOMINIUMS

PHASE 1

THE PLAINS, OHIO

Situated in L.L. 72, (Section 24), Township 9, Range 14,
Athens Township, Athens County, Ohio.

Legal Description

Being a part of a tract of land as recorded in Official Record 273 at page 134, Athens County Recorder's Office, said tract being situated in L.L. 72, (Section 24), T-9-N, R-14-W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at an iron pipe found at the northwest corner of the aforementioned tract;

Thence along the north line of said tract, South 82 degrees 01 minutes 44 seconds East a distance of 30.40 feet to an iron pin found;

Thence continuing along the north line of said tract, South 61 degrees 36 minutes 44 seconds East a distance of 228.15 feet to a point, said point being the principal place of beginning of the tract herein described;

Thence continuing along the grantor's north line, South 61 degrees 36 minutes 44 seconds East a distance of 354.84 feet to a point;

Thence leaving the grantor's north line, South 38 degrees 50 minutes 45 seconds West a distance of 164.00 feet to a point;

Thence South 05 degrees 10 minutes 13 seconds East a distance of 65.14 feet to a point;

Thence South 35 degrees 21 minutes 34 seconds West a distance of 119.79 feet to a point in the right-of-way of County Road 7, Johnson Road, and the grantor's south line;

Thence within the right-of-way of said road, and along the grantor's southerly line, North 54 degrees 27 minutes 43 seconds West a distance of 173.73 feet to a point;

Thence leaving the grantor's southerly line, and with a new line, North 35 degrees 26 minutes 18 seconds East a distance of 131.72 feet to a point;

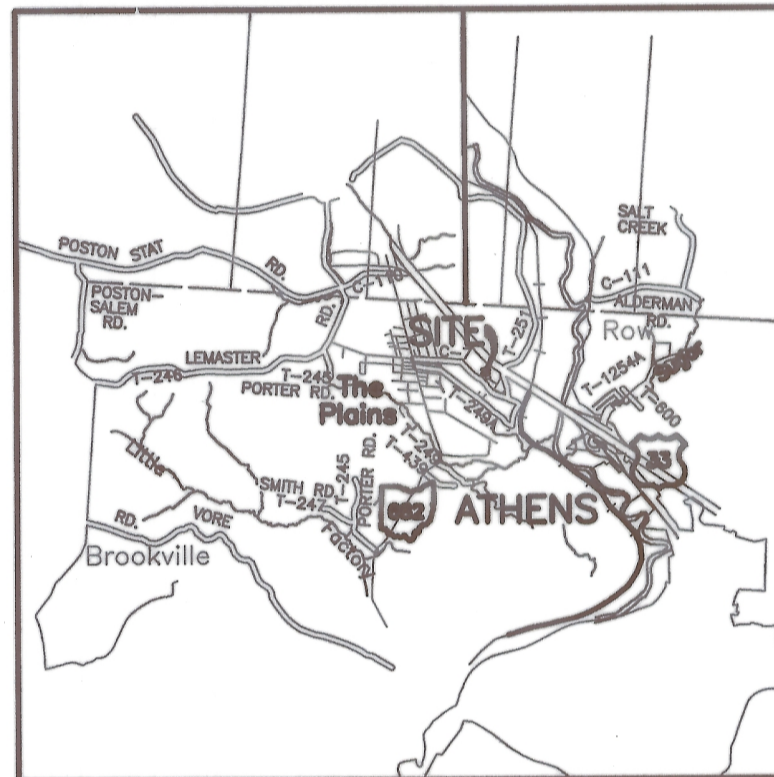
Thence North 17 degrees 47 minutes 30 seconds East a distance of 38.76 feet to a point;

Thence North 72 degrees 25 minutes 44 seconds West a distance of 152.93 feet to a point;

Thence North 17 degrees 34 minutes 16 seconds East a distance of 175.84 feet to the principal point of beginning containing 1.818 acre, more or less, and subject to the right-of-way of County Road 7 and all easements of record.

The bearings used in the above described tract were based on the north line of the aforementioned tract as recorded in Official Record 273 at page 134.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in July, 1999.



