

LEGAL DESCRIPTION
WITH CORRECTIONS MADE TO THE QUIT CLAIM DEED
DESCRIBED IN VOLUME 390 PAGE 2584
OF THE ATHENS COUNTY OFFICIAL DEED RECORDS

The following legal description was based on a new retracement survey utilizing currently existing monuments found that provide a more accurate description of the two tracts and one exception tract in the Quit Claim Deed to Brian and Rebeka Muhn, Trustees of the Muhn Family Trust (created December 14, 2005) described in Volume 390 Page 2584 of the Athens County Official Deed Records. Based on monuments found, new monuments were placed at all corners where they are missing. This was done to meet Athens County Standards required for future transfer of property. Encroachments found in the course of the survey are also illustrated on the survey plat.

Situated in Inlots 153 and 154 of the City of Athens, Section 16 Athens Township, Town 9, Range 14, Athens County, Ohio and described as follows:

FIRST TRACT:

Being a part of Inlot 154 of said City and more accurately described as follows:

Beginning at an iron pin set at the approximate, estimated southeast corner of Inlot 154 of the City of Athens,
THE TRUE POINT OF BEGINNING;

thence along the south line of Parcel A028130004700 of University Rentals 3 CORP. (425-164 O.R.) and the south line of Parcel A0281300049.00 of Muhn Trustees (390-2584 O.R.) and along the north line of Michael L'Heureux (350-771 O.R.) and Hunter Rentals INC. (82-599 O.R.)

North 74°00'00" West a distance of 56.50 feet

, passing through a set iron pin at 5.0 feet, to a found 1¼" rod at the southwest corner of said First Tract of Muhn Trustees (390-2584 O.R.) and at the southeast corner of Parcel A0281300050.00 of University Rentals 3 CORP. (480-1877 O.R.) and said corner being witnessed by a found 5/8" rebar with I.D. cap labeled PRICE which bears N 74°00'00" West 25.07 feet; thence along the west line of said First Tract of Muhn Trustees (390-2584 O.R.) and along the east line of said University Rentals 3 LLC (480-1877 O.R.) the following two bearings and distances:

1) North 32°20'42" East a distance of 40.00 feet

to a P.K. nail set in a concrete parking area; thence

2) North 45°46'05" East a distance of 56.46 feet

to a found 1¼" pipe on the southerly line of North Lancaster Street at the Northwest Corner of said First Tract of Muhn Trustees (390-2584 O.R.) and the northeast corner of said University Rentals 3 CORP. (425-164 O.R.); thence along the north line of Muhn Trustees (390-2584 O.R.) and along the southerly line of North Lancaster Street

South 26°06'46" East a distance of 25.67 feet

to a set iron pin at the northeast corner of said First Tract of Muhn Trustees (390-2584) and also being on the line between Inlots 154 & 153 and at the northwest corner of the 2nd Tract of Muhn Trustees (390-2584 O.R.); thence along said line between Inlots 154 & 153 and the east line of said First Tract of Muhn Trustees (390-2584 O.R.) and the west line of the 2nd Tract of Muhn Trustees (390-2584 O.R.)

South 16°00'00" West a total distance of 68.35 feet

TO THE POINT OF BEGINNING AND CONTAINING 0.0762 ACRES.

EXCEPTION TO THE FIRST TRACT:

Being a part of Inlot 154 of the City of Athens and more accurately described as follows:

Commencing at a set iron pin on the south line of Parcel A028130004700 of University Rentals 3 CORP. (425-164 O.R.) at the approximate, estimated Southeast Corner of Inlot 154 and Southwest Corner of Inlot 153 of the City of Athens and being the southwest corner of Parcel A028130004700 of University Rentals 3 CORP. (425-164 O.R.) and said set iron pin is THE TRUE POINT OF BEGINNING OF AN EXCEPTION FROM THE FIRST TRACT; thence along the south line of Inlot 154 and south line of Parcel A028130004500 of said University Rentals 3 CORP. (425-164 O.R.)

North 74°00'00" West a distance of 5.00 feet

to a set iron pin at the southeast corner of aforesaid First Tract of Muhn Trustees (390-2584 O.R.); thence along the east line Parcel A0281300049.00 of the First Tract of Muhn Trustees (390-2584 O.R.) and the west line of University Rentals 3 Corp. (425-164 O.R.)

North 25°47'20" East a distance of 29.41 feet

to a set iron pin on the east line of Inlot 154 and west line of Inlot 153; thence;

South 16°00'00" West a distance of 28.98 feet

to THE POINT OF BEGINNING and CONTAINING 0.0017 ACRES

WHICH IS EXEMPTED FROM THE FIRST TRACT.

