

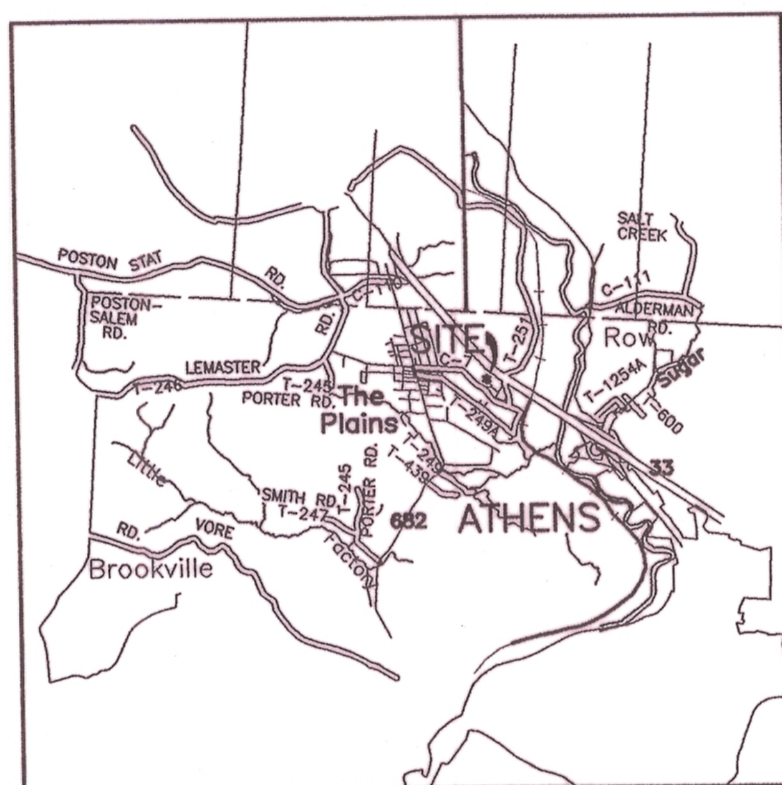
WYNGATE CONDOMINIUMS

PHASE III THE PLAINS, OHIO

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

EXHIBIT "C"

WYNGATE CONDOMINIUMS
PHASE III
SEC 24 ATHENS TWP
ENV 520 A&B



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

PHASE III

Being a part of the 14.309 acre 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 in Section 24, T-9-N, R-13-W, Athens Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning for reference at an iron pipe found on the Northwest corner of said 14.309 acre tract;
Thence along the North line of said tract, South 82 degrees 01 minute 44 seconds East a distance of 30.40 feet to a 5/8" iron pin found;

Thence continuing along the North line of said tract, South 61 degrees 36 minutes 44 seconds East a distance of 847.25 feet to a 5/8" iron pin found;

Thence South 76 degrees 46 minutes 05 seconds East a distance of 137.86 feet to a point being the principle place of beginning of the tract herein described;

Thence continuing along the North line of said tract, South 76 degrees 46 minutes 05 seconds East a distance of 274.69 feet to a 5/8" iron pin found;

Thence along the West line of a tract of land, as recorded in Deed Volume 376 at page 547, the following three courses:

1. South 15 degrees 08 minutes 41 seconds West a distance of 86.58 feet to a 5/8" iron pin found;
2. South 15 degrees 27 minutes 41 seconds East a distance of 103.55 feet to a 5/8" iron pin found, and;
3. South 27 degrees 20 minutes 40 seconds East a distance of 16.76 feet to a 5/8" iron pin found;

Thence along the North line of a tract as recorded in Official Record 274 at page 617, North 76 degrees 46 minutes 12 seconds West a distance of 346.79 feet to a point being a corner to the tract of land as recorded in Official Record 274 at page 617;

Thence North 76 degrees 46 minutes 12 seconds West a distance of 40.48 feet to a point;

Thence North 43 degrees 09 minutes 29 seconds East a distance of 32.18 feet to a point;

