

## **Exhibit B**

Situate in the State of Ohio, Athens County, Farm Lot No. 27, Section 4, T9N R14W, Ohio Company Purchase, and being part of the same parcel conveyed to the Ohio University as described in Deed Book 229, Page 319, also being the 2.725 acre lease parcel of Nelsonville Public Library as described in Official Record 129, Pg. 854, and also being part of the Ohio University parcel as described in Official Record 109, Page 215, in the Athens County Recorder's Office, being more particularly described as follows:

### **Parcel 1**

Commencing at the northwest corner of Farm Lot No. 27, thence S 02° 29' 23" W 3207.33 feet to the northwest corner of subject 2.725 acre parcel, said northwest corner also being the southwest corner of a 4.498 acre Putnam Square INC. lease parcel as described in Official Record 228, Page 884, and referencing an iron pin found cap stamped "SWOYER" at S 03° 02' 36" W 50.00 feet, said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the southerly lines of said 4.498 acre lease parcel as described in Official Record 228, Page 884 the following three courses:

1. S 86° 44' 17" E 170.74 feet to an iron pin set;
2. S 03° 02' 35" W 50.00 feet to an iron pin found;
3. S 86° 44' 18" E 382.52 feet to an iron pin found at the westerly right of way line of U.S. 33, also being the northeasterly corner of subject 2.725 acre lease parcel of Nelsonville Public Library as described in Official Record 129, Page 854;

Thence S 00° 03' 21" E 138.01 feet along the west right of way of US 33 to an iron pin cap set at the southeast corner of subject 2.725 acre lease parcel of Nelsonville Public Library as described in Official Record 129, Pg. 854, said point also being the northeast corner of a 0.395 acre parcel conveyed to the City Of Athens as described in Deed Book 212, Page 01;

Thence S 81° 14' 56" W 572.82 feet along the north line of a 0.395 acre parcel conveyed to the City Of Athens as described in Deed Book 129, Page 854, to an iron pin found at the southwest corner of subject 2.725 acre lease parcel of Nelsonville

Public Library as described in Official Record 129, Pg. 854, said point also being on the easterly right of way of Home Street;

Thence N 03° 02' 36" E 307.00 feet along the west line of subject 2.725 acre lease parcel of Nelsonville Public Library as described in Official Record 129, Pg. 854, to the **Point Of Beginning**.

The above described contains 2.725 acres more or less and is contained in Auditors Parcel A027380002102, which presently shows 2.529 acres.


Plat of Survey is attached herewith and made a part thereof.

Subject to all legal easements and rights of way.

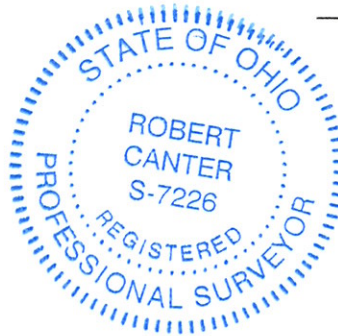
All pins set are 3/4" x 30" rebar with aluminum cap stamped "Canter 7226".

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

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 2015.

  
Robert C. Canter, P.S. 7226

5/31/23  
Date



**LEGEND**

- EASEMENT AREA
- IRON PIN SET - 3/4" X 30" NO. 27, SECTION 4, T9N R14W, OHIO COMPANY PURCHASE, W/ALUMINUM CAP STAMPED "CANTER 7226"
- POINT (NO MONUMENT SET)
- IRON PIN FOUND

**EXHIBIT A**

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, FARM LOT BEING PART OF A PARCEL CONVEYED TO THE OHIO UNIVERSITY RECORDED IN D.B. 229, Pg. 319, ALSO A 2.529 ACRE LEASE PARCEL CONVEYED TO NELSONVILLE PUBLIC LIBRARY RECORDED IN O.R. 129, Pg. 854, ALSO PART OF A PARCEL CONVEYED TO OHIO UNIVERSITY RECORDED IN O.R. 109, Pg. 215

REFERENCES:  
DEEDS AS NOTED,  
TAX MAPS,  
COUNTY G.I.S.

**P.O.B.**

BEING S02°29'23"W 3207.33', FROM THE NW CORNER OF FARM LOT 27

SURVEY OF SWOYER 9/5/1991 REFERENCE AN IRON PIN FOUND

S03° 02' 36"W 50.00'

ELECTRIC TRANSFORMER

S86° 44' 17"E 170.74'

WALL

PHONE BOX

SWOYER

S03° 02' 35"W 50.00'

CANTER 7226

S86° 44' 17"E 379.82'

INGRESS/EGRESS EASEMENT

D.R. 129, Pg. 01

0.6335 AC (ENDS 05/31/2017)

S86° 44' 18"E 382.52'

OHIO UNIVERSITY

AS DESCRIBED IN

D.B. 229, Pg. 319

LESSEE: PUTNAM SQUARE INC.

A027380002202

O.R. 228, Pg. 884

4.498 AC

STATE OF OHIO  
DEPT. OF TRANS.  
(US 33 R/W)

**PARCEL 1**  
NELSONVILLE PUBLIC LIBRARY  
A027380002102  
O.R. 129, Pg. 854  
2.725 AC

572.82' S81° 14' 56"W  
CITY OF ATHENS D.R. 212, Pg. 1 - 0.46 AC. (O.U. EASEMENT - 0.387 AC.)

A027380001900 0.395 AC

N81° 14' 56"E 574.49'

**PARCEL 2**  
OHIO UNIVERSITY  
PART OF - A027380001901  
O.R. 109, Pg. 215  
1.619 AC

**P.O.B.**

BEING S02°32'33"W 3544.96', FROM THE NW CORNER OF FARM LOT 27

581.60' S81° 05' 25"W

CITY OF ATHENS  
A027380001800  
O.R. 129, Pg. 854  
10.060 AC

HOME STREET

N03° 02' 36"E 307.00'

ASPHALT DRIVE

N03° 02' 36"E 125.40'

138.01' S00° 03' 21"E

122.55' S00° 03' 21"E



VICINITY MAP  
1"=4000'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert C. Canter*  
DATE: 3/9/15

**ATHENS CO. LIBRARY**  
ATHENS COUNTY

POINT TABLE		
POINT	NORTHING	EASTING
A	486475.32	2085988.68
B	486218.60	2085975.04

Scale: 1" = 100'



ALL BEARINGS, COORDINATES, AND DISTANCES ARE EXPRESSED AS OHIO STATE PLANE SOUTH ZONE GRID, NAD83 (2011).



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PARCEL DATA COMPILED FROM DEEDS, TAX MAPS AND AERIAL PHOTOGRAPHY FROM THE OHIO STATE WIDE IMAGERY PROJECT. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

*Robert C. Canter*

03/05/15  
DATE

ROBERT C. CANTER, P.S. 7226

PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
15017	1"=100'	D. CONLEY	R.C. CANTER



SEAL