

# WYNGATE CONDOMINIUM

## PHASE IV THE PLAINS, OHIO

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

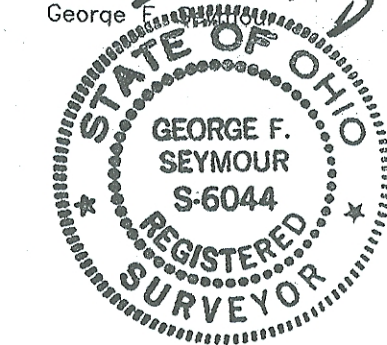
### EXHIBIT "C"

#### 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 IV) and that there are no encroachments on any abutting premises.

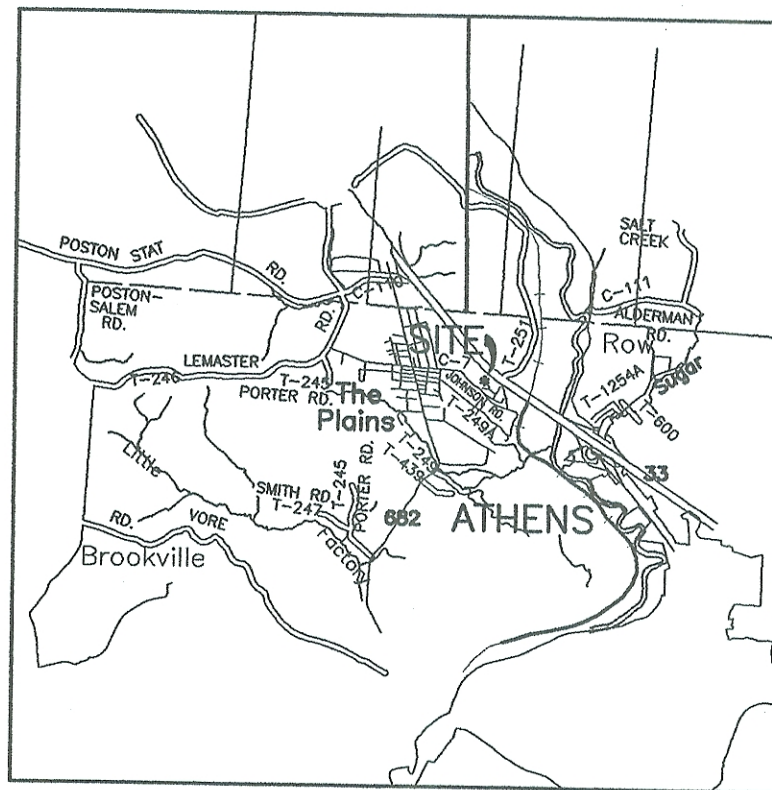
*George F. Seymour*  
George

12-03-02  
Date



*Fredric A. Goodman*  
Fredric A. Goodman, AIA

12-09-02  
Date



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

ENV 528 A

200200011614  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
12-18-2002 At 02:14 PM.  
SMALL PLAT 21.60

#### RECORDING

Recorded this 18 day of December 2002 at 2:14 pm  
in Plat Envelope 528 A+B  
No. \_\_\_\_\_ Fee 21.60 each

*Julia Michael Scott/gm*  
Athens County Recorder

Athens County Auditor:

*Jill A. Thompson - jr*  
#1400 transferred 12.17.02

#### PHASE IV

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 (Section 24), T9N, R13W, 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;

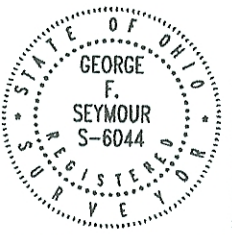
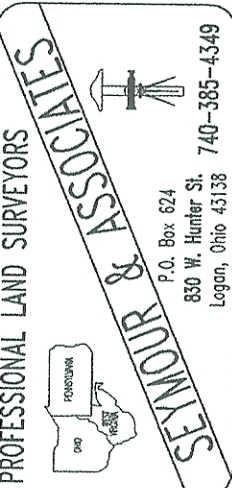
#### PHASE IVa