SECOND TRACT

Commencing at a set iron pin at the approximate, estimated Southeast Corner of Inlot 154 and Southwest Corner of Inlot 153 of the City of Athens on the south line of Parcel A028130004700 of University Rentals 3 CORP. (425-164 O.R.); thence along the east line of Inlot 154 and the west line of Inlot 153 and

through the land of said University Rentals 3 CORP. (425-164 O.R.)

North 16°00'00" East a distance of 28.98 feet

to a set iron pin on the east line of the FIRST TRACT of Brian and Rebeka Muhn Trustees (390-2584 O.R.) and said iron pin set is THE TRUE POINT OF BEGINNING OF SAID 2ND TRACT; thence continuing along the east line of Inlot 154 and the west line of Inlot 153 and the east line of aforesaid FIRST TRACT

North 16°00'00" East a distance of 39.37 feet

to a set iron pin on the south line of North Lancaster Street at the northeast corner of aforesaid FIRST TRACT; thence along the south line of North Lancaster Street

South 54°05'30" East a distance of 6.80 feet

to a set iron pin; thence

South 25°47'20" West a distance of 37.60 feet

TO THE POINT OF BEGINNING and containing 0.0029 ACRE

Note #1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed "TOM TRANTINA RLS-8320"

Note #2) All calls for adjoining properties cited above and all deeds shown in parenthesis are given to fulfill mandatory County Auditor and Engineer's requirements and do not necessarily imply an acceptance of their content or their seniority.

The above description was prepared under the supervision of Thomas Coady Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by him dated September 19, 2025.

Subject to all deeds and right of ways, reservations, restrictive & protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County, Ohio.

The basis of bearing for this survey is:

North 74°00'00" West for the south line of INLOTS 153 AND 154.

Property Address: 41 North Lancaster Street, Athens, Ohio 45701

Prior Deed Reference: Vol.390 Page 2584 (Official Deed Records)

Parcel I.D. (s) :

A02-8130004900 (MUHN 1ST TRACT)

A02-8130004800 (MUHN 2ND TRACT)

A02-8130004700 (UNIVERSITY RENTALS 3 CORP. - EXCEPTION TO 1ST TRACT)

COADY SURVEYING LLC

THOMAS COADY TRANTINA, P.S.#8320

3428 PLEASANT HILL RD., ATHENS, OHIO 45701

740-517-2497

Tom Trantina
P.S.#8320

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Garrett*
DATE: *10/3/2025*



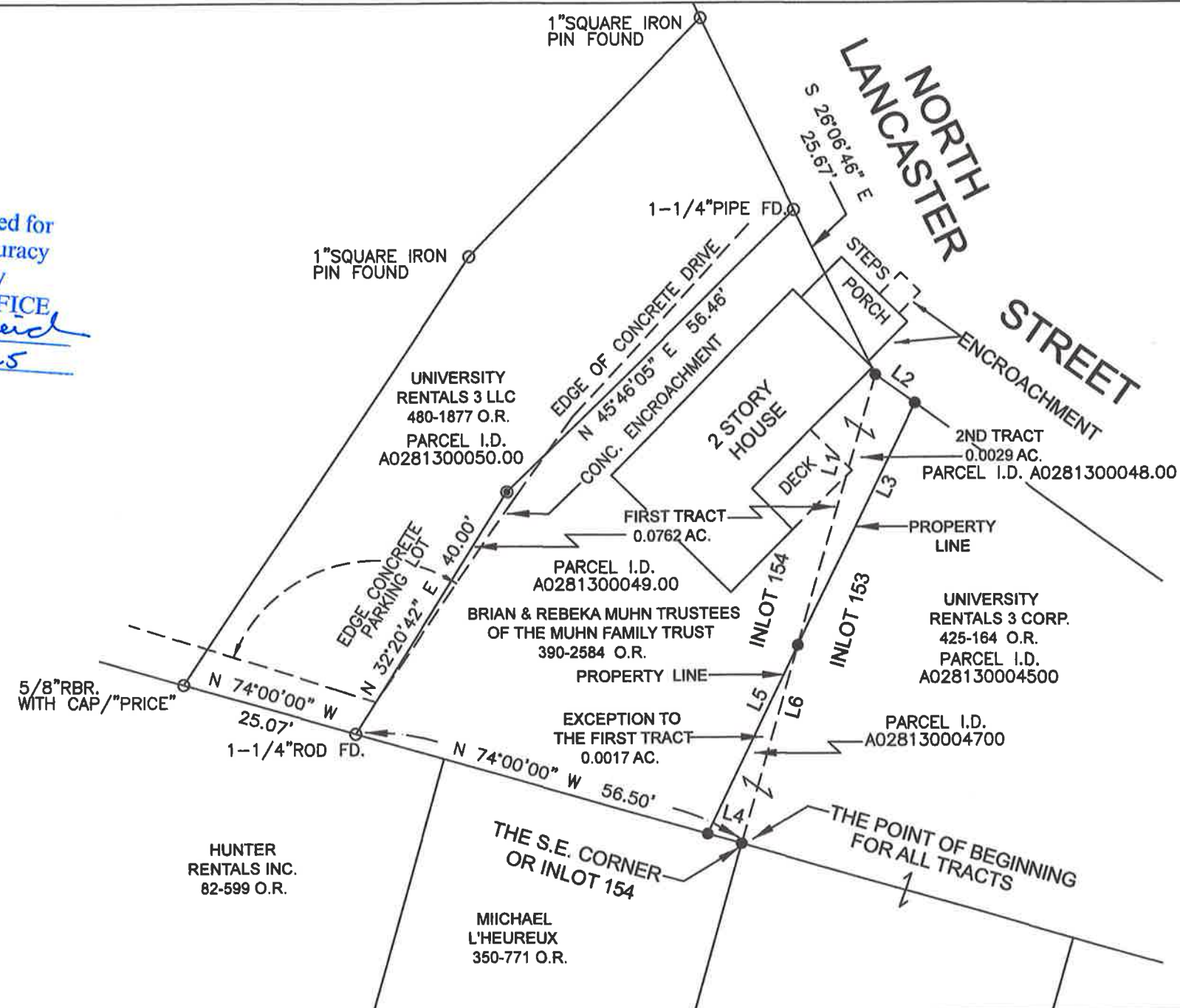
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *garrett meich*
DATE: *10/3/2025*



