



Architects • Engineers • Surveyors

Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104

Phone 304.464.5305 • 800.954.5305 • Fax 304.464.4128

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

NOV 07 2023

PROPERTY DESCRIPTION

TRACT NUMBER ONE - 1.310 ACRE TRACT
CANAAN TOWNSHIP, SECTION 34, TOWN 5 NORTH, RANGE 13 WEST
PART OF TAX PARCEL E030340101601 AND PART OF TAX PARCEL E030340101600
PART OF OFFICIAL RECORD 594, PAGE 176 AND
PART OF OFFICIAL RECORD 594, PAGE 178

Jill Davidson Athens County Auditor

SITUATE IN AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWN 5 NORTH, RANGE 13 WEST, CANAAN TOWNSHIP, CITY OF ATHENS, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF EAST STATE STREET (ALSO KNOWN AS ATHENS COUNTY ROAD NUMBER 40), SAID POINT BEING A COMMON CORNER TO THE 0.69 ACRE (TAXED) JUM RENTALS LLC TRACT (OFFICIAL RECORD 551, PAGE 933) AND TO THE 2.16 ACRE (TAXED) RPG MANAGEMENT LLC TRACT (OFFICIAL RECORD 594, PAGE 176), FROM WHERE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS N 26°30'41" W 2311.84 FEET (CALCULATED);

THENCE N 03°56'47" E 369.15 FEET, LEAVING THE CENTERLINE OF EAST STATE STREET, WITH SAID 0.69 ACRE JUM RENTALS LLC TRACT AND THEN WITH THE 0.71 ACRE (TAXED) HILARY RAY HACKWORTH TRACT (OFFICIAL RECORD 517, PAGE 2262), TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO THE 0.66 ACRE (TAXED) BARBARA L. STOUT TRACT (OFFICIAL RECORD 483, PAGE 1735), PASSING A P. K. NAIL SET AT 40.00 FEET;

THENCE S 63°19'03" E 191.70 FEET, WITH SAID 0.66 ACRE BARBARA L. STOUT TRACT, TO A 5/8" CAPPED IRON REBAR SET AT THE NORTHWEST CORNER OF THE 1.397 ACRE TRACT (TO BE RECORDED);

THENCE S 06°49'37" W 301.89 FEET, WITH SAID 1.397 ACRE TRACT, TO A POINT IN THE CENTERLINE OF EAST STATE STREET AT A COMMON CORNER, PASSING A P. K. NAIL SET AT 265.43 FEET;

THENCE N 83°46'17" W 161.76 FEET, WITH THE CENTERLINE OF EAST STATE STREET, TO THE POINT OF BEGINNING;

CONTAINING 1.310 ACRES, INCLUDING 0.240 ACRE IN THE EAST STATE STREET RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 03/20/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING 1.214 ACRE IN TAX PARCEL E030340101601 AND 0.096 ACRE IN TAX PARCEL E030340101600

BEING PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO RPG MANAGEMENT LLC IN OFFICIAL RECORD 594, PAGE 176 AND IN OFFICIAL RECORD 594, PAGE 178.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

Randall R. Cline II (signature)

RANDALL R. CLINE II PS #8096 OH

PROJECT NUMBER: 2230041 1.310 AC TRACT ONE

Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE

BY: (signature) DATE: 11/07/23





Architects • Engineers • Surveyors

Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104
Phone 304.464.5305 • 800.954.5305 • Fax 304.464.4428

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brenda Galtner
DATE: 11/6/23

PROPERTY DESCRIPTION

**TRACT NUMBER TWO - 1.397 ACRE TRACT
CANAAN TOWNSHIP, SECTION 34, TOWN 5 NORTH, RANGE 13 WEST
PART OF TAX PARCEL E030340101601 AND PART OF TAX PARCEL E030340101600
PART OF OFFICIAL RECORD 594, PAGE 176 AND
PART OF OFFICIAL RECORD 594, PAGE 178**

SITUATE IN AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWN 5 NORTH, RANGE 13 WEST, CANAAN TOWNSHIP, CITY OF ATHENS, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF EAST STATE STREET (ALSO KNOWN AS ATHENS COUNTY ROAD NUMBER 40), SAID POINT BEING A COMMON CORNER TO THE 0.69 ACRE (TAXED) JUM RENTALS LLC TRACT (OFFICIAL RECORD 551, PAGE 933) AND TO THE 2.16 ACRE (TAXED) RPG MANAGEMENT LLC TRACT (OFFICIAL RECORD 594, PAGE 176), FROM WHERE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS N 26°30'41" W 2311.84 FEET (CALCULATED);

THENCE S 83°46'17" E 161.76 FEET, WITH THE CENTERLINE OF EAST STATE STREET, TO A POINT AT THE SOUTHEAST CORNER OF THE 1.310 ACRE TRACT (TO BE RECORDED), SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N 06°49'37" E 301.89 FEET, LEAVING THE CENTERLINE OF EAST STATE STREET AND WITH SAID 1.310 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE SOUTH LINE OF THE 0.66 ACRE (TAXED) BARBARA L. STOUT TRACT (OFFICIAL RECORD 483, PAGE 1735), PASSING A P. K. NAIL SET AT 36.46 FEET;

THENCE S 63°19'03" E 244.75 FEET, WITH SAID 0.66 ACRE BARBARA L. STOUT TRACT, TO A 5/8" IRON REBAR FOUND IN THE WEST LINE OF THE 1.71 ACRE (TAXED) ROBERT D. SMITH TRACT (OFFICIAL RECORD 439, PAGE 166);

THENCE S 03°56'47" W 216.73 FEET, WITH SAID 1.71 ACRE ROBERT D. SMITH TRACT, TO A POINT IN THE CENTERLINE OF EAST STATE STREET, PASSING A 5/8" CAPPED IRON REBAR SET AT 156.73 FEET;