LOCATION PLAN
Not to Scale

OWNER: Chancellor Communities, LLC
65 East State Street
Suite 200
Columbus, Ohio 43215

DEVELOPER: Chancellor Communities, LLC
65 East State Street
Suite 200
Columbus, Ohio 43215

SURVEYOR: SEYMOUR AND ASSOCIATES
830 West Hunter Street
Logan, Ohio 43138
(740) 385-4349

ARCHITECT: FREDRIC A. GOODMAN ARCHITECTS
182 East Long Street
Suite 100
Columbus, Ohio 43215

RECORDING

Recorded this 13th day of Aug 1999 at 2:04 P.m
in Plat Envelope 502 A+B
No. 99000 Fee 43.20
6947

Julia Michael Scott
Athens County Recorder

19990006945
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 08-13-1999 At 02:04 PM.
SMALL PLAT 21.60

ENV. 502 A

SURVEYOR'S STATEMENT

I hereby certify that this drawing accurately shows the buildings and other improvements as located and as constructed or to be constructed at Wyngate Condominiums (Phase I) and that there are no encroachments on any abutting premises.

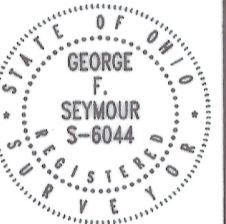
George F. Seymour
George F. Seymour

AUG 13 1999
Date

WYNGATE CONDOMINIUMS
SEC 24 ATHENS TWP
ENV502 A

ENV. 502 A

PROFESSIONAL LAND SURVEYORS
SEYMOUR & ASSOCIATES
P.O. Box 624
830 W. Hunter St.
Logan, Ohio 43138
740-385-4349



WYNGATE CONDOMINIUMS

Situated in L.L. 72, (Section 24), Township 9, Range 14,
Athens Township, Athens County, Ohio.

RECORDS
DATE 8/11/99
DRAWN JLC
JOB ATB253C

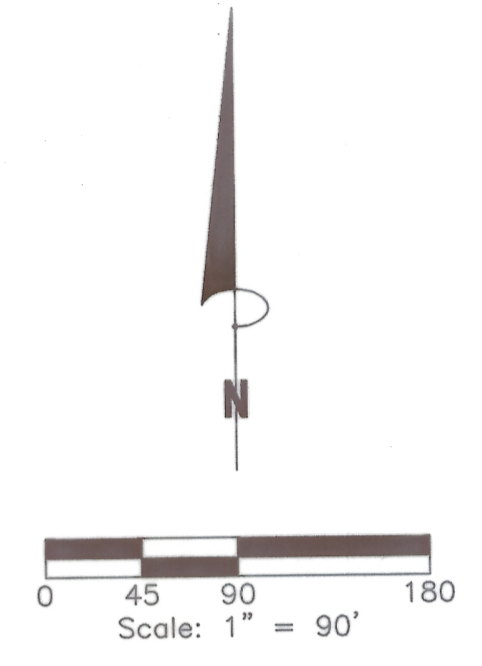
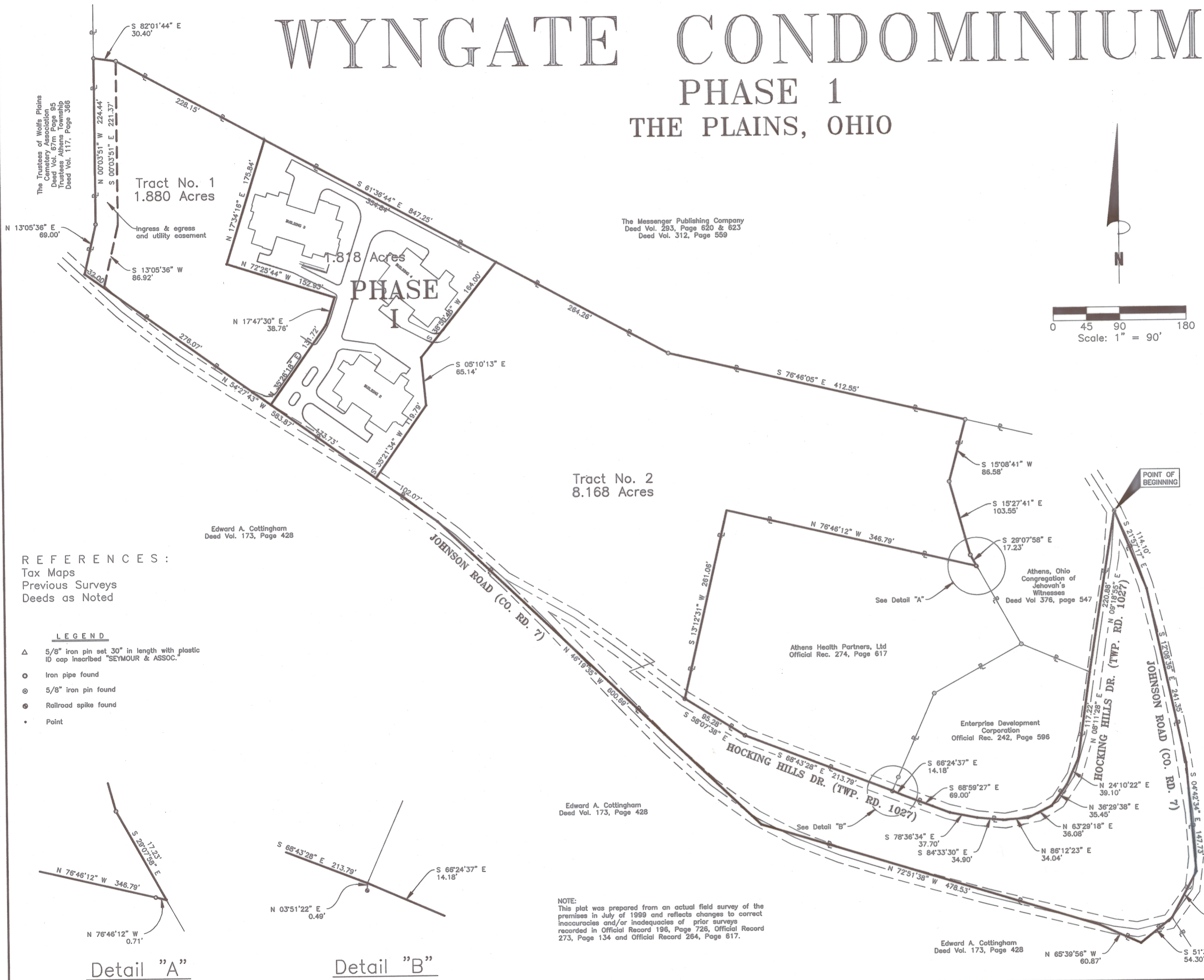
SHEET
1/2

