

ALL THAT CERTAIN parcel or tract of land situate in the Township of Athens, County of Athens and State of Ohio, situate in Country Corners Shopping Center, being in Farm Lot 114, Athens Township, Section 24, Township 9, Range 14, in the unincorporated community of The Plains and being more particularly bounded and described as follows:

COMMENCING at a stone monument found on the Athens and Dover Township Line at the northwest corner of Section 24, said stone also being the northwest corner of property now or formerly of Pentajay Company, LLC, recorded in Official Record Book 423, Page 2382 of the Athens County, OH Records Office;

THENCE from said POINT OF COMMENCEMENT for the following four (4) courses and distances:

- 1) S 86°21'33" E, a distance of 482.81 feet to a point;
- 2) S 4°15'54" W, a distance of 125.41 feet to a point;
- 3) S 86°03'27" E, a distance of 716.76 feet to a point on the west right-of-way line of North Plains Road (a.k.a. State Route 682, 60' right-of-way width);
- 4) Thence with the west right-of-way line of North Plains Road S 14°01'58" E, a distance of 37.22 feet to an iron pin with cap set marking the POINT OF BEGINNING for the herein described property:

THENCE from said POINT OF BEGINNING and following the west right-of-way line of North Plains Road, S 14°01'55" E, a distance of 193.00 feet to an ODOT right-of-way survey disk found;

THENCE passing through lands now or formerly of Pentajay Company, LLC, of which the following described parcel was once a part, the following three (3) courses and distances:

- 1) S 75°58'05" W, a distance of 170.00 feet to an iron pin found;
- 2) N 14°01'55" W, a distance of 193.00 feet to a mag nail set;
- 3) N 75°58'05" E, a distance of 170.00 feet to a mag nail set on the west right-of-way line of North Plains Road at the POINT OF BEGINNING;

CONTAINING within said bounds a total of 0.753 acres (32,810.00 square feet).

BEING a portion of the premises conveyed to Pentajay Company, LLC by Quit Claim Deed from Pentajay Company, recorded May 19, 2008 in Official Record Book 423, Page 2382 of the Athens County, OH Recorder's Office and being all that property described in a Memorandum of Lease from Pentajay Company to McDonald's Corporation dated January 29, 2002 and recorded in Official Record Book 326, Page 1361 on March 26, 2002.

THE ABOVE description is based upon an actual field survey conducted under the direct supervision of Howard G. McIlvried, Ohio Licensed Land Surveyor No. S-8015, on May 6th, 2014.

BEARINGS contained in the above description are based upon the bearings of the Memorandum of Lease from Pentajay Company to McDonald's Corporation dated January 29, 2002 and recorded in Official Record Book 326, Page 1361 on March 26, 2002.

Monuments described "mag nail set" are 2 ½"x1/4" magnetic nails manufactured by CHRISNIK INC. that bear the inscription "MAG".

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Williams*  
DATE: 4/24/15



# MINOR SUBDIVISION REVIEW

(Lotsplit / Land Transfer)

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 21

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*Entire Page is for Office Use Only*

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Address/Location of Property:

*80 N. PLAINS RD, THE PLAINS*

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Reason for Request (Details): *SEPERATE McDONALDS FROM STRIP  
MALL PROPERTY*

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Code Enforcement Comments: *PC Required. less than 5 Acrea, new lot  
being made. Access easement provided in lease. Items 5, 6 & 7  
of lease need to be recorded at Auditor's Office*

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Signature *[Signature]* Date *10/31/14*

---

Athens City Planner Comments

*None*

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Signature *[Signature]* Date *10/31/2014*

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Engineering & Public Works Department Comments

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---

Signature \_\_\_\_\_ Date \_\_\_\_\_

---

Service-Safety Director's Comments

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Signature \_\_\_\_\_ Date \_\_\_\_\_



# LOTSPLIT/LAND TRANSFER PERMIT

CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 23

Permit #: LS14-000010  
Issue Date: 11/06/2014

Permit Type: Minor      Issue Date: 11/06/2014

**Description:** Split 0.753 Acre from original 17.765 parcel.

**Approval Conditions/Notes:** Your request for a Lotsplit is approved in accordance with the application submitted, Athens City Planning Commission approval on 11/6/2014, and with Conditions 5, 6, 7 & 8 which are included in the deed.