THENCE N 83°32'17" W 52.36 FEET, WITH THE CENTERLINE OF EAST STATE STREET, TO A POINT;

THENCE N 83°46'17" W 188.74 FEET, WITH THE CENTERLINE OF EAST STATE STREET, TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1.397 ACRES, INCLUDING 0.340 ACRE IN THE EAST STATE STREET RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 03/20/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING 0.964 ACRE IN TAX PARCEL E030340101601 AND 0.433 ACRE IN TAX PARCEL E030340101600

BEING PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO RPG MANAGEMENT LLC IN OFFICIAL RECORD 594, PAGE 176 AND IN OFFICIAL RECORD 594, PAGE 178.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD. BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

Randall R. Cline II

RANDALL R. CLINE II
PS #8096 OH

PROJECT NUMBER: 2230041 1.397 AC TRACT TWO

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

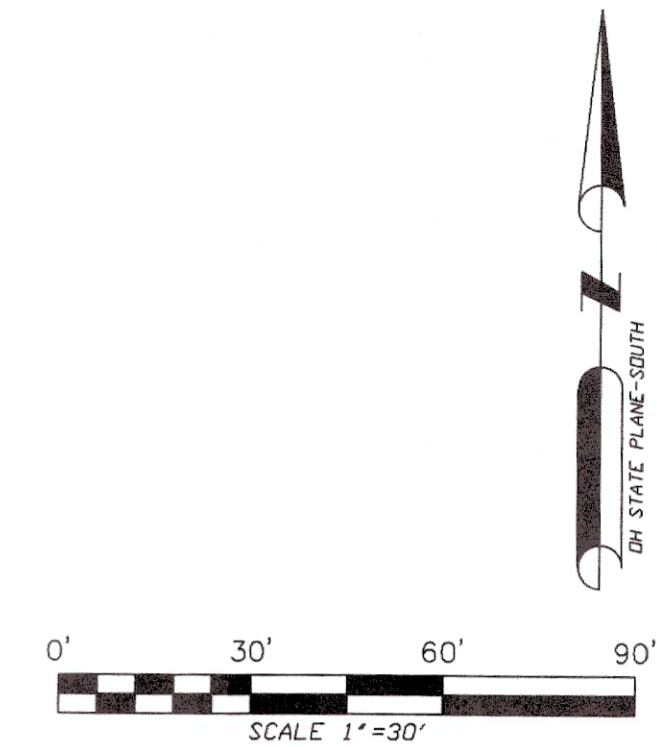
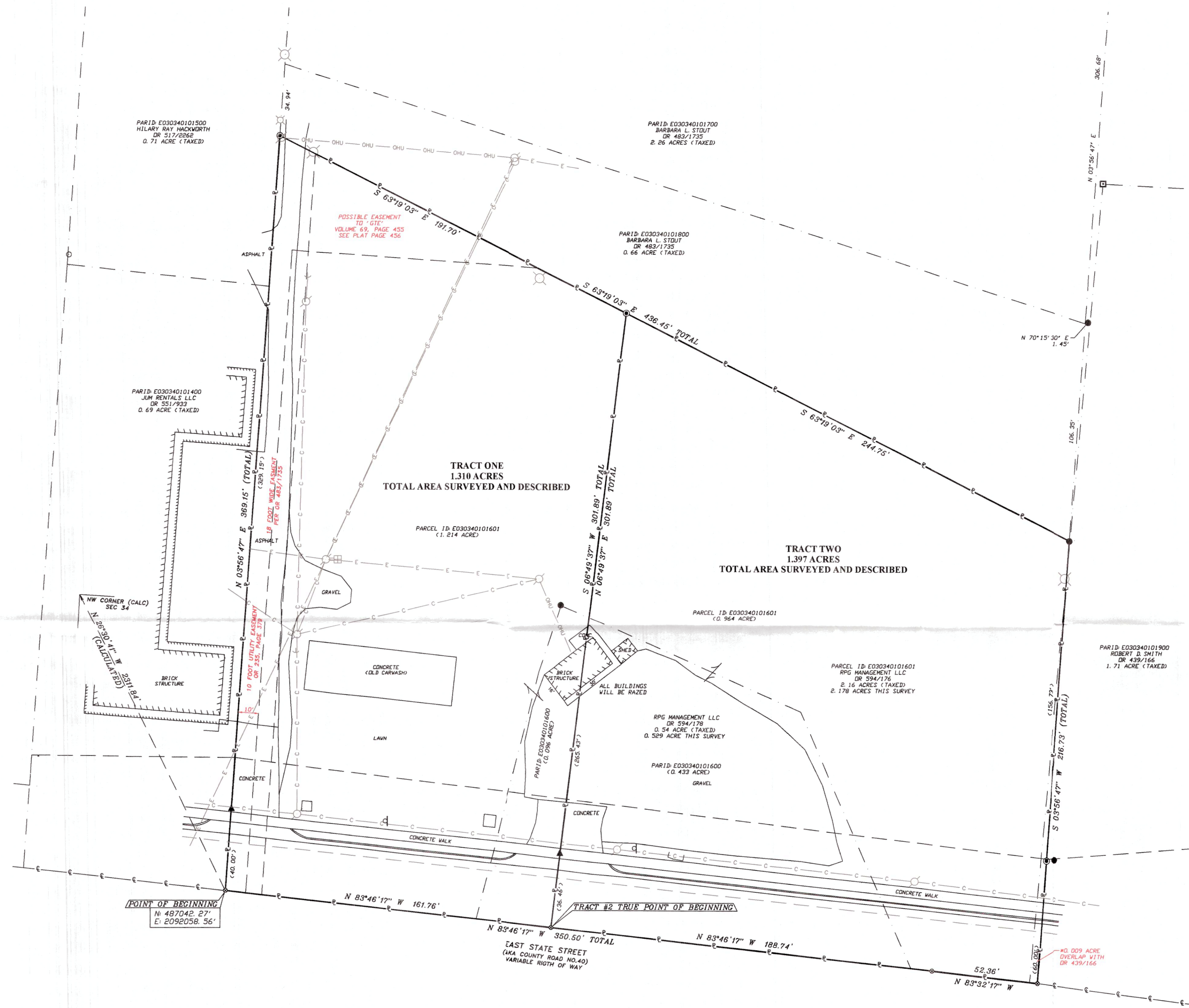
NOV 07 2023