Thence along a North line of said tract, South 82 degrees 01 minute 44 seconds East a distance of 30.40 feet to an iron pin found;  
Thence continuing along another North line of said tract, South 61 degrees 36 minutes 44 seconds East a distance of 726.22 feet to a point;  
Thence along a random line, South 28 degrees 23 minutes 16 seconds West a distance of 27.41 feet to a point, said point also being the real point of beginning of the "Phase IVa" herein described;  
Thence South 61 degrees 46 minutes 51 seconds East a distance of 75.84 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 13.13 feet, the radius of said curve being 100.00 feet, and the central angle of said curve being 75 degrees 12 minutes 04 seconds, the chord of said curve bearing South 24 degrees 10 minutes 49 seconds East a distance of 12.20 feet to said point;  
Thence South 13 degrees 35 minutes 27 seconds West a distance of 91.75 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 16.78 feet to a point, the radius of said curve being 100.00 feet, and the central angle of said curve being 09 degrees 36 minutes 53 seconds, the chord of said curve bearing South 18 degrees 29 minutes 31 seconds West a distance of 16.78 feet to said point;  
Thence South 23 degrees 17 minutes 57 seconds West a distance of 25.66 feet to a point;  
Thence North 68 degrees 51 minutes 05 seconds West a distance of 152.63 feet to a point;  
Thence North 38 degrees 50 minutes 33 seconds East a distance of 151.54 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 13.85 feet to the point of beginning, the radius of said curve being 100.00 feet, and the central angle of said curve being 79 degrees 22 minutes 36 seconds, the chord of said curve bearing North 78 degrees 31 minutes 51 seconds East a distance of 12.77 feet to said point, and containing an area of 0.419 acre, more or less, and subject to all easements of record.

#### PHASE IVb

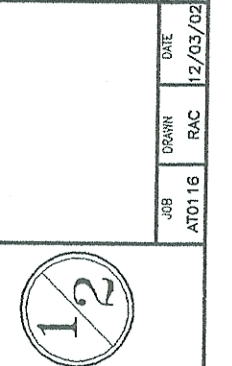
Thence along a North line of said tract, South 82 degrees 01 minute 44 seconds East a distance of 30.40 feet to an iron pin found;  
Thence continuing along another North line of said tract, South 61 degrees 36 minutes 44 seconds East a distance of 838.79 feet to a point;  
Thence South 28 degrees 23 minutes 16 seconds West, along a random line, a distance of 26.91 feet to a point, said point also being the real point of beginning of the "Phase IVb" herein described;  
Thence along and with the arc of a curve to the left, a distance of 34.72 feet to a point, the radius of said curve being 161.00 feet, and the central angle of said curve being 12 degrees 21 minutes 27 seconds, the chord of said curve bearing South 70 degrees 33 minutes 24 seconds East a distance of 34.66 feet to said point;  
Thence South 76 degrees 44 minutes 08 minutes East a distance of 82.61 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 15.70 feet to a point, the radius of said curve being 100.00 feet, and the central angle of said curve being 89 degrees 57 minutes 26 seconds, the chord of said curve bearing South 31 degrees 45 minutes 25 seconds East a distance of 14.14 feet to said point;  
Thence South 13 degrees 13 minutes 18 seconds West a distance of 16.87 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 104.50 feet, the radius of said curve being 200.00 feet, and the central angle of said curve being 29 degrees 56 minutes 11 seconds, the chord of said curve bearing South 28 degrees 11 minutes 23 seconds West a distance of 103.31 feet to said point;  
Thence South 43 degrees 09 minutes 29 seconds West a distance of 33.47 feet to a point;  
Thence North 66 degrees 34 minutes 11 seconds West a distance of 99.95 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 7.85 feet, the radius of said curve being 5.00 feet, and the central angle of said curve being 90 degrees 00 minutes 00 seconds, the chord of said curve bearing North 21 degrees 34 minutes 11 seconds West a distance of 7.07 feet to said point;  
Thence North 23 degrees 25 minutes 49 seconds East a distance of 24.69 feet to a point;  
Thence along and with the arc of a curve to the left, a distance of 21.12 feet to a point, the radius of said curve being 121.00 feet, and the central angle of said curve being 10 degrees 00 minutes 00 seconds, the chord of said curve bearing North 18 degrees 25 minutes 49 seconds East a distance of 21.09 feet to said point;  
Thence North 13 degrees 25 minutes 49 seconds East a distance of 80.94 feet to a point;  
Thence along and with the arc of a curve to the right, a distance of 17.84 feet, the radius of said curve being 100.00 feet, and the central angle of said curve being 102 degrees 11 minutes 30 seconds, the chord of said curve bearing North 64 degrees 31 minutes 34 seconds East a distance of 15.56 feet to said point, and containing an area of 0.441 acre, more or less, and subject to all easements of record.

The above described "Phase IVa" and "Phase IVb" constitutes a total acreage of 0.860 acre in "Phase IV".  
The bearings used in the above described parcels were based on the Northern most line of the 14.309 acre tract, as recorded in Official Record 273 at page 134, as bearing, South 82 degrees 01 minute 44 seconds East, and are for the determination of angles only.  
The above described tracts were surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in August of 2001 and December of 2002.



