

EXHIBIT A

RX 250 WD

Page 1 of 3

Rev. 06/09

Ver. Date 09/29/2020

PID 106647

**PARCEL 7-WD
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]

Situate in the State of Ohio, Athens County, Dover Township, Section 20, Township 10 North, Range 14 West and being all of a 0.380 acre parcel conveyed to the Altier Oil, Inc. recorded in Deed Volume 338, Page 535 of the Athens County Recorder's office and being more particularly described as follows:

Being a parcel lying on the 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 34 Degrees 18 Minutes 08 Seconds East a distance of 1268.45 feet to an iron pin set on the grantors east line, the easterly line of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 and the existing north right of way of the Hock-Hocking Adena Bikeway B1 as recorded in Deed Volume 338, Page 535, 3.60 feet left of centerline station 100+52.77, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the grantors east line and the easterly line of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 South 12 Degrees 48 Minutes 40 Seconds East a distance of 6.84 feet to a point at the grantors southeast corner and an easterly corner of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840, 1.26 feet left of centerline station 100+46.49;

EXHIBIT A

Page 2 of 3

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Thence North 86 Degrees 51 Minutes 59 Seconds West a distance of 152.39 feet along the grantors south line and an easterly line of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 to an iron pin set at the grantors southwest corner and an easterly corner of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840, 153.43 feet left of centerline station 100+38.39;

Thence North 51 Degrees 06 Minutes 33 Seconds East a distance of 63.52 feet along the grantors west line and the easterly line of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 to an iron pin set at the grantors northwest corner and an easterly corner of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840, 111.80 feet left of centerline station 100+62.75;

Thence North 80 Degrees 45 Minutes 00 Seconds East a distance of 89.65 feet along the grantors north line and the easterly line of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 to an iron pin set at the grantors northeast corner, an easterly corner of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 and a northerly corner of a 5.360 acre parcel conveyed to Altier Oil, Inc. recorded in Deed Volume 338, Page 535, 38.37 feet left of centerline station 100+89.39;

Thence South 12 Degrees 48 Minutes 40 Seconds East a distance of 57.38 feet along the grantors east line and the easterly line of a 56.830 acre parcel conveyed to Mary E. Hartman, Trustee of the Mary E. Hartman Living Trust Dated 7/14/92 recorded in Deed Volume 137, Page 840 to the **Point of Beginning**.

The above described contains 0.140 acres (calculated) more or less and is contained in Auditor's parcel Number G010010046800 which presently contains 0.380 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.

EXHIBIT A

RX 250 WD


Page 3 of 3

Rev. 06/09

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 Deed Volume 338, Page 535 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, P.S. 7226
Buckley Group, LLC.