Thence, with a curve to the left, having a delta of 29 degrees 56 minutes 11 seconds, a radius of 216.00 feet, the length of curve being 112.86 feet and along the chord bearing, North 28 degrees 11 minutes 23 seconds East a distance of 111.58 feet to a point;

Thence North 13 degrees 13 minutes 18 seconds East a distance of 16.61 feet to a point;

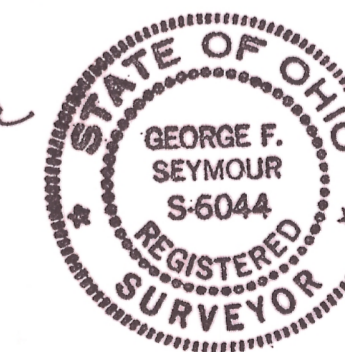
Thence, with a curve to the right, having a delta of 90 degrees 00 minutes 37 seconds, a radius of 10.00 feet, the length of curve being 15.71 feet and along the chord bearing, North 58 degrees 13 minutes 37 seconds East a distance of 14.14 feet to a point;

Thence North 13 degrees 13 minutes 55 seconds East a distance of 27.82 feet to the principle place of beginning containing 1.340 acres, more or less, and subject to all easements of record.

The bearings used in the above described tract were based on the North line of the 14.309 acre tract as recorded in Official Record 273 at page 134, and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in August of 2001.

George F. Seymour
George F. Seymour, P.S. #6044



200200000104
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
01-03-2002 03:41 PM
SMALL PLAT 21.60

RECORDING

Recorded this 3 day of Jan 2002 at 3:41 p.m
in Plat Envelope 520-A&B
No. 2002-104 fee 43.20
2002-105

Julia Michael Scott
Athens County Recorder

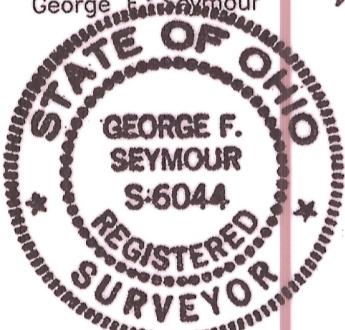
ENV 520A

SURVEYOR'S/ARCHITECT'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 III) and that there are no encroachments on any abutting premises.

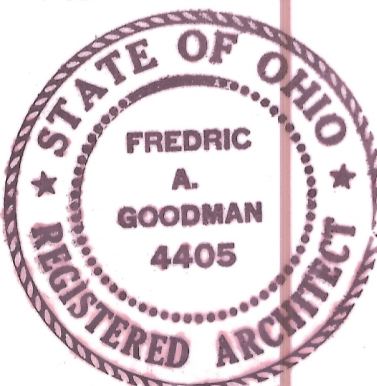
George F. Seymour
George F. Seymour

12-14-01
Date



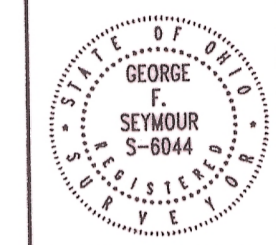
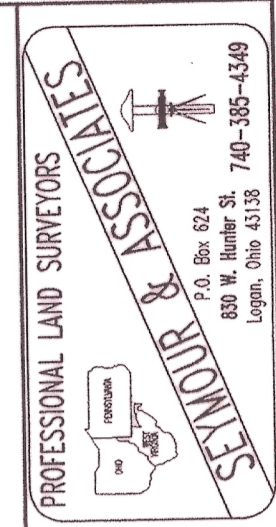
Fredric A. Goodman
Fredric A. Goodman, AIA