#### WYNGATE CONDOMINIUM

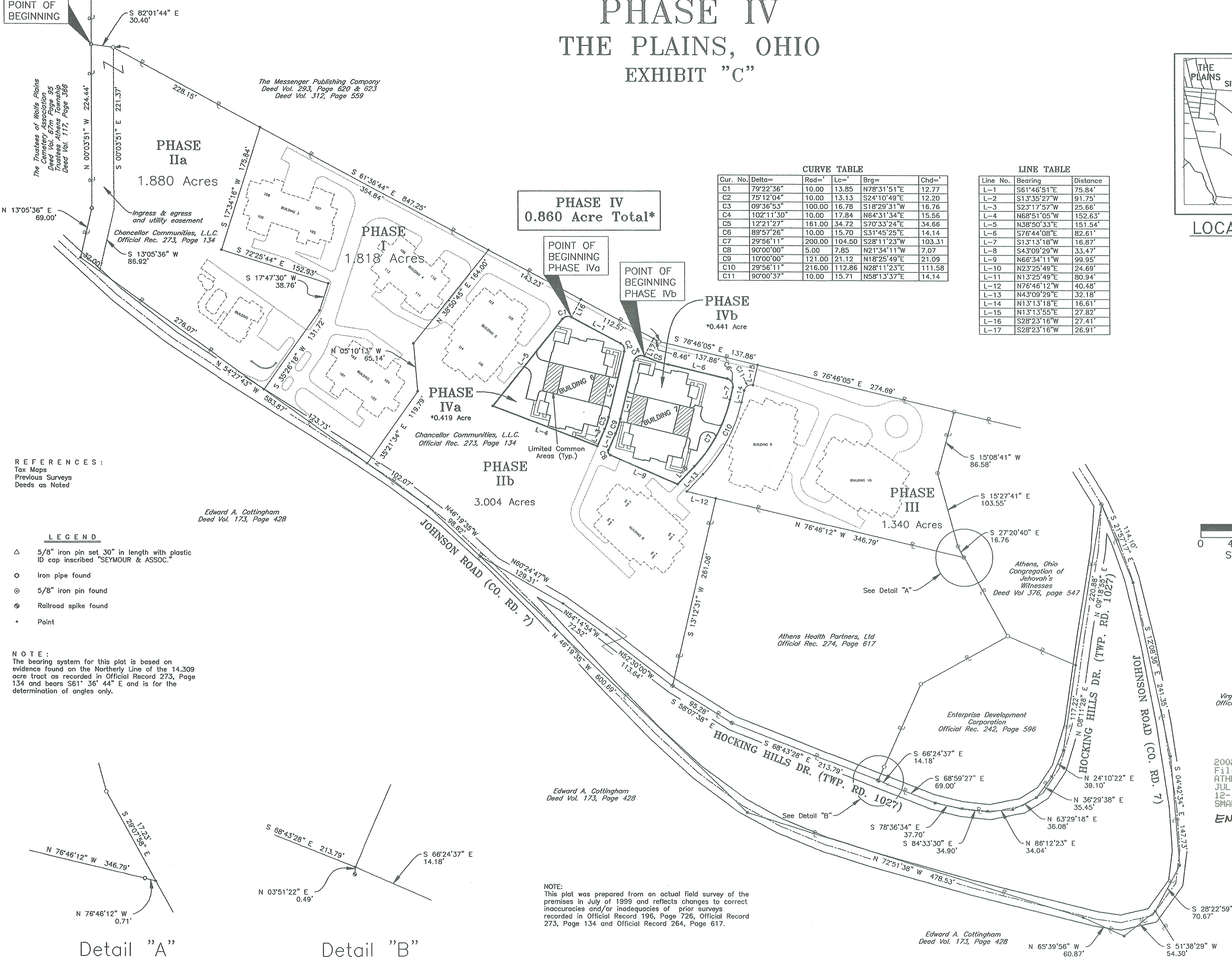
Situated in L.L. 72, (Section 24), Township 9, Range 14,  
Athens Township, Athens County, Ohio.