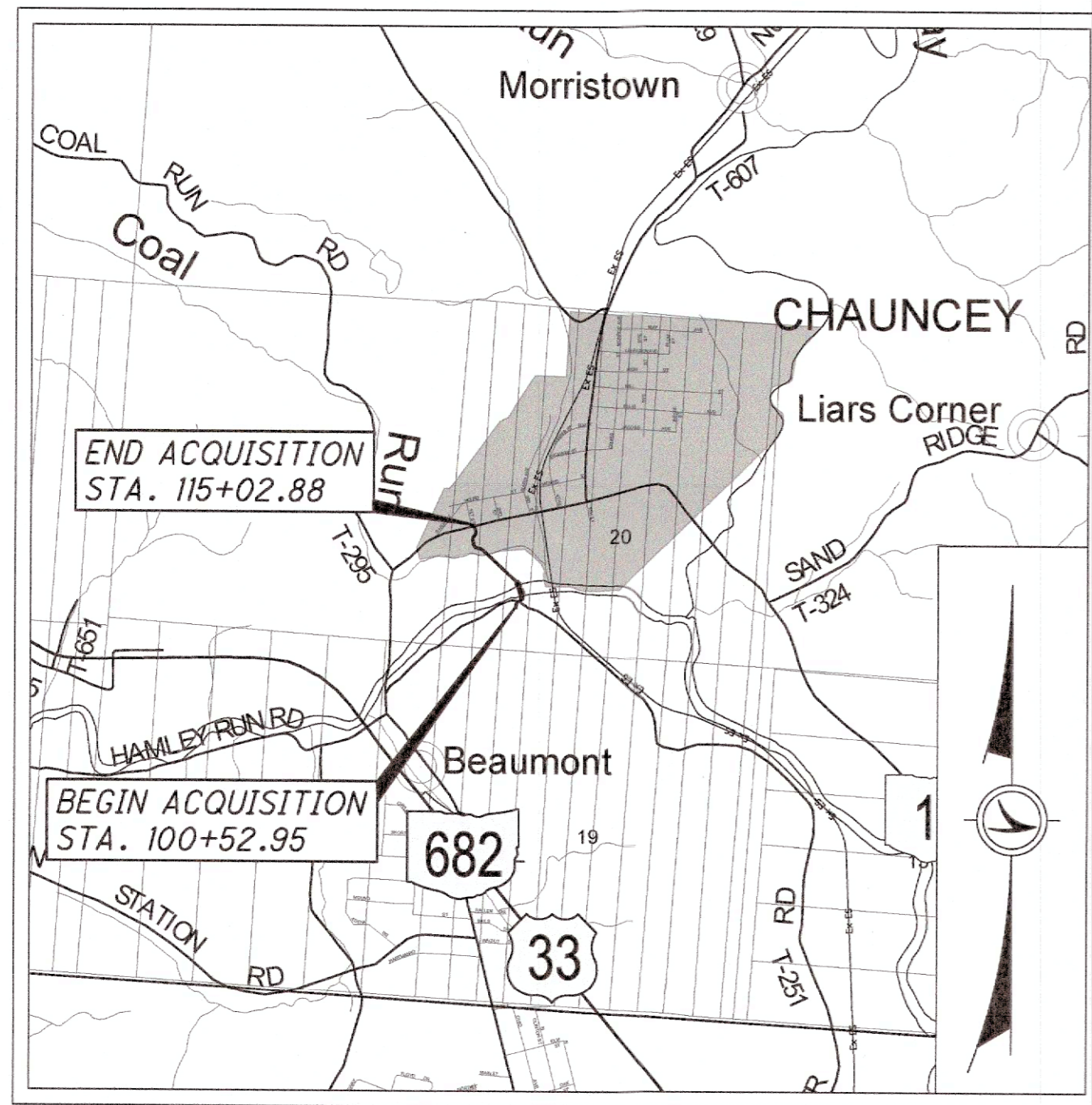
4/5/2021

Date

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/6/21

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LOCATION MAP

LATITUDE: 39°23'32" N LONGITUDE: 82°07'59" W
NOT TO SCALE

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

RIGHT OF WAY LEGEND SHEET ATH-CHAUNCEY BIKEWAY EXTENSION

STATE OF OHIO, ATHENS COUNTY
DOVER TOWNSHIP, SECTION 20
VILLAGE OF CHAUNCEY
T10N, R14W

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE MAJOR CONSTRUCTION OF A NEW BIKE PATH EXTENSION IN ATHENS COUNTY, VILLAGE OF CHAUNCEY. THE MAJOR CONSTRUCTION INCLUDES THE ADDITION OF SURFACE GRADING, FULL DEPTH ASPHALT, AND RELATED WORK.

PROJECT CONTROL

STATE PLANE GRID SOUTH ZONE
PROJECT ADJUSTMENT FACTOR
C.S.F.=1.00000000
P.A.F.=1.00000000
BASED ON
LAT=39°23'42.3" N
LONG=82°08'06.3" W
ELLIP=536.22'

PLANS PREPARED BY:

FIRM NAME : BUCKLEY GROUP, LLC.
R/W DESIGNER: HEATH MOORE
R/W REVIEWER: ROBERT C. CANTER
FIELD REVIEWER: HEATH MOORE
PRELIMINARY FIELD REVIEW DATE: 9-28-20
TRACINGS FIELD REVIEW DATE: _____
OWNERSHIP UPDATED BY: _____
DATE COMPLETED: _____
PLAN COMPLETION DATE: _____

INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2
PROPERTY MAP	3
SUMMARY OF ADDITIONAL R/W	4
DETAIL SHEET	5-11

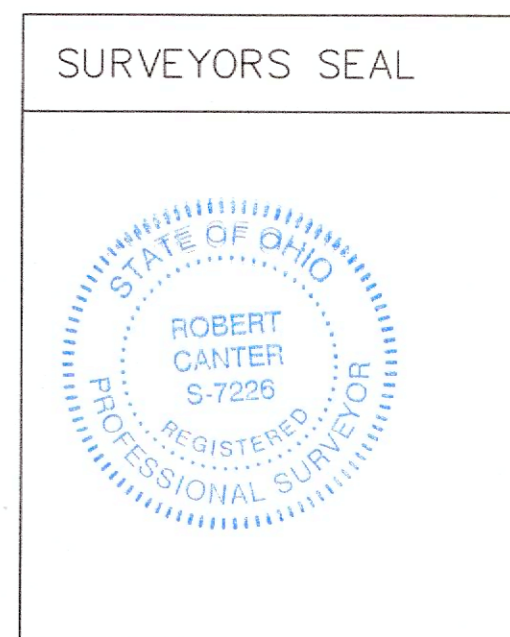
CONVENTIONAL SYMBOLS

County Line	-----	Edge of Shoulder (Ex)	-----
Township Line	-----	Edge of Shoulder (Pr)	-----
Section Line	-----	Ditch / Creek (Ex)	-----
Corporation Line	-----	Ditch / Creek (Pr)	-----
Fence Line (Ex)	-----	Tree Line (Ex)	-----
Fence Line (Pr)	-----	Ownership Hook Symbol	Example
Center Line	-----	Property Line Symbol	Example
Right of Way (Ex)	-----	Break Line Symbol	Example
Right of Way (Pr)	-----	Tree (Pr)	Tree (Ex)
Standard Highway Ease.(Ex)	-----	Tree (Remove)	Shrub (Remove)
Standard Highway Ease.(Pr)	-----	Evergreen (Ex)	Stump
Temporary Right of Way	-----	Evergreen (Remove)	Stump (Remove)
Channel Ease. (Pr)	-----	Wetland (Pr)	Grass (Pr)
Utility Ease. (Ex)	-----	Wetland (Ex)	Aerial Target
Utility Ease. (Pr)	-----	Post (Ex)	Mailbox (Ex)
Railroad	-----	Post (Pr)	Mailbox (Pr)
Guardrail (Ex)	-----	Light (Ex)	Telephone Marker (Ex)
Guardrail (Pr)	-----	Fire Hydrant (Ex)	Water Meter (Ex)
Construction Limits	-----	Water Valve (Ex)	Utility Valve Unknown (Ex.)
Edge of Pavement (Ex)	-----	Telephone Pole (Ex)	Power Pole (Ex)
Edge of Pavement (Pr)	-----	Light Pole (Ex)	

STRUCTURE KEY

RESIDENTIAL

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
T = TEMPORARY EASEMENT



I, Robert C. Canter, P. S. have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersections, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Robert C. Canter, Professional Land Surveyor No. 7226,

Date: 3-8-21



PID NO. 106647
 R/W DESIGNER HTM
 R/W REVIEWER RCC

CENTERLINE PLAT

ATH-CHAUNCEY

ATH-CHAUNCEY

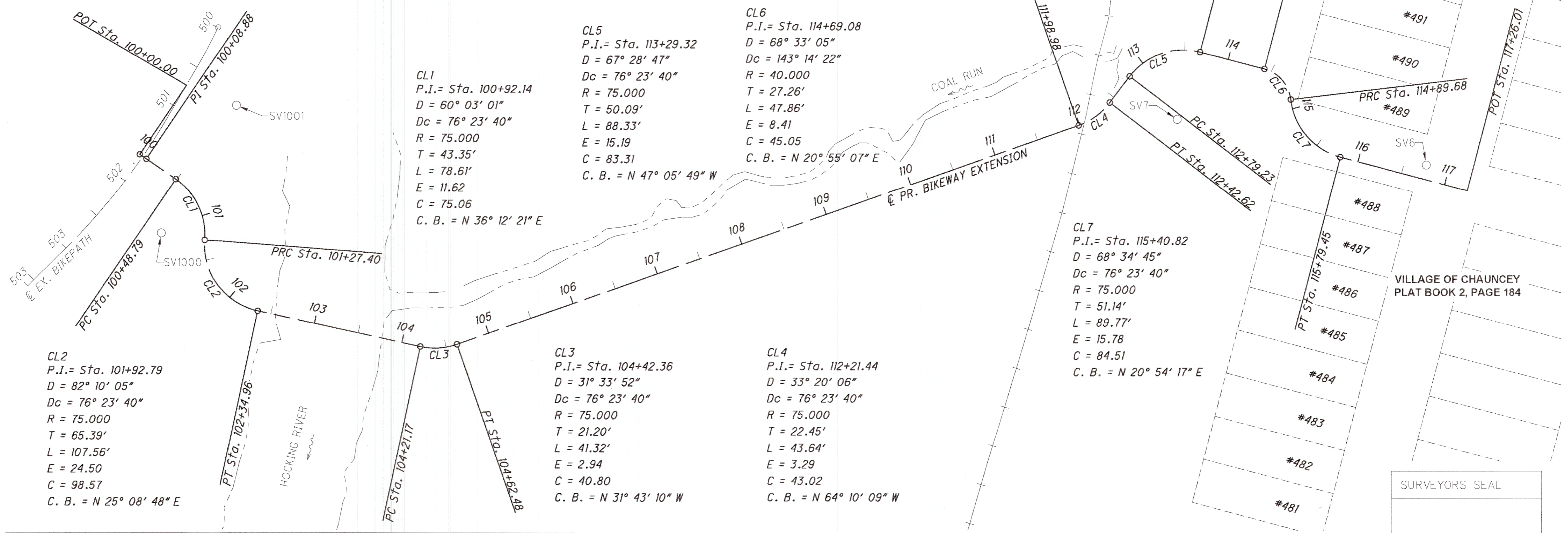
STATE OF OHIO, ATHENS COUNTY
 DOVER TOWNSHIP, SECTION 20
 VILLAGE OF CHAUNCEY
 T10N, R14W

BASIS FOR BEARINGS:

ALL BEARINGS, COORDINATES, AND DISTANCES ARE EXPRESSED AS OHIO STATE PLANE GRID, SOUTH ZONE, NAD83(2011).
 C.S.F.=1.00000000
 P.A.F.=1.00000000
 BASED ON
 LAT=39°23'42.3" N
 LONG=82°08'06.3" W
 ELLIP=536.22'

