



**buckleygroup**

engineering + surveying

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## DESCRIPTION OF A 13.116 ACRE PARCEL

**Situated in City of Athens, Athens Township, Athens County, State of Ohio**

Being a 13.116 acre parcel of land located in Lease Lot 94, Section 21, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being part of a 26.452 acre parcel as conveyed to TS Tech North America Inc. by a deed recorded in Official Record Book 361 at Page 1939 and being more fully described as follows:

**Beginning** at an iron pipe found at the southwesterly corner of said 13.116 acre tract, being the northwesterly corner of a 13.89 acre parcel as conveyed to Ronald K. Strickmaker & Theresa Marketti Kerr by a deed recorded in Official Record Book 456 at Page 204 of said county deed records, from which the southeast corner of Lease Lot 94 bears S 53° 25' 36" E, 1062.69 feet for reference;

**Course No. 1:** Thence, N 18° 31' 03" W, with the westerly line of said 13.89 acre parcel, 79.30 feet to an iron pipe found;

**Course No. 2:** Thence, N 88° 25' 50" W, with the northerly line of said 13.89 acre parcel, 210.05 feet to an iron pipe found, being a point on the easterly line of a parcel as conveyed to Pennsylvania Lines, LLC by a deed recorded in Official Records Book 292 at Page 1988 of said county deed records and as per plans for The Toledo and Ohio Central Railway, Right of Way and Track Map, V-307, Sheet 15 dated June 30, 1918;

**Course No. 3:** Thence, along a curve to the right, concave easterly, having a central angle of 22° 24' 12", a radius of 911.88 feet, a chord bearing and distance of N 1° 43' 34" E, 354.29 feet, an arc distance of 356.56 feet to an iron pipe found;

**Course No. 4:** Thence, N 13° 56' 51" E, with the easterly line of said Toledo & Ohio Central Railway, 100.37 feet to an iron pin (set), being the southwesterly corner of a new 0.284 acre tract;

EXHIBIT A

**Course No. 5:** Thence, N 84° 17' 44" E, with the southerly line of said new 0.284 acre parcel, 274.49 feet to an iron pin (set), being a point on the westerly line of a new 0.169 acre tract;

**Course No. 6:** Thence, along a curve to the left, concave easterly, having a central angle of 4° 29' 54", a radius of 984.93 feet, a chord bearing and distance of S 5° 57' 55" W, 77.28 feet, an arc distance of 77.30 feet to an iron pin (set), being the southwesterly corner of said new 0.169 acre tract;

With a new division line the following 3 courses:

**Course No. 7:** Thence, N 89° 36' 04" E, 610.36 feet to an iron pin (set);

**Course No. 8:** Thence, S 3° 45' 52" W, 66.53 feet to an iron pin (set);

**Course No. 9:** Thence, S 86° 23' 46" E, 248.54 feet to an iron pin (set), being a point on the westerly line of a 4.307 acre parcel as conveyed to Constance T. Thayer-Wolf by a deed recorded in Official Record Book 406 at Page 2270 of said county deed records;

**Course No. 10:** Thence, S 3° 36' 14" W, with the westerly line of said 4.307 acre parcel, 353.44 feet to an iron pipe found;

**Course No. 11:** Thence, N 89° 36' 29" E, with the southerly line of said 4.307 acre parcel, 112.47 feet to a rail road spike found, being a point on the center line of Elliotsville Road, a 60 foot width right of way;

**Course No. 12:** Thence, S 13° 31' 29" E, with the center line of said Elliotsville Road, 110.00 feet to a point, being the northeasterly corner of said 13.89 acre parcel;

**Course No. 13:** Thence, with the northerly line of said 13.89 acre parcel, N 87° 01' 31" W, passing an iron pin (set) at 31.17 feet for reference, a total distance of 1036.21 feet to the **Point of Beginning**, containing **13.116 acres**, more or less, being subject to all legal rights of way and easements of record.

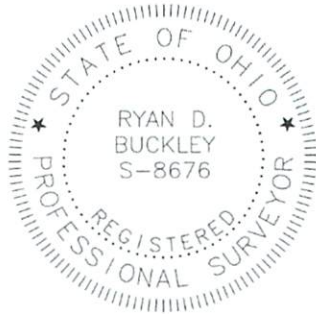
Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by Buckley Group, LLC completed in May 2017.

April 10, 2018  
Date

  
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Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perennial 055  
DATE: 4/23/18

ATHENS COUNTY  
ATHENS TOWNSHIP  
SECTION 21  
CITY OF ATHENS  
TOWN 9, RANGE 14  
OHIO COMPANY PURCHASE  
STATE of OHIO

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Ryan D. Buckley* <sup>ORS</sup>  
DATE: 4/23/18

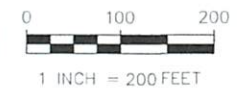
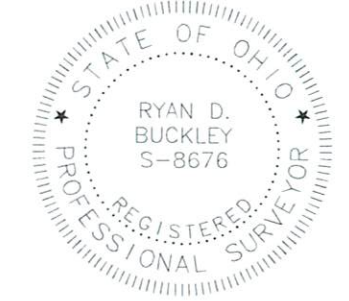
CONSTANCE T. THAYER-WOLF  
OR 522 PAGE 452  
7.322 ACRES

PERTINENT DOCUMENTS AND  
SOURCES OF DATA USED:  
DEED REFERENCES (AS NOTED)  
SPECIFIED COUNTY ROADWAY MAP  
SPECIFIED COUNTY TAX PARCEL MAP  
PREVIOUS SURVEY PLATS

ATTENTION:  
THIS PLAT OF SURVEY REPRESENTS  
THE MINIMUM STANDARDS FOR BOUNDARY  
SURVEYS IN THE STATE OF OHIO AS  
ADOPTED 5-1-80 OF THE ADMINISTRATIVE  
CODE CHAPTER 4733-37. LOCAL  
GOVERNING REQUIREMENTS IF MORE  
STRINGENT, SHALL BE ADHERED TO.

**LEGEND**

- - MAG NAIL SET
- - MONUMENT FOUND
- - MONUMENT SET  
5/8" x 30" REBAR/CAP 0415.3
- △ - POINT



1 INCH = 200 FEET

NOTE: DRAWING SCALE MAY BE  
ADJUSTED DUE TO REPRODUCTION

*Ryan D. Buckley*  
RYAN D. BUCKLEY  
PROFESSIONAL SURVEYOR No. 8676  
STATE OF OHIO  
DATE: 4/10/18

<b>PLAT OF SURVEY</b>	
SURVEYED FOR: CITY OF ATHENS 8 EAST WASHINGTON STREET ATHENS, OHIO 45701	
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83	DATE: 4/10/18 BRWN. JDC   CHCK. RDB JOB NO. 1019
<b>buckleygroup</b> engineering + surveying	
499 RICHLAND AVENUE ATHENS, OH 45701 (740)589-5001 www.buckleygrouppllc.com ENGINEERING SURVEYING PLANNING	