Jill Davidson
Athens County Auditor

Architectural • Electrical • Civil/Structural • Mechanical • Controls • Construction Administration • Surveying

www.pickeringusa.com





LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- CAPPED IRON REBAR SET
- ▲ PK NAIL SET
- FOUND IRON ROD/REBAR
- FOUND PIPE
- ⊠ FOUND CONCRETE MONUMENT
- ⊙ POINT
- ⊞ POST
- ⊞ SIGN
- UTILITY POLE
- ⊞ UTILITY POLE WITH LIGHT
- ⊞ GUIDE WIRE

- PROPERTY LINE
- RIGHT OF WAY
- TAX PARCEL LINE
- CENTERLINE
- CHU AERIAL UTILITY
- C AERIAL COMMUNICATION
- ABOVE GROUND UTILITY
- ROAD STRIPE
- STRUCTURE
- AWNING

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert B. Smith*
DATE: 11/16/23

GENERAL SURVEY NOTES:

UTILITIES:
UTILITY LOCATIONS SHOWN ARE A COMPIATION OF FIELD VERIFICATION, & UTILITY COMPANY LOCATION REVIEW SPECIFIC CONSTRUCTION AREA WITH UTILITY COMPANIES BEFORE CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS DRAWING AND LOCATIONS SHOWN MAY VARY GREATLY FROM ACTUAL LOCATION.

UTILITY CONFIRMATION #A133700503-00A

COORDINATES:
ELEVATIONS BASED UPON DPUS SOLUTION NAVD 1988
COORDINATES BASED UPON DPUS SOLUTION NAD83 OH STATE PLANE COORDINATES SOUTH ZONE

PROJECT INFORMATION	REVISIONS:
	1.
	2.
	3.
	4.
DATE: 3/20/2023	



PICKERING ASSOCIATES
Architects • Engineers • Surveyors

11283 EMERSON AVENUE, PARKERSBURG, WV 26104
(304) 464-5305 PICKERING.USA.COM

PART OF THE NORTHWEST QUARTER
SECTION 34, TOWN 5 NORTH, RANGE 13 WEST
CANAAN TOWNSHIP
CITY OF ATHENS
ATHENS COUNTY, OHIO

BOUNDARY SURVEY OF TWO NEW TRACTS
TRACT ONE: 1.310 ACRES
TRACT TWO: 1.397 ACRES

SHEET 1 OF 1

PROJECT #
2230041

RECORD DESCRIPTION: PARCEL NO. E0303401016-00 (0.54 ACRES)
 SITUATED IN THE COUNTY OF ATHENS, STATE OF OHIO AND TOWNSHIP OF CANAAN AND BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, THENCE EAST 1,462 FEET (DEED) TO A POINT, THENCE SOUTH 1,765 FEET (DEED) TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF A 0.66 ACRE TRACT AS RECORDED IN VOLUME 253, PAGE 175; THENCE SOUTH 04° 30' WEST, 324.60 FEET TO A POINT IN THE CENTERLINE OF U.S. 50, PASSING AN IRON PIN FOUND AT 262.89 FEET; THENCE ALONG SAID ROAD, NORTH 82° 49' WEST, 52.40 FEET TO A POINT THENCE NORTH 83° 03' WEST, 14.30 FEET TO THE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING ALONG THE CENTERLINE OF U.S. 50, NORTH 83° 03' WEST, 217.10 FEET TO A POINT; THENCE LEAVING SAID ROAD, NORTH 15° 33' EAST, 127.02 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 45.01 FEET; THENCE NORTH 19° 10' 00" EAST, 34.94 FEET TO AN IRON PIN SET; THENCE SOUTH 65° 04' 00" EAST, 129.14 FEET TO AN IRON PIN SET; THENCE SOUTH 22° 33' 49" EAST, 137.75 FEET (PASSING AN IRON PIPE SET AT 85.59 FEET) TO THE POINT OF BEGINNING, CONTAINING 0.54 ACRES.
 DESCRIPTION OF PARCEL PREPARED BY JOHN BRANNER, REGISTERED SURVEYOR NO. 6805.
 SUBJECT TO AND HAVING THE BENEFIT OF ALL EASEMENTS, LEASES, RIGHTS OF WAY, ZONING, RESTRICTIONS AND COVENANTS OF RECORD.
 PARCEL NO. E0303401016-00.
 PRIOR INSTRUMENT REFERENCE: VOLUME 501, PAGE 271, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO.