- MONUMENT LEGEND**
- ◻ EXISTING R/W MONUMENT BOX
 - ◻ PROPOSED R/W MONUMENT BOX
 - ⊙ EXISTING CONCRETE MONUMENT
 - PROPOSED CONCRETE MONUMENT
 - ⚡ RAILROAD SPIKE FOUND
 - ⚡ RAILROAD SPIKE SET
 - I.P.F. IRON PIN FOUND
 - ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
 - I.P.S. IRON PIN SET W/ ID CAP
 - ⊙ I.P.F. IRON PIPE FOUND
 - ⊙ I.P.S. IRON PIPE SET
 - ⊙ P.K.F. P.K. NAIL FOUND
 - ⊙ P.K.S. P.K. NAIL SET

POINT #	STATION	OFFSET	DESCRIPTION	GRID COORDINATES		GROUND COORDINATES	
				NORTHING	EASTING	NORTHING	EASTING
SV6	116+74.66	15.99' LT.	3/4" IRON PIN SET	508588.2078	2071532.4739	-	-
SV7	112+73.38	71.25' RT.	3/4" IRON PIN SET	508318.6944	2071619.1358	-	-
SV1000	101+16.05	48.82' RT.	3/4" IRON PIN SET	507377.6192	2072266.7755	-	-
SV1001	100+52.83	105.63' LT.	3/4" IRON PIN SET	507384.6182	2072102.5438	-	-

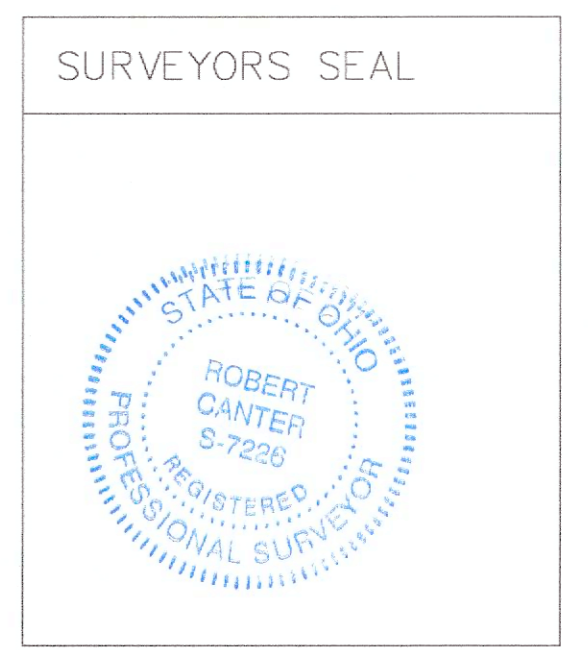


STATION	SET AT	DISTANCE FROM C	GRID COORDINATES		GROUND COORDINATES	
			NORTHING	EASTING	NORTHING	EASTING
100+00.00	POT	0	507315.0941	2072201.0001	-	-
100+08.88	PI	8.88	507323.9208	2072201.9559	-	-
100+48.79	PC	48.79	507363.6037	2072206.2532	-	-
101+27.40	PRC	27.40	507424.1673	2072250.5884	-	-
102+34.96	PT	34.96	507513.3995	2072292.4767	-	-
104+21.17	PC	21.17	507692.4517	2072241.3463	-	-
104+62.48	PT	62.48	507727.1551	2072219.8967	-	-
111+98.98	PC	98.98	508224.7096	2071676.8794	-	-
112+42.62	PT	42.62	508243.4552	2071638.1554	-	-
112+79.23	PC	79.23	508249.2856	2071602.0102	-	-
113+67.56	PT	67.56	508306.0021	2071540.9826	-	-
114+41.82	PC	41.82	508378.2540	2071523.8269	-	-
114+89.68	PRC	89.68	508420.3384	2071539.9130	-	-
115+79.45	PT	79.45	508499.2820	2071570.0661	-	-
117+26.01	POT	26.01	508641.8670	2071536.1375	-	-

I, Robert C. Canter, P. S. have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersections, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Robert C. Canter
 Robert C. Canter, Professional Land Surveyor No. 7226,

Date: 3-18-21



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert C. Canter*
 DATE: 3/17/21