12/19/01
Date



*Athens Co. Auditor
Jill A. Thompson - jk
1-3-02*

#450 transferred



WYNGATE CONDOMINIUMS

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

12-13-01
DATE
8-27-01
JOB
FRAC
ATTORNEY
SHEET
12

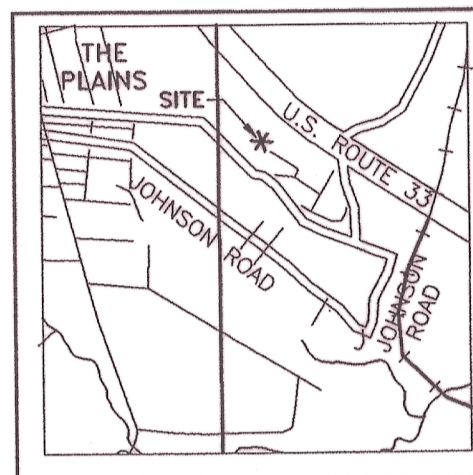
WYNGATE CONDOMINIUMS

PHASE III THE PLAINS, OHIO EXHIBIT "C"

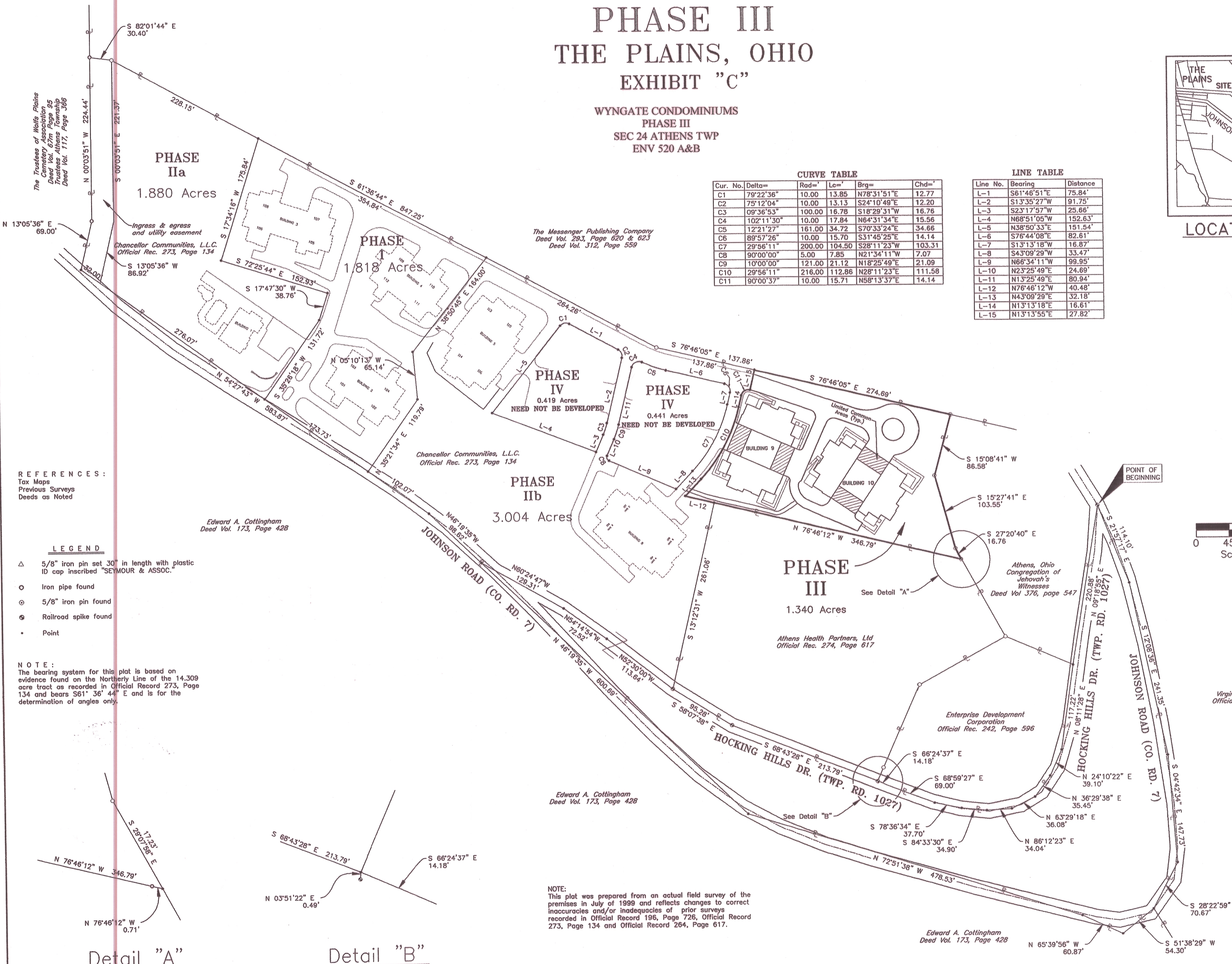
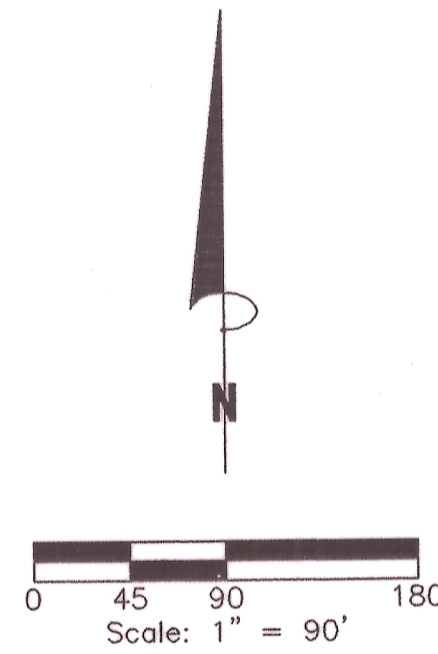
WYNGATE CONDOMINIUMS
PHASE III
SEC 24 ATHENS TWP
ENV 520 A&B