**Location:**

Lot: 114 & 151      Section: 24 & 30      Town: 9      Range: 14      Township: Athens

**Applicant:**

Pentajay Company, LLC  
Phone: 740-797-7130

70 North Plains Road  
The Plains OH 45780

**Property Owner:**

Pentajay Company, LLC  
Phone: 740-797-7130

70 North Plains Road  
The Plains OH 45780

**Surveyor Name:** Howard G. McIlwried

**Registration #:** S-8015

Date property owner originally purchased the property:	05/19/2008
Acreage of original purchase:	17.765
Number and size of parcels subdivided since original purchase:	0
Acreage of proposed parcel(s) with new plat of survey attached:	0.753
Public road frontage of proposed parcel(s): 193	Residual: 376.27
Date of survey of plat of proposed parcel(s):	06/18/2014
Approval date of health authority of jurisdiction for sewage disposal:	N/A
Approval date of County Engineer for mathematical accuracy of survey:	N/A

**Minimum Requirements:**

Public Road Frontage:

Engineer's Approval:

Width to Depth Ratio:

Health Department Approval:

Number of Splits Permitted:

Registered Surveyor:

**Total Fees:** \$80.00

**Service-Safety Director recommendation:**

Approved       Refused

R. J. Sumney  
R. J. Sumney, Acting Chair  
Athens City Planning Commission

11/20/14  
Date

**APPLICATION for MINOR SUBDIVISION  
(Lotsplit/Land Transfer)  
CITY OF ATHENS, OHIO  
ATHENS CITY CODE TITLE 21**

(For Office Use Only)  
Permit # LS14-000018  
Date Rec'd 10-17-14

Applications must contain all of the following information. An incomplete application will not be processed.

Applicant McDonald's Corporation Phone # to call when processed 724-939-2810 ext. 28  
Address 1000 Omega Drive, Pittsburgh, PA 15205  
Property Owner Pentajay Company, LLC Phone 740-797-7130  
(if other than applicant) Address 70 North Plains Road, The Plains, OH 45780  
Surveyor Name and State Registration Number Howard G. McILvried, OH 8015

Address of Property: 80 North Plains Road, The Plains, OH 45780

Date property owner originally purchased the property: May 19, 2008

Acreage of original purchase: 17.765 CARIS JACKSON

Number and size of parcels subdivided since original purchase: 0

Acreage of proposed parcel(s) with new plat of survey attached: 0.753

Public road frontage of proposed parcel(s) 193 feet residual 376.27 feet

Date of survey of plat of proposed parcel(s): 6/18/2014

Approval date of health authority of jurisdiction for sewage disposal: \_\_\_\_\_

Approval date of County Engineer for mathematical accuracy of survey: \_\_\_\_\_

Location:  
Lot 14 & 15 Section 29 & 30 Town 9 Range 14 Township Athens

(For Office Use Only)  
Do the proposed parcel(s) and residual satisfy minimum requirements for:

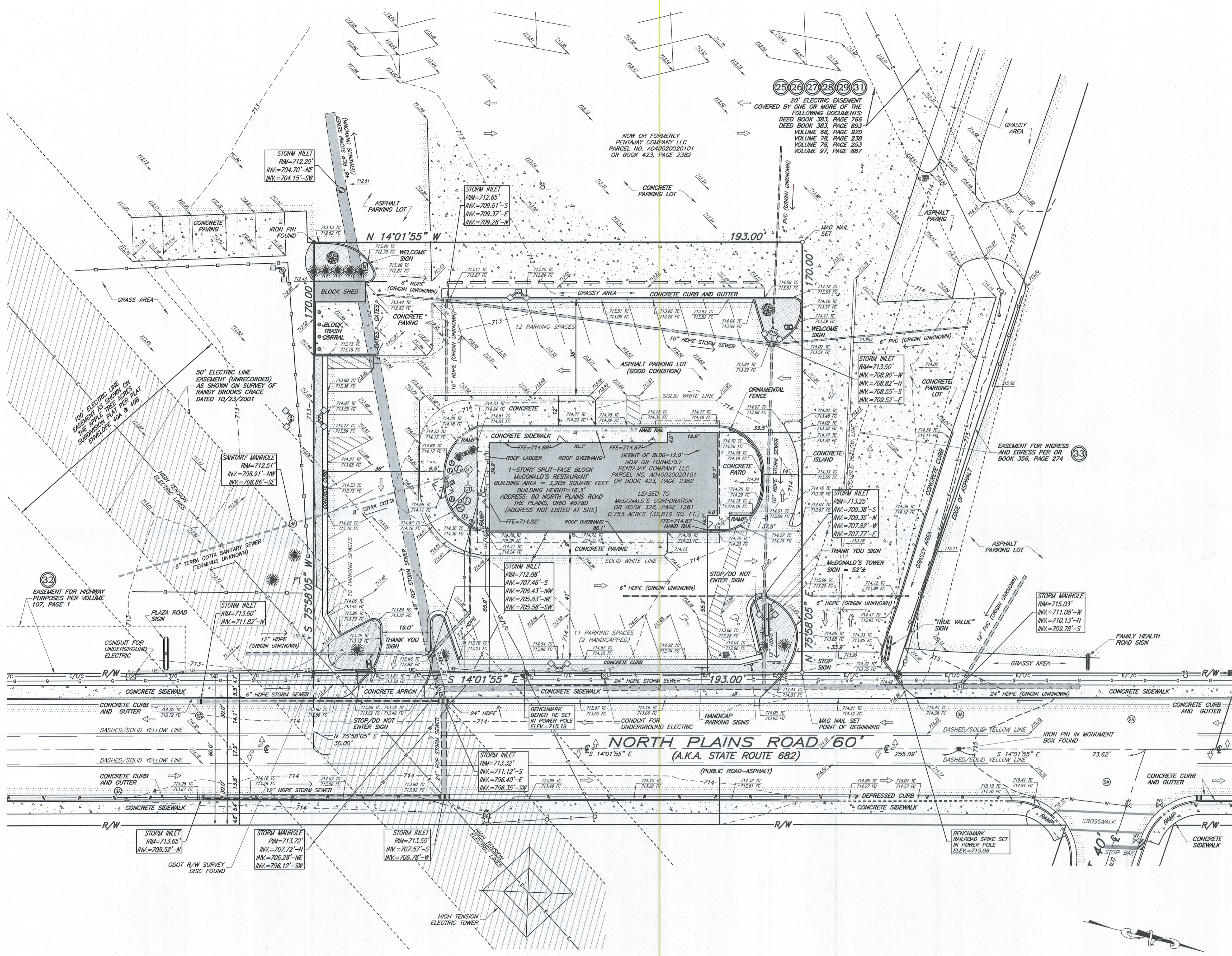
	Yes	No
Public Road Frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Width to Depth Ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Splits Permitted as Minor Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineer's Approval	<input type="checkbox"/>	<input type="checkbox"/>
Health Department Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Registered Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Zoning Administrator recommendation:  
Approval  Refusal   
John P. Paszke 10/31/14  
John P. Paszke Date  
Zoning Administrator

Approval  Refusal   
\_\_\_\_\_  
Paula Horan-Moseley Date  
Service-Safety Director

APPROVED WITH CONDITIONS 5, 6, 7 & 8 ARE INCLUDED IN DEED





LEGEND	
Contour Line	--- 715 ---
Water Line	W W W
Gas Line	G G G
Overhead Electric Line	E E E
Overhead Electric, Telephone and Cable Line	E/T/C
Overhead Telephone and Cable Line	T/C T/C
Underground Electric Line	UE UE UE
Storm Sewer	SS SS SS
Sanitary Sewer	SS SS SS
Easements	---
Split Rail Fence	--- ---
Turn Arrows	↔ Traffic Flow Arrow
Handicap Symbol	♿ Benchmark
Storm Inlets	⊕ Iron Pin Found
Sanitary Manhole	⊕ Right-of-Way R/W
Grease Trap	⊕ Centerline
Sanitary Cleanout	⊕ Water Valve
Utility Pole	⊕ Water Meter
Electric Meter	⊕ Fire Hydrant
Guy Wire	⊕ Gas Meter
Menu Board	⊕ Cod with Canopy
Signs	⊕ Light Pole
Display Case	⊕ Spot Elevation
Tower Sign with (2) Light Fixtures	⊕ Bollard
Enter/Exit Sign	⊕ Wheel Stop
Trees	⊕ Door
Shrub	⊕ Tree Stump
Landscape Area	⊕ No Parking
Edge of Asphalt	⊕ Concrete

**AS-SURVEYED LEGAL DESCRIPTION**

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REV. NO.	DATE	DESCRIPTION	BY
1	05/18/14	PREPARED FOR SUBMITTAL	HGM
2	07/20/14	ORIGINAL SUBMITTAL WITH ADDRESS	HGM
3	01/20/15	PER ATHENS COUNTY AUDITOR	HGM
4	04/01/15	PER ATHENS COUNTY AUDITOR	HGM
5	04/16/15	PER ATHENS COUNTY AUDITOR	HGM

**MDM**  
 MCLIVRIED, DIDIANO, & MOX, LLC  
 Site Planners • Engineers • Surveyors  
 8851 Kind Drive  
 Athens, OH 45701  
 Ph: (724) 934-2810 fax: (724) 934-2811  
 mclivried@mdmic.com  
 www.mdmic.com