See Sixth Amendment to
Declaration in OR 488 pg 1019

WYNGATE CONDOMINIUMS

PHASE 1

THE PLAINS, OHIO



The Trustees of Wolf Plains Cemetery Association
Deed Vol. 117, Page 366
Tract No. 1
1.880 Acres

The Messenger Publishing Company
Deed Vol. 293, Page 620 & 623
Deed Vol. 312, Page 559

Edward A. Cottingham
Deed Vol. 173, Page 428

Tract No. 2
8.168 Acres

Athens Health Partners, Ltd
Official Rec. 274, Page 617

Athens, Ohio
Congregation of
Jehovah's
Witnesses
Deed Vol 376, page 547

Enterprise Development
Corporation
Official Rec. 242, Page 596

Virginia G. Gamertsfelder
Official Rec. 31, Page 649

199900006946
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
On 08-13-1999 At 02:04 PM.
SMALL PLAT 21.60

Edward A. Cottingham
Deed Vol. 173, Page 428

Edward A. Cottingham
Deed Vol. 173, Page 428

NOTE:
This plat was prepared from an actual field survey of the premises in July of 1999 and reflects changes to correct inaccuracies and/or inadequacies of prior surveys recorded in Official Record 196, Page 726, Official Record 273, Page 134 and Official Record 264, Page 617.

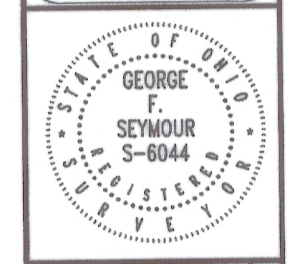
REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

- LEGEND**
- △ 5/8" iron pin set 30" in length with plastic ID cap inscribed "SEYMOUR & ASSOC."
 - Iron pipe found
 - ⊙ 5/8" iron pin found
 - ⊕ Railroad spike found
 - Point

Detail "A"

Detail "B"

PROFESSIONAL LAND SURVEYORS
SEYMOUR & ASSOCIATES
P.O. Box 624
650 W. Hunter St.
Ligon, Ohio 43138
740-395-4349



WYNGATE CONDOMINIUMS

Situated in L.L. 72, (Section 24), Township 9, Range 14,
Athens Township, Athens County, Ohio.

REVISIONS
DATE
BY
JOB
DOWN
JLC
AT02B23C
18/11/99

SHEET
22

ENV. 502 B