

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/30/2016

PID 103157

**PARCEL 20-WD
ATH-MCKINLEY
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF ATHENS, ATHENS COUNTY, OHIO**

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]

Being a parcel of land lying on the left side of the centerline of right of way of North McKinley Avenue as shown on a centerline survey plat made in 2016 for the City of Athens titled "ATH-MCKINLEY" as recorded in Plat Envelope 575 A – 575 B of the records of Athens County, Ohio:

Situated in the State of Ohio, County of Athens, City of Athens, Township of Athens, located in Township 9, Range 14, located in Outlot 7 of that subdivision entitled "Amended Plat of The Town of Athens" of record in Envelope 129A, being all of the 0.167 acre tract conveyed to Marked Properties, Ltd. by deed of record in Official Record 405, Page 490 (all references refer to the records of the Recorder's Office, Athens County, Ohio), and being described as follows:

BEGINNING, FOR REFERENCE, at the intersection of the easterly right-of-way line of Grant Street with the northerly right-of-way line of East Stimson Avenue (County Road 91, right-of-way width varies) and the southwesterly corner of Lot 3031 of that subdivision entitled "Archer-Rardin Subdivision" of record in Envelope 311A conveyed to Adam H. Fuller and Rachel B. Cooper by deed of record in Official Record 521, Page 893, (referencing a 3/4 inch iron pipe found at 20.80 feet left of centerline right-of-way station 34+86.19 for existing East Stimson Avenue) located 21.18 feet left of centerline right-of-way station 34+85.61 for existing East Stimson Avenue;

thence South 86 degrees 01 minutes 57 seconds East, with said northerly right-of-way line and the southerly line of said Lot 3031, a distance of 28.66 feet, to the westernmost corner of said 0.167 acre tract, (referencing a 3/4 inch iron pipe found at 29.34 feet left of centerline right-

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of-way station 35+10.48 for existing East Stimson Avenue) located 30.00 feet left of centerline right-of-way station 35+11.50 for existing East Stimson Avenue, being the ***TRUE POINT OF BEGINNING***;

thence South 86 degrees 01 minutes 57 seconds East, with the northerly line of said 0.167 acre tract, said southerly line, the southerly line of Lot 3032 of said "Archer-Rardin Subdivision" conveyed to Nikolay V. Kornilov and Tatiana G. Kornilova by deed of record in Official Record 499, Page 87, and the southerly line of Lot 3033 of said "Archer-Rardin Subdivision" conveyed to William A. Grim and Ann L. Grim by deed of record in Official Record 370, Page 2662, (passing a 2 inch iron pipe found 49.07 feet left of centerline right-of-way station 35+55.01 for existing East Stimson Avenue and a 1-1/2 inch iron pipe found 86.14 feet left of centerline right-of-way station 36+21.88 for existing East Stimson Avenue) a total distance of 205.29 feet, to an iron pin set at a southeasterly corner of said Lot 3033, a northeasterly corner of said 0.167 acre tract, and in the westerly line of the tract conveyed to Ohio University by deed of record in Official Record 109, Page 215, located 121.40 feet left of centerline right-of-way station 36+87.81 for existing East Stimson Avenue and 68.22 feet left of centerline right-of-way station 21+90.45 for Proposed North McKinley Avenue;

thence South 39 degrees 36 minutes 11 seconds West, with the easterly line of said 0.167 acre tract and said westerly line, a distance of 92.15 feet, to an iron pin set at the southernmost corner of said 0.167 acre tract and in the northerly right-of-way line of East Stimson Avenue, located 30.00 feet left of centerline right-of-way station 36+76.14 for existing East Stimson Avenue and 68.62 feet left of centerline right-of-way station 20+98.31 for Proposed North McKinley Avenue;

thence with the southerly line of said 0.167 acre tract and said northerly right-of-way line, the following courses:

North 57 degrees 40 minutes 28 seconds West, a distance of 90.51 feet, to a point of curvature (referencing a 3/4 inch iron pipe found at 29.79 feet left of centerline right-of-way station 35+86.44 for existing East Stimson Avenue), located 30.00 feet left of centerline right-of-way station 35+85.63 for existing East Stimson Avenue;

with a curve to the left, having a central angle of 08 degrees 53 minutes 44 seconds, a radius of 507.47 feet, an arc distance of 78.79 feet, a chord distance of 78.71 feet on a chord that bears North 62 degrees 07 minutes 20 seconds West, to the ***TRUE POINT OF BEGINNING***, containing 0.168 acre, of which 0.000 acre is within the present roadway occupied, being Auditor's Parcel Number A027130001300.

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The bearings shown hereon are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of East Stimson Avenue, having a bearing of South 57 degrees 40 minutes 28 seconds East, is designated the "basis of bearing" for this survey.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2 inch diameter aluminum cap stamped "EMHT INC."

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485, in August 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



J.M. Meyer

10-27-2016

Joshua M. Meyer
Registered Surveyor No. 8485

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perant Willeam*
DATE: 12/19/16