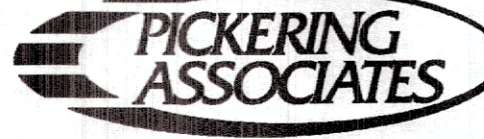
SCHEDULE B-SECTION 2 EXCEPTIONS, ITEMS 12, 13
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 9645 (23.10.15)
COMMITMENT DATE: OCTOBER 25, 2023 AT 8:00 A.M.
 12. EXCEPTION IS MADE FOR TEMPORARY CONSTRUCTION EASEMENT FOR THE WIDENING OF E. STATE STREET FROM CERTIFIED OIL CORPORATION TO CITY OF ATHENS, DATED MAY 10, 2002, FILED JUNE 24, 2002, AS RECORDED IN VOLUME 390, PAGE 1915, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO. PLAT ATTACHED DELINEATING THE LOCATION OF THE TEMPORARY EASEMENT.
ADVISORY NOTE: IT IS LIKELY THAT THE AFORESAID INSTRUMENT NO LONGER HAS ANY LEGAL EFFECT OR REMAINS AN ENCUMBRANCE AGAINST THE INSURED PREMISES, AS PHASE II OF THE EAST STATE STREET WIDENING PROJECT HAS LIKELY BEEN COMPLETED AND ACCEPTED BY THE CITY OF ATHENS. HOWEVER, NO INSTRUMENT APPEARS OF RECORD IN THE TITLE RECORDS OF ATHENS COUNTY, OHIO EVIDENCING SAME. THEREFORE, THE INSTRUMENT WILL REMAIN AS AN EXCEPTION ON THE POLICY.
DOES NOT EFFECT SURVEYED PROPERTY. SIDEWALK HAS BEEN CONSTRUCTED. EASEMENT NOT SHOWN ON SURVEY.
 13. EXCEPTION IS MADE FOR THE RESTRICTIONS, TERMS AND CONDITIONS SET FORTH IN THAT CERTAIN ENVIRONMENTAL COVENANT ENTERED INTO BY AND BETWEEN CERTIFIED REAL ESTATE, INC. AND THE OHIO STATE FIRE MARSHAL, DATED JANUARY 17, 2008, FILED JANUARY 18, 2008, AS RECORDED IN VOLUME 420, PAGE 276, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO. FOR A MORE DETAILED DESCRIPTION OF THE LAND USE RESTRICTIVE COVENANTS, SEE SCHEDULE A HEREOF.
DOES EFFECT SURVEYED PROPERTY. NOT A SURVEY ITEM. EFFECTS THE USE OF THE PROPERTY SURVEYED. CAN NOT BE PLOTTED.

RECORD DESCRIPTION: PARCEL NO. E0303401016-01 (2.7007 ACRES)
 THE LAND IS DESCRIBED AS FOLLOWS:
 SITUATED IN THE CITY OF ATHENS, SECTION 34, TOWN 5, RANGE 13, CANAAN TOWNSHIP, ATHENS COUNTY, OHIO AND BEING A 2.70 ACRE TRACT AS RECORDED IN VOLUME 380, PAGE 492, ATHENS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF ORIGINALLY A 3.26 ACRE TRACT WHICH IS 1,462 FEET EAST AND 1,765 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 34 THENCE SOUTH 4° 30' WEST 106.05 FEET TO AN IRON PIN, THE POINT OF BEGINNING OF THIS SURVEY; THENCE SOUTH 4° 30' WEST 218.95 FEET TO A POINT IN THE PUBLIC ROAD, U.S. ROUTE 50, THENCE WITH U.S. ROUTE 50 NORTH 82° 49' WEST 52.4 FEET TO A POINT; THENCE NORTH 83° 03' WEST 350.5 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 50; THENCE NORTH 4° 30' EAST 371.46 FEET TO A POINT IN THE GRANITOR'S WEST PROPERTY LINE; THENCE SOUTH 62° 32' EAST 437.13 FEET TO AN IRON PIN, THE POINT OF BEGINNING PASSING IRON PINS AT 0.59 FEET, 167.73 FEET, AND 249.83 FEET.
 CONTAINING 2.7007 ACRES, MORE OR LESS.
 THE CONVEYANCE HEREIN MADE IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, CONDITIONS AND RESTRICTIONS OF RECORD AND TAXES AND ASSESSMENTS DUE.
 PARCEL NO.: E0303401016-01
 PRIOR INSTRUMENT REFERENCE: VOLUME 557, PAGE 2647, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO.
 TOGETHER WITH AND HEREBY GRANTING THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED EASEMENT, AS GRANTED IN THAT CERTAIN GENERAL WARRANTY DEED FROM LENORE R. WILLIAMS TO JOHN BALDWIN AND E. RUTH BALDWIN, AS RECORDED IN VOLUME 235, PAGE 379, DEED RECORDS OF WASHINGTON COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED BELOW:
 THERE IS ALSO GRANTED TO THE GRANTEE HEREIN AN EASEMENT OF EIGHTEEN FEET (18') IN WIDTH AND PARALLEL WITH AND ADJACENT TO THE WEST LINE OF THE FOLLOWING DESCRIBED PREMISES, FOR PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE:
 BEGINNING AT AN IRON PIN WHICH IS 1,462 FEET EAST AND 1,765 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 4° 30' WEST 324.6 FEET TO THE CENTER LINE OF NEW U.S. ROUTE 50 PASSING AN IRON PIN SET ON THE NORTH RIGHT OF WAY LINE AT 264.6 FEET; THENCE WITH THE CENTER OF ROAD NORTH 82° 49' WEST 52.4 FEET; THENCE NORTH 83° 03' WEST 350.5 FEET TO A POINT IN CENTER LINE; THENCE LEAVING U.S. ROUTE 50 NORTH 4° 30' EAST 406.4 FEET TO A STAKE PASSING AN IRON PIN ON RIGHT OF WAY 64.2 FEET; THENCE SOUTH 71° 40' EAST 414.7 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN AT 26.7 FEET, AND CONTAINING 3.26 ACRES, MORE OR LESS.
 IT IS UNDERSTOOD AND AGREED THAT THIS EASEMENT IS FOR THE COMMON USE AND BENEFIT OF THE GRANTEE HEREIN, THEIR HEIRS AND ASSIGNS, THE GRANTOR HEREIN, HER HEIRS AND ASSIGNS, AND THE OWNER, HER HEIRS AND ASSIGNS, OF THE REAL ESTATE WHICH LIES IMMEDIATELY WEST OF AND CONTIGUOUS TO THE REAL ESTATE HEREIN GRANTED TO THE GRANTEE, SAID PRESENT OWNER BEING ELSA STOUT, AND SAID REAL ESTATE BEING FURTHER DESCRIBED IN A DEED RECORDED IN VOLUME 204, PAGES 419 AND 537, AND VOLUME 227, PAGE 632, ATHENS COUNTY DEED RECORDS.
 IT IS FURTHER UNDERSTOOD AND AGREED THAT SAID EASEMENT SHALL BE MAINTAINED JOINTLY BY THE PARTIES HAVING THE USE THEREOF.
 EXCEPTING FROM THE ABOVE DESCRIBED PREMISES, THE FOLLOWING DESCRIBED PREMISES AS EXCEPTED BY CERTIFIED OIL CORP., AN OHIO CORPORATION, IN THAT CERTAIN WARRANTY DEED FROM CERTIFIED OIL CORP., AN OHIO CORPORATION TO ALICE M. RENZELLI, DATED FEBRUARY 3, 1987, FILED FEBRUARY 6, 1987, AS RECORDED IN VOLUME 22, PAGE 234, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO.
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, THENCE EAST 1,462 FEET (DEED) TO A POINT, THENCE SOUTH 1,765 FEET (DEED) TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF A 0.66 ACRE TRACT AS RECORDED IN VOLUME 253, PAGE 175; THENCE SOUTH 04° 30' MINUTES WEST, 324.60 FEET TO A POINT IN THE CENTERLINE OF U.S. 50, PASSING AN IRON PIN FOUND AT 262.89 FEET; THENCE, ALONG SAID ROAD, NORTH 82° 49' MINUTES WEST, 52.40 FEET TO A POINT; THENCE, NORTH 83° 03' MINUTES WEST, 14.30 FEET TO THE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED.
 THENCE, CONTINUING ALONG THE CENTER LINE OF U.S. 50, NORTH 83° 03' MINUTES WEST, 217.10 FEET TO A POINT; THENCE, LEAVING SAID ROAD, NORTH 15° 33' MINUTES 36 SECONDS EAST, 127.02 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 45.01 FEET; THENCE, NORTH 19° 10' MINUTES 00 SECONDS EAST, 34.94 FEET TO AN IRON PIN SET; THENCE, SOUTH 65° 04' MINUTES 00 SECONDS EAST, 129.14 FEET TO AN IRON PIN SET; THENCE, SOUTH 22° 33' MINUTES 49 SECONDS EAST, 137.75 FEET (PASSING AN IRON PIPE SET AT 85.59 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES.
 DESCRIPTION OF PARCEL RESERVED TO GRANTOR PREPARED BY JOHN BRANNER, REGISTERED SURVEYOR NO. 6805.

