

**EXHIBIT A**

RX 250 WD

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Rev. 06/09

Ver. Date 11/10/21

PID 108672

**PARCEL 4-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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, Athens County, Athens Township, Section 16, Township 9 North, Range 14 West and being part of a Larry S. Young, Trustee of the Larry S. Young Revocable Trust parcel as conveyed by a deed as recorded in Official Record Book 491 at Page 44 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 the southwest corner of Lot 1161 of John C. Campbell's Addition recorded in Envelope 176A, being the southeast corner of TSQ Properties recorded in Official Record 504, Page 1087, 18.63 feet left of centerline station 650+13.60, and said point being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 01 Degrees 36 Minutes 45 Seconds West, with the easterly line of said TSQ Properties, LLC a distance of 6.43 feet to an iron pin set, 25.00 feet left of centerline station 650+12.68;

With a new division line through said Larry S. Young parcel the following three courses:

Thence South 83 Degrees 20 Minutes 54 Seconds East a distance of 42.52 feet to an iron pin set, 25.00 feet left of centerline station 650+55.20;

Thence along a tangent curve to the right 38.60 feet having a delta of 04 Degrees 03 Minutes 07 Seconds, a radius of 545.87 feet, a chord bearing South 81 Degrees 19 Minutes 20 Seconds East a distance of 38.60 feet to an iron pin set, 25.00 feet left of centerline station 650+92.04;

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Thence along a tangent curve to the left 23.30 feet having a delta of 72 Degrees 09 Minutes 25 Seconds, a radius of 18.50 feet and a chord bearing North 64 Degrees 37 Minutes 31 Seconds East a distance of 21.79 feet to an iron pin set, 38.11 feet left of centerline station 651+08.45, being a point on the westerly right of way line of Herrold Avenue;

Thence along the west right of way of Herrold Avenue South 01 Degrees 35 Minutes 09 Seconds East a distance of 20.10 feet to a point, 18.63 feet left of centerline station 651+13.17;

Thence along the north right of way of West Union Street along a non-tangent curve to the left 60.05 feet having a delta of 06 Degrees 22 Minutes 38 Seconds, a radius of 539.50 feet and a chord bearing North 80 Degrees 09 Minutes 35 Seconds West a distance of 60.02 feet to a point, 18.63 feet left of centerline station 650+55.20;

Thence continuing along the north right of way of West Union Street North 83 Degrees 20 Minutes 54 Seconds West a distance of 41.60 feet to the **Point of Beginning**.

The above described contains 0.017 acres more or less including the present road which occupies 0.000 acres (0.007 acres from Auditor's parcel Number A027270004200 which presently contains 0.167 acres and 0.010 acres from Auditor's parcel Number A027270004300 which presently contains 0.177 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.

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Prior Instrument Reference as of this writing is in Official Record Book 491, Page 44 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.

12-2-21  
Date



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 8/31/22

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

DEC 12 2022

Jill Thompson  
Athens County Auditor