McDonald's Restaurant L/C 34-1684  
 80 North Plains Road  
 Township of Athens, County of Athens  
 State of Ohio  
 ALTA/ACSM LAND TITLE SURVEY

SERIAL NUMBER: A414902203

**3 WORKING DAYS BEFORE YOU DIG**

CALL TOLL FREE  
 1-800-362-2764

OHIO UTILITIES PROTECTION SERVICE

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Howard G. McIlvried*  
 DATE: 4/24/15

SCALE:  
 1"=20'

DATE:  
 04/16/15

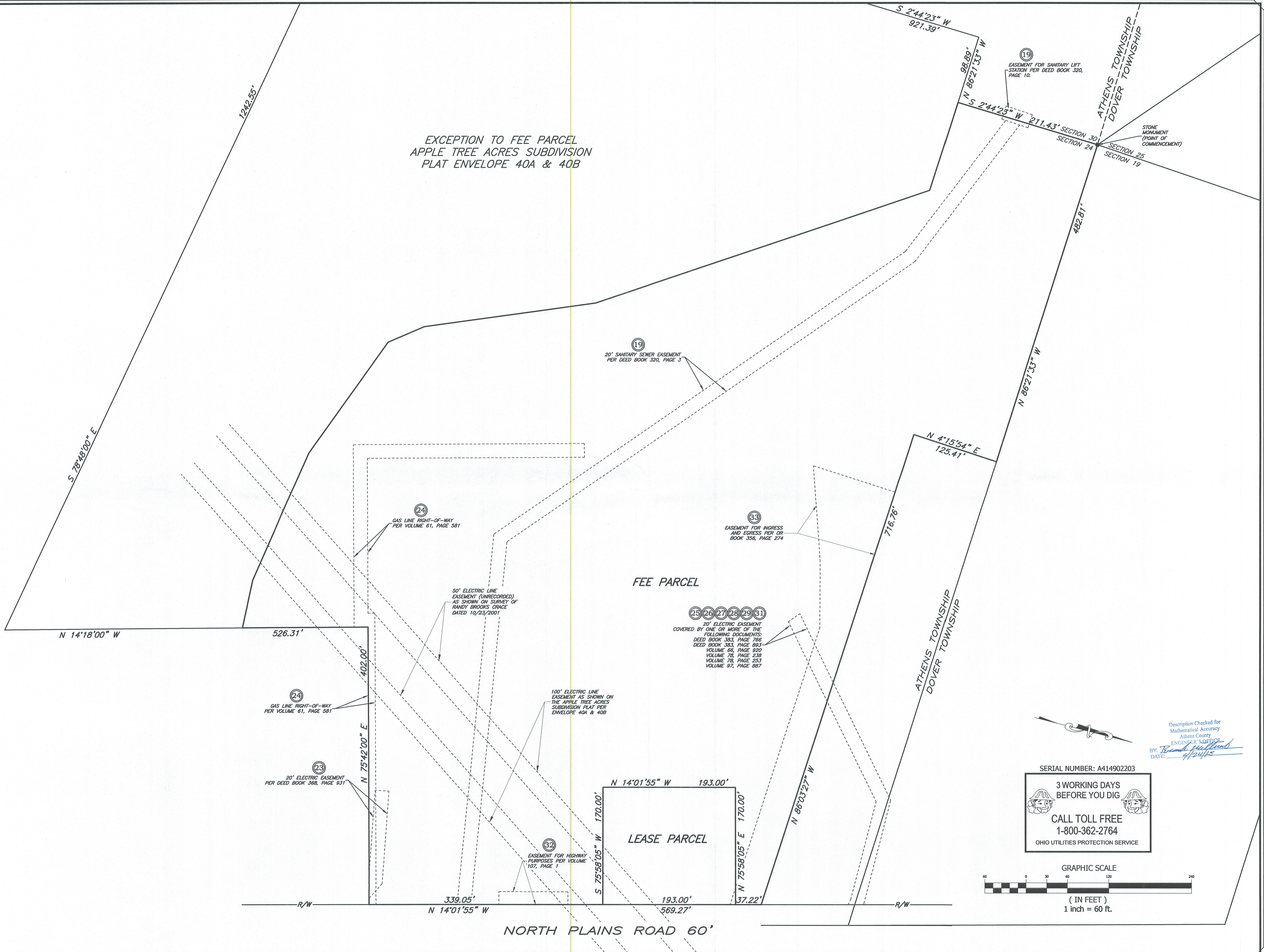
DRAWN BY:  
 JAJ

CHECKED BY:  
 HGM

SHEET NUMBER:  
**2 of 3**

PROJECT NO. 3970

EXCEPTION TO FEE PARCEL  
APPLE TREE ACRES SUBDIVISION  
PLAT ENVELOPE 40A & 40B



19  
20' SANITARY SEWER EASEMENT  
PER DEED BOOK 320, PAGE 3

24  
GAS LINE RIGHT-OF-WAY  
PER VOLUME 61, PAGE 581

50' ELECTRIC LINE  
EASEMENT (UNRECORDED)  
AS SHOWN ON SURVEY OF  
RANDY BROOKS CRACE  
DATED 10/23/2001

33  
EASEMENT FOR INGRESS  
AND EGRESS PER DEED  
BOOK 356, PAGE 274

25 26 27 28 29 31  
20' ELECTRIC EASEMENT  
COVERED BY ONE OR MORE OF THE  
FOLLOWING DOCUMENTS:  
DEED BOOK 383, PAGE 766  
DEED BOOK 383, PAGE 893  
VOLUME 66, PAGE 920  
VOLUME 78, PAGE 239  
VOLUME 78, PAGE 253  
VOLUME 97, PAGE 887

100' ELECTRIC LINE  
EASEMENT AS SHOWN ON  
THE APPLE TREE ACRES  
SUBDIVISION PLAT PER  
ENVELOPE 40A & 40B

24  
GAS LINE RIGHT-OF-WAY  