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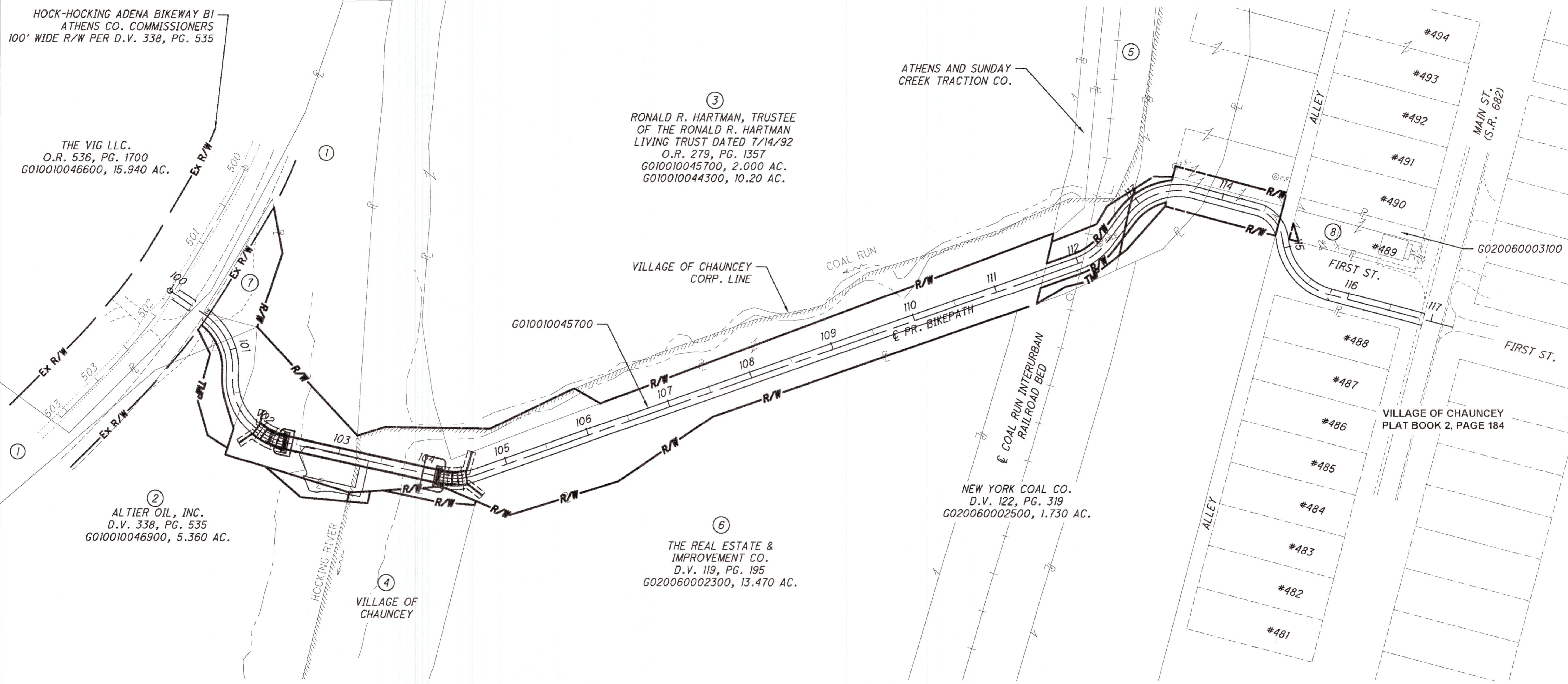
STATE OF OHIO, ATHENS COUNTY
DOVER TOWNSHIP, SECTION 20
VILLAGE OF CHAUNCEY
T10N, R14W



PID NO. 106647
R/W DESIGNER HTM
R/W REVIEWER RCC

PROPERTY MAP

ATH-CHAUNCEY



HOCK-HOCKING ADENA BIKEWAY B1
ATHENS CO. COMMISSIONERS
100' WIDE R/W PER D.V. 338, PG. 535

THE VIG LLC.
O.R. 536, PG. 1700
G010010046600, 15.940 AC.

③
RONALD R. HARTMAN, TRUSTEE
OF THE RONALD R. HARTMAN
LIVING TRUST DATED 7/14/92
O.R. 279, PG. 1357
G010010045700, 2.000 AC.
G010010044300, 10.20 AC.

ATHENS AND SUNDAY
CREEK TRACTION CO.

VILLAGE OF CHAUNCEY
CORP. LINE

G010010045700

NEW YORK COAL CO.
D.V. 122, PG. 319
G020060002500, 1.730 AC.

⑥
THE REAL ESTATE &
IMPROVEMENT CO.
D.V. 119, PG. 195
G020060002300, 13.470 AC.

VILLAGE OF CHAUNCEY
PLAT BOOK 2, PAGE 184

②
ALTIER OIL, INC.
D.V. 338, PG. 535
G010010046900, 5.360 AC.

④
VILLAGE OF
CHAUNCEY

①
MARY E. HARTMAN, TRUSTEE
OF THE MARY E. HARTMAN
LIVING TRUST DATED 7/14/92
D.V. 137, PG. 840
G010010049100, 56.830 AC.

⑤
NEW YORK COAL CO.
D.V. 200, PG. 196
G010010044100, 0.50 AC.

