

TRACT I
3.278 Acre Description

Situate in the State of Ohio, Athens County, Athens Township, Section 22, Township 9 North, Range 14 West, Farm Lots #100 & #101 and being part of a 21.000 acre parcel and part of a 4.060 acre parcel conveyed to East State Street Development Co. LLC as recorded in Official Record 526, Page 969 of the Athens County Recorder's office and being more particularly described as follows:

Beginning at a point on the grantors easterly line being the westerly line of an 18.740 acre parcel conveyed to the City of Athens recorded in Official Record 500, Page 2121 and the center of S.R. 682 being South 01 Degrees 22 Minutes 50 Seconds East a distance of 1131.47 feet from the northeast corner of Farm Lot #101, said point also being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** leaving the center of S.R. 682 and along a new line across the grantor the following seven (7) courses:

1. South 51 Degrees 33 Minutes 51 Seconds West a distance of 47.20 feet to an iron pin set;
2. South 52 Degrees 12 Minutes 40 Seconds West a distance of 314.56 feet to an iron pin set;
3. North 58 Degrees 40 Minutes 05 Seconds West a distance of 164.54 feet to an iron pin set;
4. South 85 Degrees 20 Minutes 19 Seconds West a distance of 84.70 feet to an iron pin set;
5. North 42 Degrees 21 Minutes 49 Seconds West a distance of 95.01 feet to an iron pin set;
6. North 36 Degrees 33 Minutes 38 Seconds West a distance 36.01 feet to an iron pin set;
7. North 53 Degrees 38 Minutes 04 Seconds East a distance of 468.72 feet to a point on the grantors northerly line being the south line of a 0.420 acre parcel conveyed to Christopher Pilos recorded in Deed Book 88, Page 574 (passing online an iron pin set at 418.72 feet);

Thence along the grantors northerly line and the south line of said 0.420 acre parcel the following two (2) courses:

1. South 58 Degrees 54 Minutes 39 Seconds East a distance of 65.73 feet to a point;
2. South 56 Degrees 52 Minutes 35 Seconds East a distance of 38.25 feet to a point at the beginning of a curve to the right on the grantors easterly line being the westerly line of said 18.740 and the center of S.R. 682;

Thence along the grantors easterly line the westerly line of said 18.740 acre parcel and the center of S.R. 682 the following three (3) courses:

1. Along a curve to the right having a radius of 4328.27 feet, arc length of 142.17 feet and a chord bearing of South 36 Degrees 24 Minutes 55 Seconds East a distance of 142.16 feet to a point;
2. South 35 Degrees 28 Minutes 28 Seconds East a distance of 68.99 feet to a point at the beginning of a curve to the right;
3. Along a curve to the right having a radius of 1387.44 feet, arc length of 10.05 feet and a chord bearing of South 35 Degrees 16 Minutes 01 Seconds East a distance of 10.05 feet to the **Point of Beginning**.

The above described contains 3.278 acres more or less being 3.068 acres contained in Auditor's Parcel Number A040020003405 & 0.210 acres contained in Auditor's Parcel Number A040020003500.

Subject to all legal easements and rights of way.

Subject to a 10 foot side building setback, a 25 foot front building setback and a 40 foot rear building setback.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a 1-1/4" plastic cap stamped "Canter-7226".

Plat attached herewith and made a part thereof.

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed September 22, 2020.

All bearings, coordinates and distances are expressed as Ohio State Plane Grid, South Zone, NAD 83(2011).



Robert C. Canter, P.S. 7226

7-27-21

Date

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUL 28 2021

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 7/28/21



LEGEND
 ● I.P.S. W/ 1-1/4" PLASTIC CAP
 3/4" X 30" REBAR SET
 STAMPED "CANTOR-7226"
 IRON PIPE FOUND IN
 ASPHALT PAVEMENT

ROBERT C. CANTOR P.S. #7226
 DATE

SURVEYED SEPTEMBER 22, 2020 UNDER THE DIRECTION AND SUPERVISION OF ROBERT C. CANTOR P.S. 7226. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

