

**EXHIBIT A**

RX 250 WD

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Ver. Date 05/17/21

PID 108672

**PARCEL 3-WD  
ATH-W. UNION ST.  
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, Athens Township, Section 16, Township 9 North, Range 14 West and being part of a TSQ Properties, LLC parcel as conveyed by a deed as recorded in Official Record Book 504 at Page 1087 of said county deed records and being more particularly described as follows:

Being a parcel lying on the left side of centerline of West Union Street.

**Commencing** at an iron pin found being the southwest corner of Lot 1163 of John C. Campbell's Addition recorded in Envelope 176A, 18.63 feet left of centerline station 649+03.23, being the southwest corner of a parcel as conveyed to TSQ Properties, LLC by a deed recorded in Official Record Book 504 at Page 1087 of said county deed records, and said iron pin being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 01 Degrees 53 Minutes 07 Seconds West, with the easterly right of way line of Blick Avenue, a distance of 7.95 feet to an iron pin set, 26.50 feet left of centerline station 649+02.05;

Thence South 83 Degrees 20 Minutes 54 Seconds East, with a new division line through said TSQ Properties, LLC parcel, a distance of 110.41 feet to an iron pin set, 26.50 feet left of centerline station 650+12.46, being a point on the westerly line of a parcel as conveyed to Larry S. Young, Trustee of the Larry S. Young Revocable Trust as conveyed by a deed recorded in Official Record Book 491 at Page 44 of said county deed records;

Thence South 01 Degrees 36 Minutes 45 Seconds East, with the westerly line of said Larry S. Young, Trustee of the Larry S. Young Revocable Trust, passing an iron pin set at 1.52

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feet for reference, a total distance of 7.95 feet to a point, 18.63 feet left of centerline station 650+13.60, being a point on the northerly right of way line of said West Union Street;

Thence North 83 Degrees 20 Minutes 54 Seconds West, with the northerly right of way line of said West Union Street, a distance of 110.37 feet to the **Point of Beginning**.

The above described contains 0.020 acres more or less including the present road which occupies 0.000 acres (0.009 acres from Auditor's parcel Number A027270003800 which presently contains 0.177 acres, 0.009 acres from Auditor's parcel Number A027270003900 which presently contains 0.166 acres and 0.001 acres from Auditor's parcel Number A027270004000 which presently contains 0.018 acres, and 0.001 acres from Auditor's parcel Number A027270004100 which presently contains 0.016 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 "City of Athens R/W S-7226".

All stations and offsets are referenced to the centerline of West Union Street unless described otherwise.

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 December 2019.

Prior Instrument Reference as of this writing is in Official Record Book 504, Page 1087 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.



5-20-21  
Date

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

**DEC 12 2022**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 8/31/22

Jill Thompson  
Athens County Auditor