SCHEDULE B-SECTION 2 EXCEPTIONS, ITEMS 12, 13, 14, 15
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 9646 (23.10.16)
COMMITMENT DATE: OCTOBER 25, 2023 AT 8:00 A.M.
 12. EXCEPTION IS MADE FOR TEMPORARY CONSTRUCTION EASEMENT FOR THE WIDENING OF E. STATE STREET FROM EDWARD AND ALICE RENZELLI, HUSBAND AND WIFE, TO CITY OF ATHENS, DATED APRIL 9, 2002, FILED JUNE 24, 2002, AS RECORDED IN VOLUME 330, PAGE 1942, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO.
ADVISORY NOTE: IT IS LIKELY THAT THE AFORESAID INSTRUMENT NO LONGER HAS ANY LEGAL EFFECT OR REMAINS AN ENCUMBRANCE AGAINST THE INSURED PREMISES, AS PHASE II OF THE EAST STATE STREET WIDENING PROJECT HAS LIKELY BEEN COMPLETED AND ACCEPTED BY THE CITY OF ATHENS. HOWEVER, NO INSTRUMENT APPEARS OF RECORD IN THE TITLE RECORDS OF ATHENS COUNTY, OHIO EVIDENCING SAME. THEREFORE, THE INSTRUMENT WILL REMAIN AS AN EXCEPTION ON THE POLICY.
DOES NOT EFFECT SURVEYED PROPERTY. ROADWAY HAS BEEN CONSTRUCTED. EASEMENT NOT SHOWN ON SURVEY.
 13. EXCEPTION IS MADE FOR AN EASEMENT TO CONSTRUCT, RECONSTRUCT, ENLARGE, MAINTAIN AND OPERATE, AND REMOVE LINES OF COMMUNICATION AND ELECTRIC FACILITIES AND/OR CONSISTING OF WIRES, CONDUITS, CABLES, AND SUCH OTHER FACILITIES, FROM ALICE M. RENZELLI TO GTE NORTH, INC., A WISCONSIN CORPORATION, DATED DECEMBER 18, 1989, FILED DECEMBER 19, 1989, AS RECORDED IN VOLUME 65, PAGE 455, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO. BEING A TEN FOOT (10') STRIP WEST OF THE EXISTING ROAD TO COINCIDE WITH THE EXISTING EIGHTEEN FOOT (18') WIDE EASEMENT FOR INGRESS/EGRESS LOCATED ON THE WESTERLY BOUNDARY OF THE INSURED PREMISES (EXCEPTION ITEM NO. 14 HEREIN). **DOES EFFECT SURVEYED PROPERTY. SHOWN ON SURVEY.**
 14. EXCEPTION IS MADE FOR AN 18-FOOT EASEMENT FOR PURPOSES OF INGRESS AND EGRESS AS CONVEYED IN THAT CERTAIN WARRANTY DEED FROM LENORE R. WILLIAMS, WIDOW, TO JOHN BALDWIN AND E. RUTH BALDWIN, DATED FEBRUARY 20, 1960, FILED FEBRUARY 23, 1960, AS RECORDED IN VOLUME 235, PAGE 379, DEED RECORDS OF ATHENS COUNTY OHIO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THERE IS ALSO GRANTED TO THE GRANTEE HEREIN AN EASEMENT OF EIGHTEEN FEET (18') IN WIDTH AND PARALLEL WITH AND ADJACENT TO THE WEST LINE OF THE FOLLOWING DESCRIBED PREMISES, FOR PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE:
 BEGINNING AT AN IRON PIN WHICH IS 1462 FEET EAST AND 1765 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 4° 30' WEST 324.6 FEET TO THE CENTER LINE OF NEW U.S. ROUTE 50 PASSING AN IRON PIN SET ON THE NORTH RIGHT OF WAY LINE AT 264.6 FEET; THENCE WITH THE CENTER OF ROAD NORTH 82° 49' WEST 52.4 FEET; THENCE NORTH 83° 03' WEST 350.5 FEET TO A POINT IN CENTER LINE; THENCE LEAVING U.S. ROUTE 50 NORTH 4° 30' EAST 406.4 FEET TO A STAKE PASSING AN IRON PIN ON RIGHT OF WAY 64.2 FEET; THENCE SOUTH 71° 40' EAST 414.7 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN AT 26.7 FEET, AND CONTAINING 3.26 ACRES, MORE OR LESS.
 IT IS UNDERSTOOD AND AGREED THAT THIS EASEMENT IS FOR THE COMMON USE AND BENEFIT OF THE GRANTEE HEREIN, THEIR HEIRS AND ASSIGNS, THE GRANTOR HEREIN, HER HEIRS AND ASSIGNS, AND THE OWNER, HER HEIRS AND ASSIGNS, OF THE REAL ESTATE WHICH LIES IMMEDIATELY WEST OF AND CONTIGUOUS TO THE REAL ESTATE HEREIN GRANTED TO THE GRANTEE, SAID PRESENT OWNER BEING ELSA STOUT, AND SAID REAL ESTATE BEING FURTHER DESCRIBED IN A DEED RECORDED IN VOLUME 204, PAGES 419 AND 537, AND VOLUME 227, PAGE 632, ATHENS COUNTY DEED RECORDS.
 IT IS FURTHER UNDERSTOOD AND AGREED THAT SAID EASEMENT SHALL BE MAINTAINED JOINTLY BY THE PARTIES HAVING THE USE THEREOF.
DOES EFFECT SURVEYED PROPERTY. SHOWN ON SURVEY.
 15. EXCEPTION IS MADE FOR THOSE CERTAIN LAND USE RESTRICTIVE COVENANTS AS CREATED IN THAT CERTAIN GENERAL WARRANTY DEED FROM CERTIFIED OIL CORPORATION, AN OHIO CORPORATION, TO ALICE M. RENZELLI, DATED FEBRUARY 3, 1987, FILED FEBRUARY 6, 1987, AS RECORDED IN VOLUME 22, PAGE 234, OFFICIAL RECORDS OF ATHENS COUNTY, OHIO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 GRANTEES, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, HEREBY COVENANT AND AGREE THAT THE REAL ESTATE HEREIN CONVEYED SHALL NOT BE USED AS A GASOLINE SERVICE STATION OR GROCERY STORE, NOR FOR THE SALE OF PETROLEUM PRODUCTS, NOR THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES, FOR SO LONG AS GRANTOR CERTIFIED OIL CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL OPERATE A GASOLINE SERVICE STATION ON THE REAL ESTATE CONTIGUOUS TO THE REAL ESTATE HEREIN CONVEYED OR UNTIL DECEMBER 31, 2035, WHICHEVER SHALL LAST OCCUR.
DOES EFFECT SURVEYED PROPERTY. NOT A SURVEY ITEM. EFFECTS THE USE OF THE PROPERTY SURVEYED. CAN NOT BE PLOTTED. NOT SHOWN ON SURVEY.

