

BY: Forrest J. Williams
DATE: 5/11/15

EXHIBIT A

Page 1 of 3

Rev. 06/09

LPA RX 851 WD

Ver. Date 03/27/15

PID 94906

**PARCEL 2-WD1
ATH-COLUMBUS ROAD BIKE PATH SPUR
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
"CITY OF ATHENS", ATHENS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, Athens County, City of Athens, part of Farm Lot 48, Section 11, T.9N, R.14W and being part of a 54.937 acre parcel conveyed to Athens Health Realty, LLC in Official Record 443, Page 1360 in the Athens County Recorder's office and being more particularly described as follows:

Being a parcel of land lying on the left and right side of centerline of Ath-Columbus Road Bike Path Spur.

Commencing at the southwest corner of Lot 3074 (calculated corner) of Terrace Heights Subdivision recorded in Envelope 308 B and the southeast corner of a 0.54 acre parcel conveyed to the Appalachian Center For Economic Networks Inc. in Official Record 301, Page 2394, 10.66 feet right of centerline station 29+18.27;

Thence along the grantor's north line and the south line of a 0.54 acre parcel conveyed to the Appalachian Center For Economic Networks Inc. in Official Record 301 South 73 degrees 41 minutes 23 seconds West for a distance of 166.66 feet to an iron pin set on the south line of a 0.54 acre parcel conveyed to Appalachian Center For Economic Networks Inc. recorded in Official Record 301, Page 2394, 19.01 feet right of centerline station 27+51.81, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** South 73 Degrees 35 Minutes 05 Seconds West a distance of 356.54 feet to an iron pin set 26.32 feet right of centerline station 23+93.30;

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Thence South 28 Degrees 19 Minutes 08 Seconds West a distance of 198.28 feet to an iron pin set 80.25 feet right of centerline station 22+08.45;

Thence North 86 Degrees 33 Minutes 05 Seconds West a distance of 244.76 feet to a point on the grantor's west line and the east line of a 58.0 acre parcel conveyed to City of Athens recorded in Volume 267, Page 111, 60.00 feet right of centerline station 20+01.61;

Thence North 21 Degrees 09 Minutes 44 Seconds East a distance of 138.44 feet along the grantor's west line and the east line of a 58.0 acre parcel conveyed to City of Athens recorded in Volume 267, Page 111 to a point 71.87 feet left of centerline station 20+43.74;

Thence North 52 Degrees 18 Minutes 10 Seconds East a distance of 207.55 feet along the grantor's west line and the east line of a 58.0 acre parcel conveyed to City of Athens recorded in Volume 267, Page 111 to a point 116.77 feet left of centerline station 23+46.57;

Thence North 65 Degrees 18 Minutes 55 Seconds East a distance of 493.74 feet along the grantor's north line and the east line of a 58.0 acre parcel conveyed to City of Athens recorded in Volume 267, Page 111 to the grantor's northern corner 181.12 feet left of centerline station 27+81.96;

Thence South 05 Degrees 25 Minutes 55 Seconds East a distance of 141.00 feet to an iron pin set on the grantor's north line and the west line of a 0.54 acre parcel conveyed to Appalachian Center For Economic Networks Inc. recorded in Official Record 301, Page 2394, 41.54 feet left of centerline station 27+62.06;

Thence South 03 Degrees 56 Minutes 01 Seconds East a distance of 61.40 feet along the grantor's north line and the west line of a 0.54 acre parcel conveyed to Appalachian Center For Economic Networks Inc. recorded in Official Record 301, Page 2394 to the **Point of Beginning**.

The above described contains 2.881 acres more or less including the present road which occupies 0.000 acres and is contained in Auditor's Parcel Number A028200006100 which presently shows 54.937 acres.

To be continuous and contiguous with the City of Athens recorded in Volume 267, Page 111.

Subject to all legal easements and right of way.

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All iron pins set are $\frac{3}{4}$ inch x 30 inch rebar with cap stamped "Canter 7226".

All stations and offsets are referenced to the centerline of right of way of Ath-Columbus Road Bike Path Spur.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed February 2014.

Prior Instrument Reference: Official Record 443, Page 1360 of the Athens County Recorder's Office.

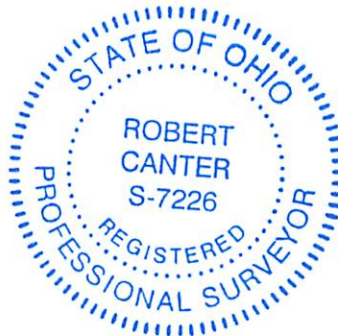
All bearings, coordinates and distances are expressed as Ohio State Plane South Zone Grid, NAD 83(2011). Based on the Ath-Columbus Road Bike Path Spur right of way plans.