# WYNGATE CONDOMINIUM

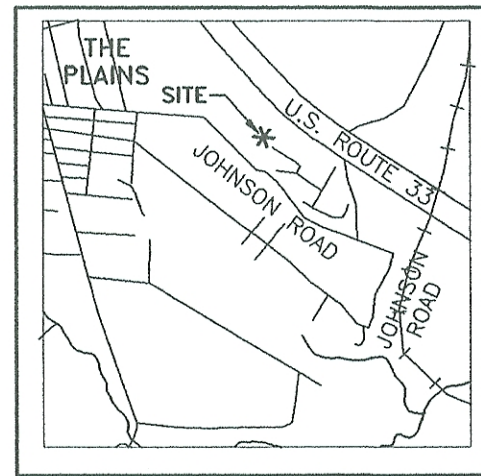
## PHASE IV THE PLAINS, OHIO EXHIBIT "C"

REFERENCE POINT OF BEGINNING

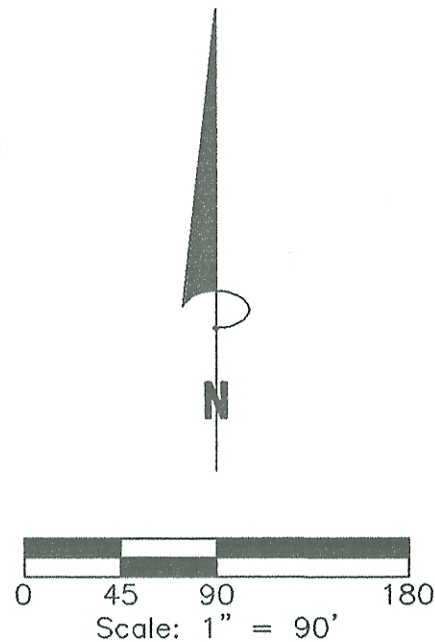


Cur. No.	Delta=	Rad=	Lc=	Brg=	Chd=
C1	79°22'36"	10.00	13.85	N78°31'51"E	12.77
C2	75°12'04"	10.00	13.13	S24°10'49"E	12.20
C3	09°36'53"	100.00	16.78	S18°29'31"W	16.76
C4	102°11'30"	10.00	17.84	N64°31'34"E	15.56
C5	12°21'27"	161.00	34.72	S70°33'24"E	34.66
C6	89°57'26"	10.00	15.70	S31°45'25"E	14.14
C7	29°56'11"	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	25.66'
L-4	N68°51'05"W	152.63'
L-5	N38°50'33"E	151.54'
L-6	S76°44'08"E	82.61'
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'
L-16	S28°23'16"W	27.41'
L-17	S28°23'16"W	26.91'



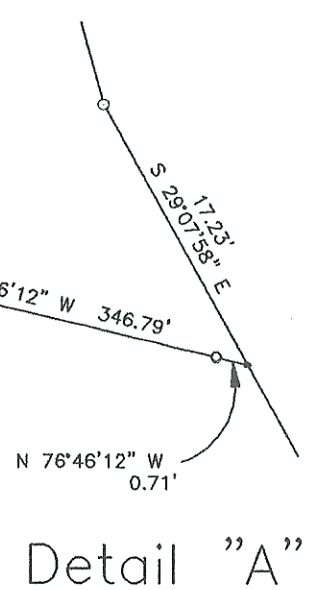
LOCATION MAP  
NOT TO SCALE



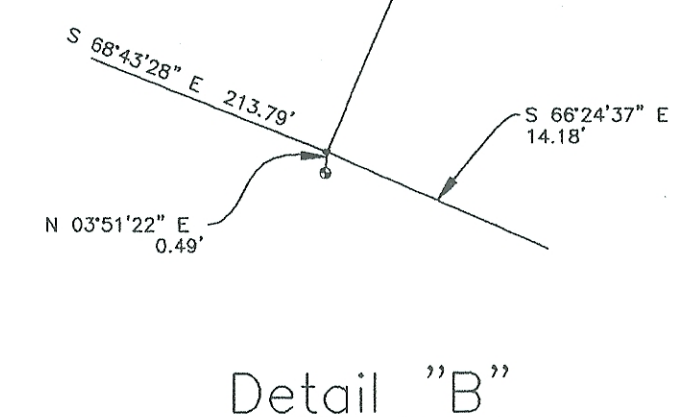
REFERENCES:  
Tax Maps  
Previous Surveys  
Deeds as Noted

- 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 Northerly 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.



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.

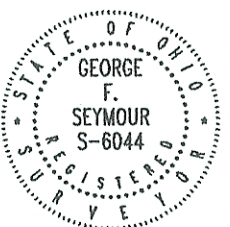
Virginia G. Gamertsfelder  
Official Rec. 31, Page 649

200200011615  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
12-18-2002 At 02:14 p.m.  
SMALL PLAT 21.60

ENV 528 B

Edward A. Cottingham  
Deed Vol. 173, Page 428

PROFESSIONAL LAND SURVEYORS  
SEYMOUR & ASSOCIATES  
P.O. Box 624  
830 W. Hunter St.  
Logan, Ohio 43138  
740-365-4369



WYNGATE CONDOMINIUM

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

REVISIONS  
JOB ATD116  
DATE 12/03/02  
SHEET 2/2