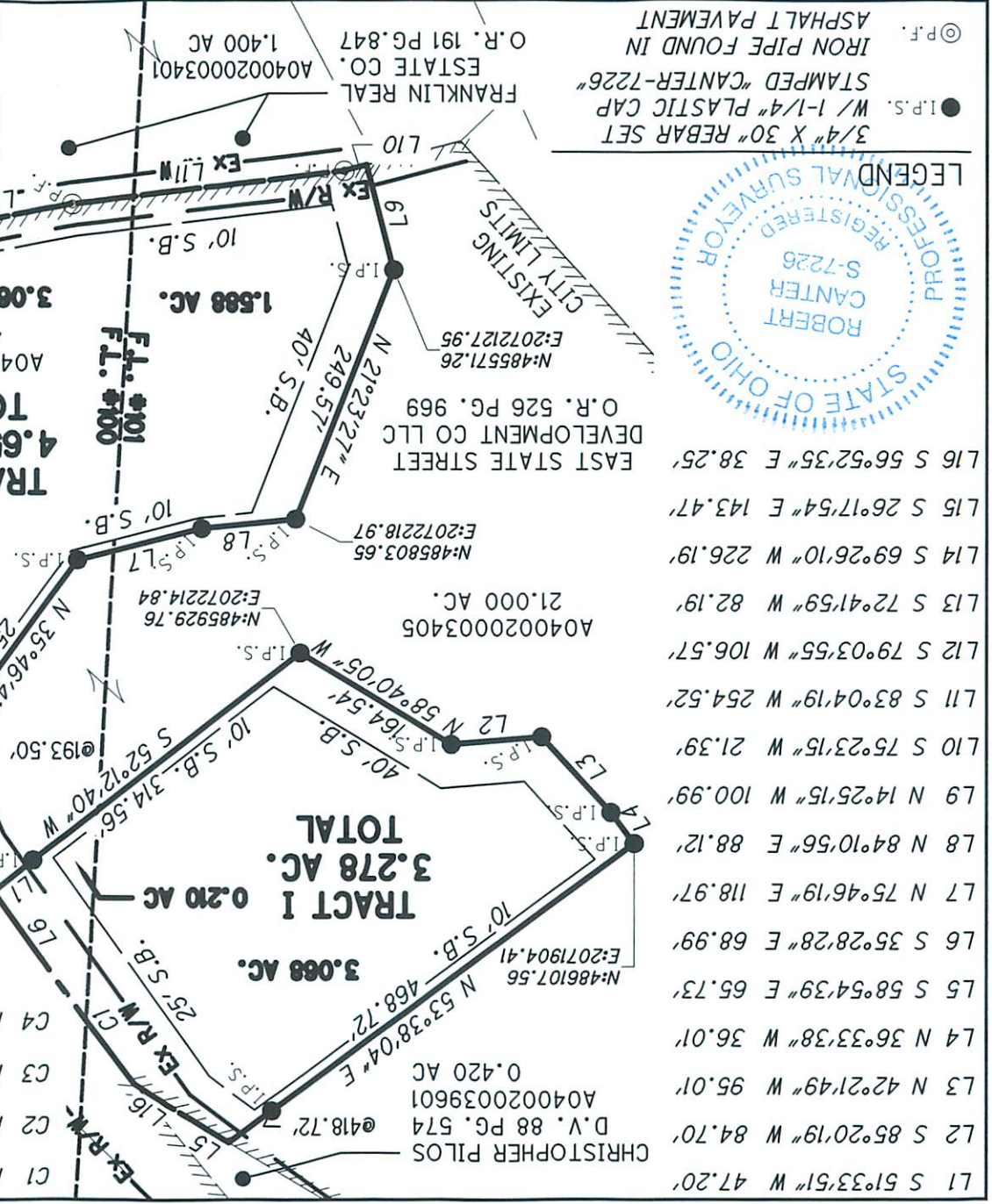
EXISTING R/W PER: ODOT R/W PLANS ATH-682-2-28-3.00 AND ATH-682-2-08-2.39 & COUNTY ENGINEER A010010044504 3.010 AC

RONALD HOPE O.R. 434 PG. 2471 0.730 AC
 A010010044503 4.060 AC
 A040020003500 3.064 AC

TRACT II 4.652 AC TOTAL
 P.O.B. FROM NORTH EAST CORNER OF FARM LOT #101
 BEING S 04°23'52" E, 1241.70'

TRACT I 3.278 AC TOTAL
 P.O.B. FROM NORTH EAST CORNER OF FARM LOT #101
 BEING S 01°22'50" E, 1131.47'

C1 R = 4328.27' L = 142.17' C.B. = S 36°24'55" E, 142.16'
 C2 R = 1387.44' L = 10.05' C.B. = S 35°16'01" E, 10.05'
 C3 R = 1387.44' L = 85.44' C.B. = S 28°03'45" E, 85.43'
 C4 R = 777.46' L = 256.58' C.B. = S 35°45'11" E, 255.42'



L1 S 51°33'51" W 47.20'
 L2 S 85°20'19" W 84.70'
 L3 N 42°21'49" W 95.01'
 L4 N 36°33'38" W 36.01'
 L5 S 58°54'39" E 65.73'
 L6 S 35°28'28" E 68.99'
 L7 N 75°46'19" E 118.97'
 L8 N 84°10'56" E 88.12'
 L9 N 14°25'15" W 100.99'
 L10 S 75°23'15" W 21.39'
 L11 S 83°04'19" W 254.52'
 L12 S 79°03'55" W 106.57'
 L13 S 72°41'59" W 82.19'
 L14 S 69°26'10" W 226.19'
 L15 S 26°17'54" E 143.47'
 L16 S 56°52'35" E 38.25'

PLAT OF SURVEY
 SURVEY FOR: WODA COOPER DEVELOPMENT, INC.
 JOB #201530 DATE: 12/07/2020
 DRWN: DAC CHK: RCC

NOTES:
 ALL BEARINGS, COORDINATES AND DISTANCES ARE EXPRESSED AS OHIO STATE PLANE SOUTH ZONE GRID, US SURVEY FEET NAD83 (2011).
 REFERENCE THE ¼ OF LUHRIG RD. AS BEING: S 69°26'10" W

DESCRIPTION CHECKED FOR MATHEMATICAL ACCURACY
 DATED SEP. 2004
 JOHN M. BRANNER P.S. 6805

REFERENCES:
 CURRENT TAX MAPS HISTORICAL TAX MAPS A 48.134 AC SURVEY BY: JOHN M. BRANNER P.S. 6805 DATED OCT. 1997 A 2.956 AC AND A 1.891 AC SURVEY BY: JOHN M. BRANNER P.S. 6805 DATED SEP. 2004

SITUATE IN THE STATE OF OHIO, SEC. 22, 19N, 14W, FARM LOTS #100 & #101, CITY OF ATHENS AND BEING PART OF A 4.060 ACRE PARCEL CONVEYED TO EAST STATE STREET DEVELOPMENT CO. LLC. RECORDED IN O.R. 526, PG. 969



BY: *Robert Cantor*
 DATE: 7/28/21