Cur. No.	Delta=	Rad=	Lc=	Brg=	Chd=
C1	79°22'36"	10.00	13.85	N78°31'51"E	12.77
C2	75°12'04"	10.00	13.13	S24°10'49"E	12.20
C3	09°36'53"	100.00	16.78	S18°29'31"W	16.76
C4	102°11'30"	10.00	17.84	N64°31'34"E	15.56
C5	12°21'27"	161.00	34.72	S70°33'24"E	34.66
C6	89°57'26"	10.00	15.70	S31°45'25"E	14.14
C7	29°56'11"	200.00	104.50	S28°11'23"W	103.31
C8	90°00'00"	5.00	7.85	N21°34'11"W	7.07
C9	10°00'00"	121.00	21.12	N18°25'49"E	21.09
C10	29°56'11"	216.00	112.86	N28°11'23"E	111.58
C11	90°00'37"	10.00	15.71	N58°13'37"E	14.14

Line No.	Bearing	Distance
L-1	S61°46'51"E	75.84'
L-2	S13°35'27"W	91.75'
L-3	S23°17'57"W	25.86'
L-4	N68°51'05"W	152.63'
L-5	N38°50'33"E	151.54'
L-6	S78°44'08"E	82.81'
L-7	S13°13'18"W	16.87'
L-8	S43°09'29"W	33.47'
L-9	N68°34'11"W	99.95'
L-10	N23°25'49"E	24.69'
L-11	N13°25'49"E	80.94'
L-12	N76°46'12"W	40.48'
L-13	N43°09'29"E	32.18'
L-14	N13°13'18"E	16.61'
L-15	N13°13'55"E	27.82'



LOCATION MAP
NOT TO SCALE



Detail "A"

Detail "B"

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.

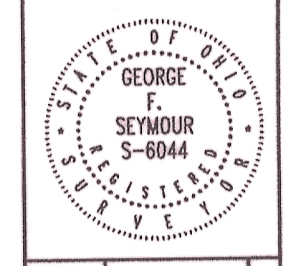
REFERENCES:
Tax Maps
Previous Surveys
Deeds as Noted

- 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

NOTE:
The bearing system for this plat is based on evidence found on the Northern Line of the 14.309 acre tract as recorded in Official Record 273, Page 134 and bears S61°36'44" E and is for the determination of angles only.

20020000105
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
01-03-2002 03:41 PM.
SMALL PLAT

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



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

ENV. 520B
REVISIONS: 12-13-01
DATE: 8-27-01
DRAWN: RAC
CHECKED: ARD/ASC
SHEET: 2/2