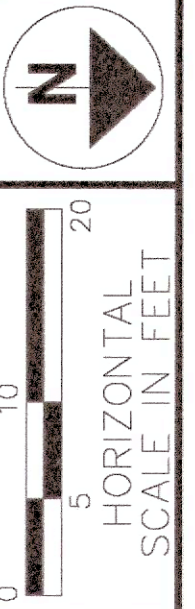
⑦
ALTIER OIL, INC.
D.V. 338, PG. 535
G010010046800, 0.380 AC.

⑧
NEIL DECKER
D.V. 356, PG. 169
G020060003000
G020060003100

REV. BY	DATE	DESCRIPTION

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STATE OF OHIO, ATHENS COUNTY
DOVER TOWNSHIP, SECTION 20
VILLAGE OF CHAUNCEY
T10N, R14W



PID NO. **106647**
R/W DESIGNER HTM
R/W REVIEWER RCC

RIGHT OF WAY PLAN
STA. 100+00 TO 103+00

ATH-CHAUNCEY

6 / 11
0
0

THE VIG LLC.
O.R. 536, PG. 1700
G010010046600, 15.940 AC.

STA. 100+38.39
153.43' LT

STA. 100+62.75
111.80' LT

①
MARY E. HARTMAN, TRUSTEE
OF THE MARY E. HARTMAN
LIVING TRUST DATED 7/14/92
D.V. 137, PG. 840
G010010049100, 56.830 AC.

R/W3
D = 3° 42' 51"
R = 584.61'
L = 37.90
C = 37.89'
C.B. = N85° 34' 02"W

R/W4
D = 9° 12' 44"
R = 444.33'
L = 71.44
C = 71.37'
C.B. = S87° 58' 10"W

⑦
ALTIER OIL, INC.
D.V. 338, PG. 535
G010010046800, 0.380 AC.

GRAVEL

HOCKING RIVER

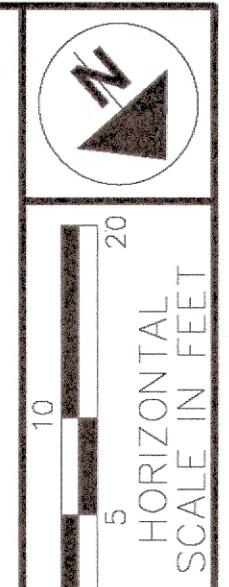
MATCH LINE SEE SHEET 5

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bruce J. Williams*
DATE: 3/14/21

REV. BY	DATE	DESCRIPTION

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STATE OF OHIO, ATHENS COUNTY
DOVER TOWNSHIP, SECTION 20
VILLAGE OF CHAUNCEY
T10N, R14W



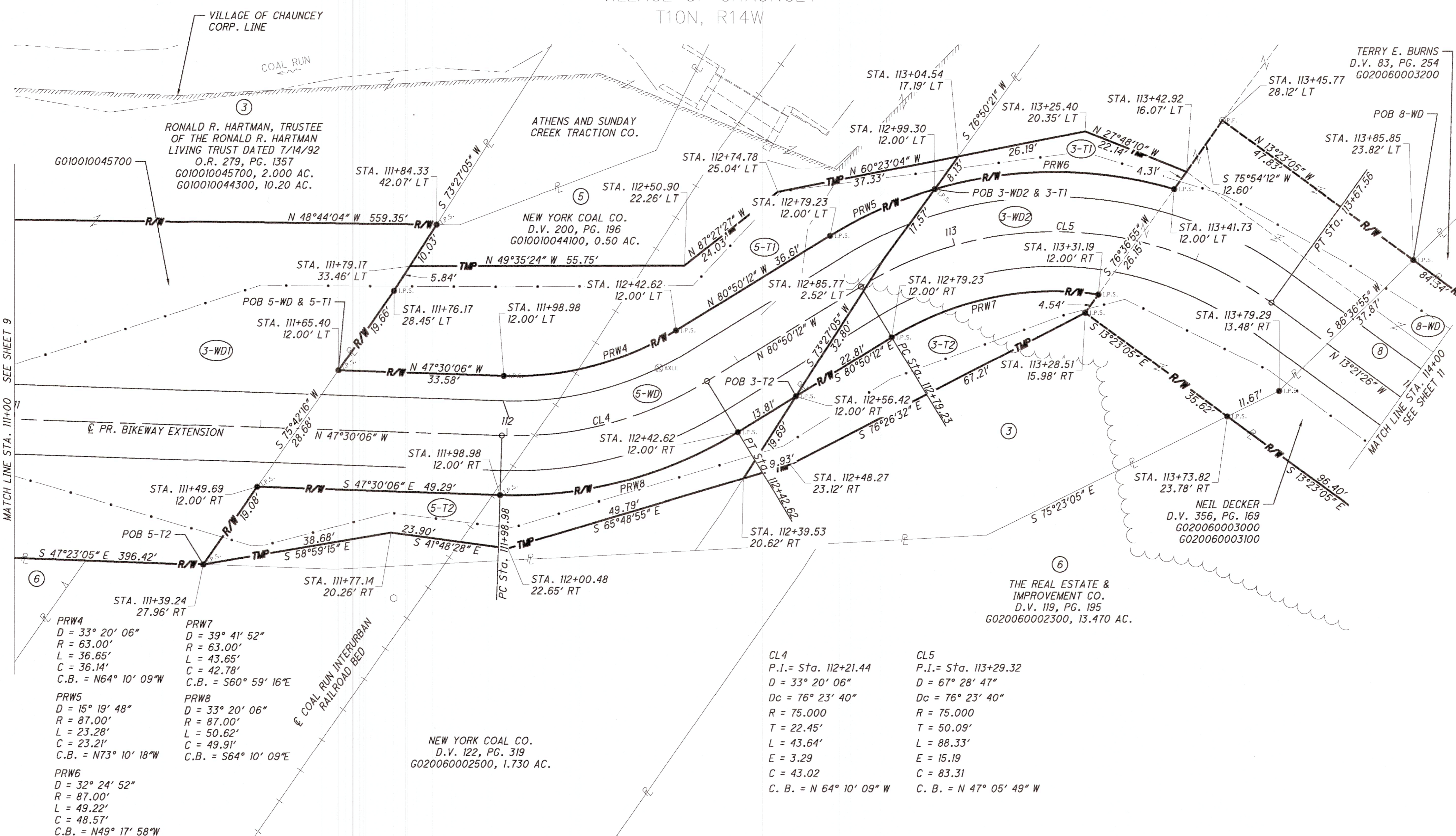
PID NO. 106647
R/W DESIGNER HTM
R/W REVIEWER RCC