- = IRON PIN SET (SEE NOTE#1)
- = IRON PIN FOUND
- = P.K. NAIL SET

SURVEY NOTES:

- 1) ALL SET IRON PINS ARE 5/8" DIAMETER REBAR, 30" IN LENGTH WITH A YELLOW PLASTIC I.D. CAP INSCRIBED: "TOM TRANTINA RLS-8320,"
- 2) SINCE THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A LAWYER'S TITLE SEARCH WITH REGARD TO UTILITY LINES AND RIGHT OF WAYS-BEFORE CONSTRUCTION, CONTACT THE OHIO UTILITIES PROTECTION SERVICE BY CALLING 811 FOR UTILITY LINE MARKINGS.
- 3) THIS SURVEY IS SUBJECT TO ALL DEEDS AND RIGHT OF WAYS, RESERVATIONS AND RESTRICTIVE COVENANTS, UTILITY EASEMENTS AND OIL, GAS & MINERAL LEASES OF RECORD IN THE CHAIN OF TITLE OF THIS COUNTY.
- 4) REFERENCES USED: TAX PLATS AND DEEDS OF RECORD.
- 5) THE BASIS OF BEARING FOR THIS SURVEY IS: NORTH 74°00'00" WEST BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE INLOTS 154 & 153
- 6) THIS PLAT INVALID WITHOUT MY SEAL & SIGNATURE, OR IF IT CONTAINS ALTERATIONS MADE BY OTHERS.



2ND TRACT
LINE TABLE:
L1 N 16°00'00" E 39.37'
L2 S 54°05'30" E 6.80'
L3 S 25°47'20" W 37.60'

AREA: 0.0029 AC.

EXCEPTION FROM FIRST
TRACT
LINE TABLE:
L4 N 74°00'00" W 5.00'
L5 N 25°47'20" E 29.41'
L6 S 16°00'00" W 28.98'

AREA: 0.0017 AC.

Plat of RETRACEMENT OF FIRST AND SECOND TRACTS AND CORRECTION FOR MISCLOSURE
IN THE EXCEPTION FROM FIRST TRACT & ENCROACHMENTS AS SHOWN. Scale: 1" = 20'
Surveyed for: BRIAN & REBEKA MUHN, TRUSTEES Date: 10/03/25
Subdivision INLOTS 153 AND 154
Township ATHENS Section 16 Town 9 Range 14
Corporation CITY OF ATHENS County ATHENS Ohio

Tom Coady Job No. 010925
Tom Coady Trantona P.L.S. No. 8320

* COADY SURVEYING LLC *
3428 PLEASANT HILL ROAD
ATHENS, OHIO 45701



Tom Coady
P.S. #8320