PER VOLUME 61, PAGE 581

23  
20' ELECTRIC EASEMENT  
PER DEED BOOK 368, PAGE 931

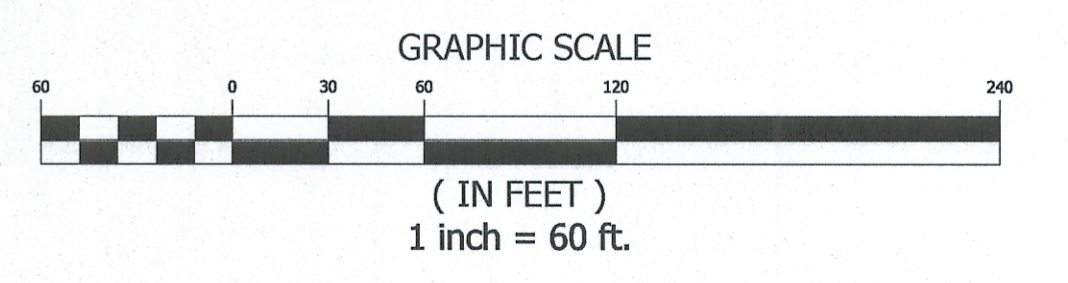
32  
EASEMENT FOR HIGHWAY  
PURPOSES PER VOLUME  
107, PAGE 1

19  
EASEMENT FOR SANITARY LIFT  
STATION PER DEED BOOK 320,  
PAGE 10.

STONE  
MONUMENT  
(POINT OF  
COMMENCEMENT)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brandon McAllister*  
DATE: 7/24/15

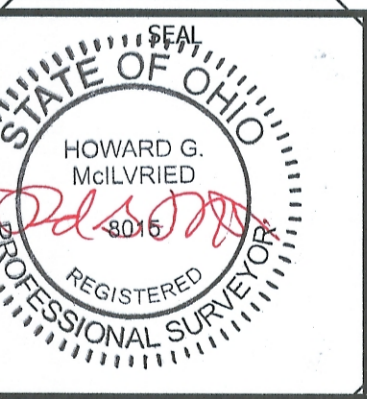
SERIAL NUMBER: A414902203  
3 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE  
1-800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



NO.	DATE	DESCRIPTION	INT.
1	06/28/14	PRELIMINARY SUBMITTAL	JAJ
2	01/20/15	ORIGENAL PER ATHENS COUNTY AUDITOR	HGM
3	04/01/15	PER ATHENS COUNTY AUDITOR	HGM
4	04/01/15	PER ATHENS COUNTY AUDITOR	HGM
5	04/16/15	PER ATHENS COUNTY AUDITOR	HGM

**MDM**  
MCLIVRIED, DIDIANG, & MOX, LLC  
Site Planners • Engineers • Surveyors  
8851 Kind Drive  
Pittsburgh, PA 15237  
Ph: (724) 834-2811  
mdmsurvey@mdmllc.com  
www.mdmllc.com

McDonald's Restaurant L/C 34-1684  
80 North Plains Road  
Township of Athens, County of Athens  
State of Ohio  
EXHIBIT SHOWING FEE PARCEL AND LEASE PARCEL



SCALE:  
1"=60'  
DATE:  
04/16/15  
DRAWN BY:  
JAJ  
CHECKED BY:  
HGM

SHEET NUMBER:  
3 of 3  
PROJECT NO. 5970