RIGHT OF WAY PLAN
STA. 111+00 TO 114+00

ATH-CHAUNCEY

10 / 11

REV. BY	DATE	DESCRIPTION
DATE COMPLETED		



- PRW4
D = 33° 20' 06"
R = 63.00'
L = 36.65'
C = 36.14'
C.B. = N64° 10' 09"W
- PRW5
D = 15° 19' 48"
R = 87.00'
L = 23.28'
C = 23.21'
C.B. = N73° 10' 18"W
- PRW6
D = 32° 24' 52"
R = 87.00'
L = 49.22'
C = 48.57'
C.B. = N49° 17' 58"W
- PRW7
D = 39° 41' 52"
R = 63.00'
L = 43.65'
C = 42.78'
C.B. = S60° 59' 16"E
- PRW8
D = 33° 20' 06"
R = 87.00'
L = 50.62'
C = 49.91'
C.B. = S64° 10' 09"E

- CL4
P.I. = Sta. 112+21.44
D = 33° 20' 06"
Dc = 76° 23' 40"
R = 75.000
T = 22.45'
L = 43.64'
E = 3.29
C = 43.02
C. B. = N 64° 10' 09" W
- CL5
P.I. = Sta. 113+29.32
D = 67° 28' 47"
Dc = 76° 23' 40"
R = 75.000
T = 50.09'
L = 88.33'
E = 15.19
C = 83.31
C. B. = N 47° 05' 49" W

NEW YORK COAL CO.
D.V. 122, PG. 319
G020060002500, 1.730 AC.

THE REAL ESTATE & IMPROVEMENT CO.
D.V. 119, PG. 195
G020060002300, 13.470 AC.

NEIL DECKER
D.V. 356, PG. 169
G020060003000
G020060003100

TERRY E. BURNS
D.V. 83, PG. 254
G020060003200

RONALD R. HARTMAN, TRUSTEE OF THE RONALD R. HARTMAN LIVING TRUST DATED 7/14/92
O.R. 279, PG. 1357
G010010045700, 2.000 AC.
G010010044300, 10.20 AC.

ATHENS AND SUNDAY CREEK TRACTION CO.

NEW YORK COAL CO.
D.V. 200, PG. 196
G010010044100, 0.50 AC.

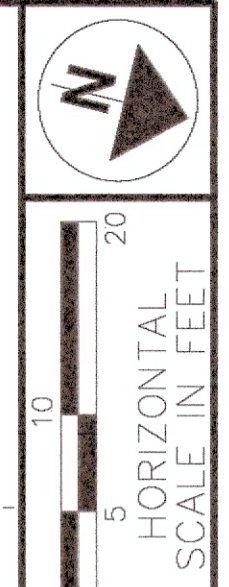
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MATCH LINE STA. 111+00 SEE SHEET 9

MATCH LINE STA. 114+00 SEE SHEET 11

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Donald G. [Signature]*
DATE: 3/19/21