NEW PROPERTY DESCRIPTION CREATED TO ACCURATELY DESCRIBE COURSES, DISTANCES AND MONUMENTATION.
 Disposition Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 2.706 ACRE TRACT
 CANAAN TOWNSHIP, SECTION 34, TOWN 5 NORTH, RANGE 13 WEST
 TAX PARCELS E030340101601 AND E030340101600
 OFFICIAL RECORD 594, PAGE 176 AND OFFICIAL RECORD 594, PAGE 178
 BY: *[Signature]*
 DATE: 11/16/23
 SITUATE IN AND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWN 5 NORTH, RANGE 13 WEST, CANAAN TOWNSHIP, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE CENTERLINE OF EAST STATE STREET (ALSO KNOWN AS ATHENS COUNTY ROAD NUMBER 40), SAID POINT BEING A COMMON CORNER TO THE 0.69 ACRE (TAXED) JUM RENTALS LLC TRACT (OFFICIAL RECORD 551, PAGE 933) AND TO THE 2.16 ACRE (TAXED) EDWARD J. RENZELLI TRACT (OFFICIAL RECORD 557, PAGE 2647), FROM WHERE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS N 26°30'41" W 2311.84 FEET (CALCULATED);
 THENCE N 03°56'47" E 369.15 FEET, LEAVING THE CENTERLINE OF EAST STATE STREET, WITH SAID 0.69 ACRE JUM RENTALS LLC TRACT AND THEN WITH THE 0.71 ACRE (TAXED) HILARY RAY HACKWORTH TRACT (OFFICIAL RECORD 517, PAGE 2262), TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO THE 0.66 ACRE (TAXED) BARBARA L. STOUT TRACT (OFFICIAL RECORD 483, PAGE 1735), PASSING A P. K. NAIL SET AT 40.00 FEET;
 THENCE S 63°19'03" E 436.45 FEET, WITH SAID 0.66 ACRE BARBARA L. STOUT TRACT, TO AN IRON PIN FOUND AT A COMMON CORNER;
 THENCE N 03°56'47" W 216.73 FEET, WITH SAID 2.16 ACRE EDWARD J. RENZELLI TRACT, TO A POINT IN THE CENTERLINE OF EAST STATE STREET, PASSING A 5/8" CAPPED IRON REBAR SET AT 156.73 FEET;
 THENCE N 83°30'17" W 52.36 FEET, WITH THE CENTERLINE OF EAST STATE STREET, TO A POINT;
 THENCE N 83°46'17" W 350.50 FEET, WITH THE CENTERLINE OF EAST STATE STREET, TO THE POINT OF BEGINNING;
 CONTAINING 2.706 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 11/01/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.
 BEING THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO RPG MANAGEMENT, LLC. IN OFFICIAL RECORD 594, PAGE 176 AND OFFICIAL RECORD 594, PAGE 178.
 SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.
 BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

