

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 06/10/22

PID 108672

**PARCEL 17-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 Sheltering Arms Hospital Foundation, INC. parcel as conveyed by a deed as recorded in Official Record Book 302 at Page 1654 of said county deed records and being more particularly described as follows:

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

Commencing at the northwest corner of Lot 2032 of T.J. Herrold's Addition recorded in Envelope 7B, thence North 32 Degrees 08 Minutes 39 Seconds East a distance of 19.05 feet to an iron pin found with a Dana Exline cap, 7.79 feet right of centerline station 16+05.57, being a point on the grantors west line and a point on the easterly line of The City of Athens parcel as conveyed by a deed recorded in Deed Book 124 at Page 718 of said county deed records, and the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 16 Degrees 58 Minutes 07 Seconds West, with the easterly line of said City of Athens parcel and the grantors westerly line, a distance of 61.39 feet to an iron pin found at the southwesterly corner of The City of Athens parcel as conveyed by a deed recorded in Official Record Book 240 at Page 899, 53.44 feet left of centerline station 16+09.99;

Thence North 82 Degrees 36 Minutes 45 Seconds East, with the southerly line of said City of Athens parcel and the grantors north line, a distance of 810.12 feet to an iron pin set, 30.48 feet left of centerline station 24+09.79;

Thence along a non-tangent curve to the right 134.70 feet having a delta of 192 Degrees 56 Minutes 53 Seconds, a radius of 40.00 feet and a chord bearing South 26 Degrees 34 Minutes

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27 Seconds West a distance of 79.49 feet to an iron pin set on the east line of a Larry S. Young, Trustee of the Larry S. Young Revocable Trust parcel as conveyed by a deed recorded in Official Record Book 491 at Page 44 of said county deed records, 35.44 feet right of centerline station 23+65.38;

Thence North 10 Degrees 41 Minutes 40 Seconds West a distance of 5.45 feet to an iron pin set, 30.00 feet right of centerline station 23+65.07, being a point on the grantors south line and the northerly line of a Larry S. Young, Trustee of the Larry S. Young Revocable Trust parcel as conveyed by a deed recorded in Official Record Book 491 at Page 44 of said county deed records;

Thence South 82 Degrees 36 Minutes 33 Seconds West, with the grantors south line, the northerly line of said Larry S. Young parcel and the north line of Visproma, LLC recorded in Official Record 546, Page 1361, a distance of 755.18 feet to the **Point of Beginning**.

The above described contains 1.156 acres more or less including the present road which occupies 0.000 acres and is contained in Auditor's parcel Number A028010002008 which presently contains 2.77 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.

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Prior Instrument Reference as of this writing is in Official Record Book 302, Page 1654 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.

7-1-22

Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brandon Fuller
DATE: 8/3/22