STATE OF OHIO, ATHENS COUNTY
DOVER TOWNSHIP, SECTION 20
VILLAGE OF CHAUNCEY
T10N, R14W

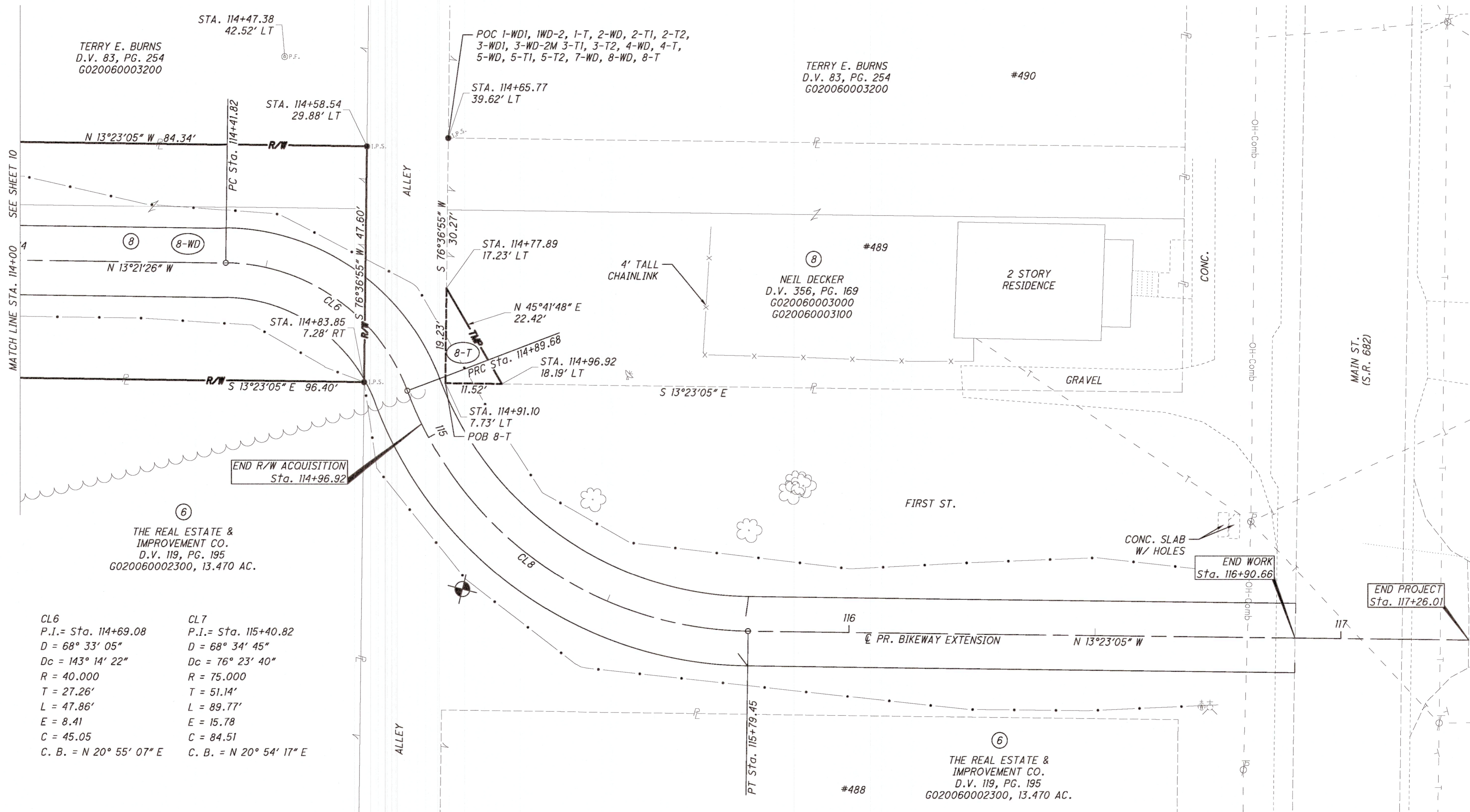


PID NO. **106647**
R/W DESIGNER: HTM
R/W REVIEWER: RCC

RIGHT OF WAY PLAN
STA. 114+00 TO 117+26.01

ATH-CHAUNCEY

11 / 11
REV. BY: [Signature] DATE: 5/17/21 DESCRIPTION: [Blank] DATE COMPLETED: [Blank]



TERRY E. BURNS
D.V. 83, PG. 254
G020060003200

TERRY E. BURNS
D.V. 83, PG. 254
G020060003200 #490

NEIL DECKER
D.V. 356, PG. 169
G020060003000
G020060003100 #489

THE REAL ESTATE &
IMPROVEMENT CO.
D.V. 119, PG. 195
G020060002300, 13.470 AC.

THE REAL ESTATE &
IMPROVEMENT CO.
D.V. 119, PG. 195
G020060002300, 13.470 AC.

CL6
P.I. = Sta. 114+69.08
D = 68° 33' 05"
Dc = 143° 14' 22"
R = 40.000
T = 27.26'
L = 47.86'
E = 8.41
C = 45.05
C. B. = N 20° 55' 07" E

CL7
P.I. = Sta. 115+40.82
D = 68° 34' 45"
Dc = 76° 23' 40"
R = 75.000
T = 51.14'
L = 89.77'
E = 15.78
C = 84.51
C. B. = N 20° 54' 17" E

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