Robert C. Canter

Robert C. Canter, P.S. 7226

5-11-15

Date



10/1/01

10/1/01

10/1/01

The undersigned, Robert Cantor, a duly licensed Professional Surveyor in the State of Ohio, has surveyed and located the boundary lines of the above described land, and has found the same to conform to the description thereof as contained in the foregoing plat, and has thereunto set his hand and seal at Columbus, Ohio, this 1st day of October, 2001.

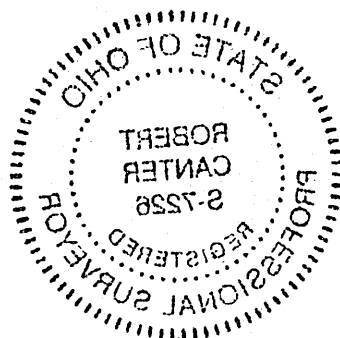
I hereby certify that the above described land is the same as shown on the plat hereto attached, and that the same is the same as shown on the plat hereto attached, and that the same is the same as shown on the plat hereto attached.

Witness my hand and seal at Columbus, Ohio, this 1st day of October, 2001.

I hereby certify that the above described land is the same as shown on the plat hereto attached, and that the same is the same as shown on the plat hereto attached, and that the same is the same as shown on the plat hereto attached.

10/1/01

10/1/01



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian Williams
DATE: 5/11/15

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/27/15

PID 94906

**PARCEL 2-WD2
ATH-COLUMBUS ROAD BIKE PATH SPUR
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
"CITY OF ATHENS", ATHENS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, Athens County, City of Athens, part of Farm Lot 48, Section 11, T.9N, R.14W and being part of a 54.937 acre parcel conveyed to Athens Health Realty, LLC in Official Record 443, Page 1360 in the Athens County Recorder's office and being more particularly described as follows:

Being a parcel of land lying on the right side of centerline of Ath-Columbus Road Bike Path Spur.

Point of Beginning being the southwest corner of Lot 3074 (calculated corner) of Terrace Heights Subdivision recorded in Envelope 308 B and the southeast corner of a 0.54 acre parcel conveyed to the Appalachian Center For Economic Networks Inc. in Official Record 301, Page 2394, 10.66 feet right of centerline station 29+18.27;

Thence from the **Point of Beginning** North 73 Degrees 41 Minutes 23 Seconds East a distance of 64.86 feet along the grantor's north line and the south line of Lot 3074 of Terrace Heights Subdivision recorded in Envelope 308 B to the grantor's northeast corner, a point on the south line of Lot 3074 of Terrace Heights Subdivision recorded in Envelope 308 B and the northwest corner of a 0.78 acre parcel conveyed to Brian Charles Burke and Judith A. Burke recorded in Volume 304, Page 537, 8.38 feet right of centerline station 29+82.70;

Thence South 02 Degrees 37 Minutes 02 Seconds West a distance of 9.83 feet along the grantor's east line and the west line of a 0.78 acre parcel conveyed to Brian Charles Burke and Judith A. Burke recorded in Volume 304, Page 537 to an iron pin set 17.68 feet right of centerline station 29+79.54;

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Thence South 73 Degrees 35 Minutes 05 Seconds West a distance of 90.86 feet to an iron pin set 21.82 feet right of centerline station 28+89.58;

Thence South 77 Degrees 37 Minutes 37 Seconds West a distance of 137.80 feet to an iron pin set on the grantor's north line and the southwest corner of a 0.54 acre parcel conveyed to Appalachian Center For Economic Networks Inc. in Official Record 301, Page 2394, 19.01 feet right of centerline station 27+51.81;

Thence North 73 Degrees 41 Minutes 23 Seconds East a distance of 166.66 feet along the grantor's north line and the south line of a 0.54 acre parcel conveyed to the Appalachian Center For Economic Networks Inc. in Official Record 301 to the **Point of Beginning**.

The above described contains 0.035 acres more or less including the present road which occupies 0.000 acres and is contained in Auditor's Parcel Number A028200006100 which presently shows 54.937 acres.

To be continuous and contiguous with the City of Athens recorded in Volume 267, Page 111.

Subject to all legal easements and right of way.


All iron pins set are 3/4 inch x 30 inch rebar with cap stamped "Canter 7226".

All stations and offsets are referenced to the centerline of right of way of Ath-Columbus Road Bike Path Spur.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed February 2014.