PROJECT INFORMATION	REVISIONS:
	1.
	2.
	3.
	4.


 11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM
 Architects • Engineers • Surveyors

PART OF THE NORTHWEST QUARTER
 SECTION 34, TOWN 5 NORTH, RANGE 13 WEST
 CANAAN TOWNSHIP
 ATHENS COUNTY, OHIO

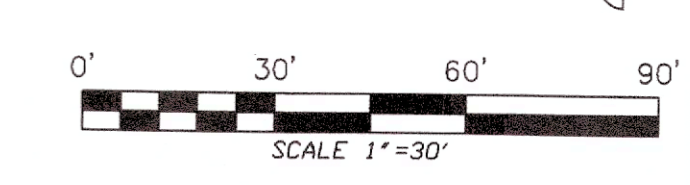
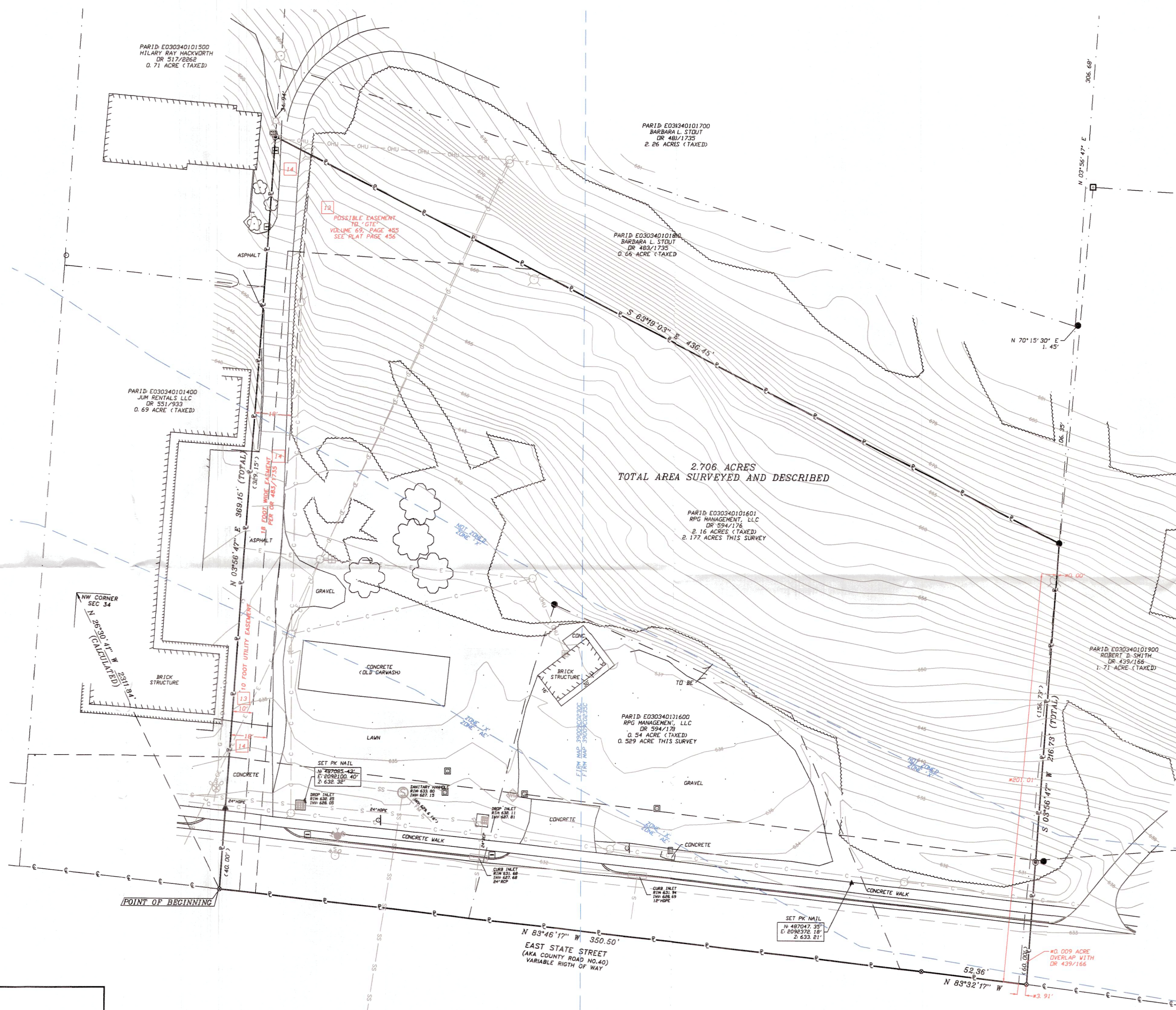
ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 2

