

**EXHIBIT A**

RX 250 WD

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Rev. 06/09

Ver. Date 05/19/21

PID 108672

**PARCEL 6-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 a The Burnt Toast Enterprises, LLC parcel as conveyed by a deed as recorded in Official Record Book 416 at Page 362 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 pipe found, being the southwest corner of Lot 1132 of John C. Campbell's Addition recorded in Envelope 176A, a point on the northerly right of way line of said West Union Street, 29.29 feet left of centerline station 655+93.66, and the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** with a new division line through said The Burnt Toast Enterprises, LLC parcel the following three courses:

Thence South 60 Degrees 13 Minutes 41 Seconds East a distance of 50.97 feet to an iron pin set, 31.00 feet left of centerline station 656+50.00;

Thence South 71 Degrees 43 Minutes 50 Seconds East a distance of 46.73 feet to an iron pin set, 34.00 feet left of centerline station 657+02.00;

Thence South 79 Degrees 30 Minutes 27 Seconds East a distance of 74.54 feet to an iron pin found, 33.12 feet left of centerline station 657+84.63, being a point on the northerly right of way line of said West Union Street;

With the northerly right of way line of said West Union Street the following two courses:

Thence North 86 Degrees 03 Minutes 34 Seconds West a distance of 103.80 feet to

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a point, 17.66 feet left of centerline station 656+73.38;

Thence North 51 Degrees 30 Minutes 40 Seconds West a distance of 74.55 feet to **Point of Beginning**.

The above described contains 0.025 acres more or less including the present road which occupies 0.000 acres (0.003 acres from Auditor's parcel Number A027270007800 which presently contains 0.171 acres, 0.019 acres from Auditor's parcel Number A027270007900 which presently contains 0.248 acres, and 0.003 acres from Auditor's parcel Number A027270008000 which presently contains 0.122 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".

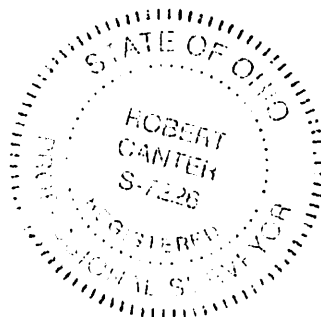
All stations and offsets are referenced to the centerline of West Union Street unless described otherwise.

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 419, Page 362 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