Prior Instrument Reference: Official Record 443, Page 1360 of the Athens County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane South Zone Grid, NAD 83(2011). Based on the Ath-Columbus Road Bike Path Spur right of way plans.


Robert C. Canter, P.S. 7226



5-11-15
Date



LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS15-000007

Issue Date: 05/11/2015

Permit Type: Minor

Issue Date: 05/11/2015

Description: Lotsplit for bike path spur.

Approval Conditions/Notes: Your request for a Lotsplit is approved in accordance with the application submitted, Athens City Code Title 21, and Athens City Planning Commission approval on 5/7/2015.

Note: Property for bike spur to be held continuous and contiguous with property on other side of river.

Location:

Lot: 48 Section: 11 Town: 9N Range: 14W Township: Athens

Applicant:

City of Athens
Phone: 740-593-7636

30 Curran Drive
Athens OH 45701

Property Owner:

Aurels Health Care
Phone: 614-595-7111

8181 Worthington Road
Westerville Oh 43082
Registration #: S-7226

Surveyor Name: Canter Surveying

State property owner originally purchased the property:

Acresage of original purchase:	54.957
Number and size of parcels subdivided since original purchase:	3
Acresage of proposed parcel(s) with new plat of survey attached:	2.916
Public road frontage of proposed parcel(s):	0
Date of survey of plat of proposed parcel(s):	Residual: 05/04/2015
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	05/11/2015

Minimum Requirements:

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio:

Health Department Approval:

Number of Splits Permitted:

Registered Surveyor:

Total Fees: \$0.00

Service-Safety Director recommendation:

Approved

Refused

RJ Sumney

R.J. Sumney, Chairperson
Athens City Planning Commission

5/14/15

Date

**SURVEY FOR
THE CITY OF ATHENS**

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, CITY OF ATHENS
PART OF FARM LOT 48, SECTION 11, T9N, R14W

BASIS FOR BEARINGS:
BEARINGS ARE NAD 83(2011), OHIO STATE PLANE
SOUTH ZONE, GRID.
REFERENCE THE ATH-COLUMBUS ROAD
BIKE PATH SPUR RIGHT OF WAY PLANS

TERRACE HEIGHTS SUBDIVISION
ENV. 308 B

LOT 3075

APPALACHIAN CENTER FOR
ECONOMIC NETWORKS, INC.
O.R. 301, PG. 2394

A028200006300

LOT 3074

29+82.70
8.38' RT.

31

PC Sta. 29+67.14

PT Sta. 29+14.15

29

166.66'

64.86'

1.P.S.

502°37'02"W

9.83'

29+79.54

17.68' RT.

BRIAN CHARLES BURKE AND
JUDITH A. BURKE
VOL. 304, PG. 537
A028200006105, 0.781 AC.

0.035 AC.

573°35'05"W

90.86'

28+89.58

21.82' RT.

137.80'

POB 2W-D2
POC 2WD-1

27+62.06

41.54' LT.

505°25'55"E

141.00'

27+81.96

181.12' LT.

A028200006200
0.54 AC.

29+18.27

10.66' RT.

27

PC Sta. 26+74.97

PT Sta. 26+90.52

26

356.54'

POB 2WD-1

27+51.81

19.01' RT.

577°37'37"W

81.40'

503°56'01"E

28

166.66'

1.P.S.

N73°41'23"E

137.80'

28

28

CITY OF ATHENS
VOL. 267, PG. III
58.0 AC.

HOCKING RIVER
CITY OF ATHENS

(2-WD1)

2.881 ACRES

ATHENS HEALTH REALTY, LLC.
O.R. 443, PG. 1360
A028200006100, 54.937 AC. TAXED

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert Cantor
DATE: 5/14/15



SURVEYED 9/2013-2/2014 BY CANTER SURVEYING/GPS SERVICES, INC
UNDER THE DIRECTION AND SUPERVISION OF ROBERT C. CANTER
REGISTERED SURVEYOR NO. 7226.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

Robert Cantor 5-4-15
ROBERT C. CANTER, P.S. 7226 DATE

MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- I.P.S. 3/4" X 30" IRON PIN SET
W/CAP STAMPED "CANTER S-7226"

REFERENCES

- DEEDS AS NOTED
- COUNTY TAX MAPS
- COUNTY GIS
- COUNTY SURVEY RECORDS
- ATH-COLUMBUS ROAD BIKE PATH SPUR
RIGHT OF WAY PLANS



6801 SR 56
ATHENS, OHIO 45701
740-592-5706

JOB #13020 ATHENS HEALTH REALTY

GRAPHIC SCALE