PROJECT #
2230041/2212004

TABLE A ITEMS

- MONUMENTS PLACED: COMPLETED - SEE PLAT
- ADDRESS: 550 AND 560 EAST STATE STREET, ATHENS, OH 43103
- FLOOD ZONE CLASSIFICATION GRAPHICALLY SHOWN - COMPLETED - SEE PLAT
FLOOD MAP COVERING WEST SIDE OF PROPERTY: 3900R0230C
FIRM MAP: CITY OF ATHENS, OHIO COMMUNITY-PANEL NUMBER 390016 0230 C EFFECTIVE DATE 12/18/2009
FLOOD MAP COVERING WEST SIDE OF PROPERTY: 3900R0230C
FIRM MAP: CITY OF ATHENS, OHIO COMMUNITY-PANEL NUMBER 390016 0235 C EFFECTIVE DATE 12/18/2009
FLOOD ZONE EFFECTING PROPERTY: AE AND X 100YR FLOOD ELEVATION = 637.1' (FIS STUDY)
- GROSS LAND AREA: COMPLETED - SEE PLAT
- VERTICAL RELIEF: COMPLETED - SEE PLAT
- ZONING: ITEM NOT SELECTED/LETTER PROVIDED
- BUILDINGS ON SITE:
(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: SEE PLAT
(B) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT: SEE PLAT
(2) OTHER AREAS: ITEM NOT SELECTED
(C) MEASURED HEIGHT: ITEM NOT SELECTED
- SUBSTANTIAL FEATURES: COMPLETED - SEE PLAT
- PARKING: COMPLETED - NO PARKING AREAS WERE MARKED - SEE PLAT
- DIVISION OR PARTY WALLS: ITEM NOT SELECTED
- UTILITIES: 114 NO PLANS WERE PROVIDED
118 COMPLETED - SEE PLAT
UTILITY LOCATIONS SHOWN ARE A COMPILATION OF FIELD VERIFICATION & UTILITY COMPANY LOCATION REVIEW SPECIFIC CONSTRUCTION AREA WITH UTILITY COMPANIES BEFORE CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS DRAWING AND LOCATIONS SHOWN MAY VARY GREATLY FROM ACTUAL LOCATION.
ELEVATIONS BASED UPON OPUS SOLUTION NAVD 1988
COORDINATES BASED UPON OPUS SOLUTION NAD83 OH STATE PLANE COORDINATES SOUTH ZONE
UTILITY CONFIRMATION #A133700503-00A
- GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS: ITEM NOT SELECTED
- ADJOINING OWNERS: COMPLETED - SEE PLAT
- DISTANCE TO THE NEAREST INTERSECTING STREET: ITEM NOT SELECTED
- RECTIFIED ORTHOPHOTOGRAPHY: ITEM NOT SELECTED
- OBSERVED EVIDENCE:
RECENT EARTH MOVING WORK: NONE
BUILDING CONSTRUCTION: NONE
BUILDING ADDITIONS: NONE
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES: NO KNOWN PROPOSED CHANGES TO STREETS
- PLOTTABLE OFFSITE EASEMENTS: ITEM NOT SELECTED
- PROFESSIONAL LIABILITY INSURANCE: OBTAINED AND IN FULL EFFECT
- ADDITIONAL ITEMS: ITEM NOT SELECTED



LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- SET 5/8" CAPPED IRON REBAR
- LABELED CONTROL POINT
- ▲ CAPPED IRON REBAR SET
- PK NAIL SET
- FOUND IRON ROD/REBAR
- FOUND PIPE
- ⊠ FOUND CONCRETE MONUMENT
- ⊠ POINT
- ⊠ COLUMN/SIGN BASE
- ⊠ POST
- ⊠ SIGN
- GAS VALVE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- ELECTRIC METER
- GUIDE WIRE
- STORM INLET
- CURB INLET
- WATER VALVE
- WATER HYDRANT
- SANITARY MAN HOLE
- PROPERTY LINE
- RIGHT OF WAY
- TAX PARCEL LINE
- CENTERLINE
- AERIAL UTILITY
- AERIAL COMMUNICATION
- ABOVE GROUND UTILITY
- STORM SEWER
- SANITARY SEWER
- SANITARY FORCE MAIN
- GAS LINE
- TREE LINE
- ROAD STRIPE
- FEATURE LINE
- STRUCTURE
- AWNING

GENERAL SURVEY NOTES:

UTILITIES:
UTILITY LOCATIONS SHOWN ARE A COMPILATION OF FIELD VERIFICATION, & UTILITY COMPANY LOCATION REVIEW SPECIFIC CONSTRUCTION AREA WITH UTILITY COMPANIES BEFORE CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS DRAWING AND LOCATIONS SHOWN MAY VARY GREATLY FROM ACTUAL LOCATION.

UTILITY CONFIRMATION #A133700503-00A

COORDINATES:
ELEVATIONS BASED UPON OPUS SOLUTION NAVD 1988
COORDINATES BASED UPON OPUS SOLUTION NAD83 OH STATE PLANE COORDINATES SOUTH ZONE



SURVEYORS CERTIFICATION:
TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ATHENS DEVELOPMENT PARTNERS, LLC. AND THEIR SUCCESSORS AND ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 7B1, 8, 9, 11B, 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/01/2023.

DATE OF PLAT OR MAP: 11/01/2023

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Randall R. Cline II*
DATE: 11/16/23

Randall R. Cline II
RANDALL R. CLINE II PS# 1979

PROJECT INFORMATION	REVISIONS:
	1.
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ATHENS COUNTY, OHIO

ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 2
PROJECT #
2230041/2212004