

EXHIBIT A

Page 1 of 2

RX 250 WD

Rev. 06/09

Ver. Date 12/01/22

PID 108672

**PARCEL 16-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]

Situated in the State of Ohio, Athens County, Athens Township, Section 16, Township 9 North, Range 14 West and being part of an Athens County Agricultural Society parcel as conveyed by a deed as recorded in Official Record Book 575 at Page 2290 of said county deed records and being more particularly described as follows:

Being a parcel lying on the right side of centerline of Herrold Avenue.

Commencing at the southwest corner of Lot 1148 of John C. Campbell's Fairfield Addition recorded in Envelope 176A, thence North 01 Degree 35 Minutes 09 Seconds West a distance of 32.58 feet to an iron pin set, 13.93 feet right of centerline station 13+74.00, being a point on the easterly right of way line of Herrold Avenue, and the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 01 Degree 35 Minutes 09 Seconds West, with the easterly right of way line of said Herrold Avenue, a distance of 125.24 feet to an iron pin set, 2.86 feet right of centerline station 14+98.75, being the southwesterly corner of a parcel to be transferred to the City of Athens;

Thence North 82 Degrees 22 Minutes 47 Seconds East, with the southerly line of said City of Athens parcel, a distance of 12.89 feet to an iron pin set, 15.50 feet right of centerline station 15+01.23;

Thence with a new division line South 03 Degrees 29 Minutes 05 Seconds West, a distance of 127.23 feet to an iron pin set, 15.50 feet right of centerline station 13+74.00;

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Thence with a new division line North 86 Degrees 30 Minutes 55 Seconds West, a distance of 1.57 feet to **Point of Beginning**.

The above described contains 0.0207 acres more or less including the present road which occupies 0.000 (0.0009 acres from Auditor's parcel Number A027270006000 which presently contains 0.105 acres and 0.0198 acres from Auditor's parcel Number A027270005900 which presently contains 0.135 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 Herrold Avenue 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 575, Page 2290 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.

12-1-22

Date

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

DEC 12 2022

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Dennis E. SW*

DATE: 12/13/2022