

**EXHIBIT A**

RX 250 WD

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Rev. 06/09

Ver. Date 09/29/2020

PID 106647

**PARCEL 3-WD2  
ATH-CHAUNCEY BIKEWAY EXTENSION  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

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Situate in the State of Ohio, Athens County, Dover Township, Section 20, Township 10 North, Range 14 West and being part of a 2.000 acre parcel conveyed to Ronald R. Hartman, Trustee of the Ronald R. Hartman Living Trust Dated 7/14/92 recorded in Official Record 279, Page 1357 of the Athens County Recorder's office and being more particularly described as follows:

Being a parcel lying on the right and left side of centerline of Proposed Ath-Chauncey Bikeway Extension.

**Commencing** at the southwest corner of Lot #489 of Kay Lane Subdivision recorded in Plat Book 2, Page 184 being 39.62 feet left of centerline station 114+65.77, thence along a random line South 27 Degrees 31 Minutes 00 Seconds East a distance of 193.72 feet to an iron pin set on the grantors interior line and the north line of a 0.50 acre parcel conveyed to the New York Coal Co. recorded in Deed Volume 200, Page 196, 12.00 feet left of centerline station 112+99.30, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** across the grantor along a curve to the right having a radius of 87.00 feet, an arc length of 49.22 feet, a delta of 32° 24' 52" and a chord bearing of North 49 Degrees 17 Minutes 58 Seconds West a distance of 48.57 feet to an iron pin set on the grantors interior line, 12.00 feet left of centerline station 113+41.73;

Thence South 76 Degrees 36 Minutes 55 Seconds West a distance of 4.31 feet along the grantors interior line to a point on the grantors interior line, 16.07 feet left of centerline station 113+42.92;

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Thence South 75 Degrees 54 Minutes 12 Seconds West a distance of 12.60 feet to an iron pipe found on the grantors interior line, 28.12 feet left of centerline station 113+45.77;

Thence North 13 Degrees 23 Minutes 05 Seconds West a distance of 47.83 feet along the grantors interior line to an iron pin set at the grantors northerly point, the south west corner of a parcel conveyed to Neil Decker recorded in Deed Volume 356, Page 169 and the southeast corner of a parcel conveyed to Terry E. Burns recorded in Deed Volume 83, Page 254, 23.82 feet left of centerline station 113+85.85;

Thence North 86 Degrees 36 Minutes 55 Seconds East a distance of 37.87 feet along the grantors north line and the south line of a parcel conveyed to Neil Decker recorded in Deed Volume 356, Page 169 to an iron pin set at the grantors northerly corner and a southerly corner of a parcel conveyed to Neil Decker recorded in Deed Volume 356, Page 169, 13.48 feet right of centerline station 113+79.29;

Thence South 75 Degrees 23 Minutes 05 Seconds East a distance of 11.67 feet along the grantors north line and the south line of a parcel conveyed to Neil Decker recorded in Deed Volume 356, Page 169 to an iron pin set on the grantors north line, at the southeast corner of a parcel conveyed to Neil Decker recorded in Deed Volume 356, Page 169 and the westerly corner of a 13.470 acre parcel conveyed to The Real Estate & Improvement Co. recorded in Deed Volume 119, Page 195, 23.78 feet right of centerline station 113+73.82;

Thence South 13 Degrees 23 Minutes 05 Seconds East a distance of 35.62 feet along the grantors interior line to an iron pin set on the grantors interior line, 15.98 feet right of centerline station 113+28.51;

Thence South 76 Degrees 36 Minutes 55 Seconds West a distance of 4.54 feet along the grantors interior line to an iron pin set on the grantors interior line, 12.00 feet right of centerline station 113+31.19;

Thence along a curve to the left having a radius of 63.00 feet, an arc length of 43.65 feet, a delta of 39° 41' 52" and a chord bearing of South 60 Degrees 59 Minutes 16 Seconds East a distance of 42.78 feet across the grantor to an iron pin set, 12.00 feet right of centerline station 112+79.23;

Thence South 80 Degrees 50 Minutes 12 Seconds East a distance of 22.81 feet across the grantor to an iron pin set on the grantors interior line and the north line of a 0.50 acre parcel conveyed to the New York Coal Co. recorded in Deed Volume 200, Page 196, 12.00 feet right of centerline station 112+56.42;

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Thence South 73 Degrees 27 Minutes 05 Seconds West a distance of 32.80 feet along the grantors interior line and the north line of a 0.50 acre parcel conveyed to the New York Coal Co. recorded in Deed Volume 200, Page 196 to a point at the grantors interior corner and northerly corner of a 0.50 acre parcel conveyed to the New York Coal Co. recorded in Deed Volume 200, Page 196, Page 195, 2.52 feet left of centerline station 112+85.77;

Thence South 76 Degrees 50 Minutes 21 Seconds West a distance of 17.57 feet along the grantors interior line and the north line of a 0.50 acre parcel conveyed to the New York Coal Co. recorded in Deed Volume 200, Page 196 to the **Point of Beginning**.

The above described contains 0.078 acres more or less and is contained in Auditor's parcel Number G010010045700 which presently contains 2.000 acres.

Subject to all legal easements and rights of way.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with an aluminum cap stamped "RIGHT OF WAY S-7226".

All stations and offsets are referenced to the centerline of right of way of Proposed Ath-Chauncey Bikeway Extension.

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 2020.

Prior Instrument Reference as of this writing is in Official Record 279, Page 1357 of the Athens County Recorder's Office.

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

*Robert C. Canter*  
Robert C. Canter, P.S. 7226  
Buckley Group, LLC.



4/5/2021  
Date

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

APR 07 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Armando M. [Signature]*  
DATE: 4/6/21