



6801 State Route 56 Athens, Ohio 45701
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DESCRIPTION OF A 28.016 ACRE

Situated in Athens Township, Athens City, Athens County, State of Ohio

Being a **28.016 acre** parcel of land located in City of Athens, State of Ohio, Athens County, Athens Township, Section 22, Farm Lot 101 & 100, Township 9, Range 14, Ohio Company Purchase, and being part of parcels as conveyed to East State Street Development Co. LLC. by a deed recorded in Official Record Book 526 at Page 969 of said county deed records and being more particularly described as follows:

Beginning at a point on the center line of State Route 682, on the northerly line of said 28.016 acre tract, and the southerly line of a 18.74 acre parcel as conveyed to the City of Athens by a deed recorded in Official Record Book 500 at Page 2121 of said county deed records, from which an iron rail found being the northeast corner of said Farm Lot 101 bears, N 1° 08' 46" W, 1155.51 feet for reference;

With a new division line through said East State Street Development Parcel
the following 6 courses:

- Course No. 1:** Thence from the **Point of Beginning** along a non-tangent curve to the right 126.71 feet having a delta of 5 Degrees 13 Minutes 58 Seconds, a radius of 1387.44 feet, and a chord bearing South 32 Degrees 26 Minutes 35 Seconds East a distance of 126.67 feet to a point on the center line of State Route 682;
- Course No. 2:** Thence, S 35° 46' 41" W, passing an iron pin (set) at 56.88 feet for reference, a total distance of 250.38 feet to an iron pin (set);
- Course No. 3:** Thence, S 75° 46' 19" W, 118.97 feet to an iron pin (set);
- Course No. 4:** Thence, S 84° 10' 56" W, 88.12 feet to an iron pin (set);
- Course No. 5:** Thence, S 21° 23' 27" W, 249.57 feet to an iron pin (set);
- Course No. 6:** Thence, S 14° 25' 15" E, 100.99 feet to a rail road spike (set), being a point on the centerline of Lührig Road;

With the center of said Lührig Road the following two courses:

- Course No. 7:** Thence, S 75° 23' 41" W, 90.58 feet to a point;
- Course No. 8:** Thence, S 46° 12' 30" W, 69.63 feet to a monument found (iron pipe), being the southeasterly corner of a 1.48 acre parcel as conveyed to William Bulger by a deed recorded in Official Record Book 513 at Page 1263 of said county deed records;

With the northerly line of said 1.48 parcel the following two courses:

- Course No. 9:** Thence, N 23° 52' 00" W, 103.05 feet to a monument found (iron pipe);
- Course No. 10:** Thence, S 75° 55' 47" W, 280.51 feet to a fence post;
- Course No. 11:** Thence, S 1° 14' 01" E, 139.90 feet to a monument found (iron pin), being a point on the northerly line of a 3.87 acre parcel as conveyed to Franklin Real Estate by a deed recorded in Official Record Book 191 at Page 847 of said county deed records;
- Course No. 12:** Thence, N 78° 20' 25" W, with the northerly line of said 3.87 acre parcel, 438.39 feet to a point;

Course No. 13: Thence, N 74° 05' 49" W, with the northerly line of said 3.87 acre parcel, 138.68 feet to a monument found (iron pin), being the southeasterly corner of a 0.96 acre parcel as conveyed to Rodney Brooks by a deed recorded in Official Record Book 232 at Page 1648 of said count deed records;

Course No. 14: Thence, N 36° 38' 20" E, with the easterly line of said 0.96 acre parcel and the easterly line of a 2.04 acre parcel as conveyed to Paul & Amy McCune by a deed recorded in Official Record Book 337 at Page 2457 of said county deed records, 422.45 feet to a monument found (iron pin);

Course No. 15: Thence, N 73° 15' 50" W, with the northerly line of said 2.04 acre parcel, 325.47 feet to a monument found (iron pin);

Course No. 16: Thence, S 37° 36' 11" W, with the westerly line of said 2.04 acre parcel, 368.42 feet to a rail road spike (set), being a point on the center line of said Luhrig Road;

Course No. 17: Thence, N 69° 27' 53" W, with the center line of said Luhrig Road, 219.32 feet to a point on the center line of said Luhrig Road;

Course No. 18: Thence, N 73° 40' 44" W, with the centerline of said Luhrig Road, 114.44 feet to a rail road spike (set), being the southeasterly corner of a 0.860 acre parcel as conveyed to Daniel & Lori Brooks by a deed recorded in Official Record Book 527 at Page 1981 of said county deed records;

Course No. 19: Thence, N 3° 19' 34" E, with the easterly line of said 0.860 acre parcel and easterly line of a 10.02 acre parcel as conveyed to George Enevoldsen by a deed recorded in Official Record Book 128 at Page 923 of said county deed record, 775.56 feet to a monument found (iron pin), being the southwesterly corner of a 1.89 acre parcel as conveyed to George & Janis Enevoldsen by a deed recorded in Official Record Book 325 at Page 619 of said county deed records;

With the southerly line of said 1.89 acre parcel the following three courses:

Course No. 20: Thence, S 57° 43' 39" E, 354.87 feet to a monument found (iron pin);

Course No. 21: Thence, S 76° 20' 29" E, 427.00 feet to a monument found (iron pin);

Course No. 22: Thence, N 4° 42' 29" W, 113.16 feet to a monument found (cap-6805), being a point on the southerly line of a 8.370 acre parcel as conveyed to George Enevoldsen by a deed recorded in Official Record Book 39 at Page 987 of said county deed records;

Course No. 23: Thence, S 86° 32' 58" E, with the southerly line of said 8.37 acre parcel, 99.52 feet to a monument found (stone), being the southwesterly corner of a 2.960 acre as conveyed to George & Janis Enevoldsen by a deed recorded in Official Record Book 325 at Page 619 of said county deed records;

Course No. 24: Thence, N 7° 00' 57" E, with the easterly line of said 2.96 acre parcel, 253.97 feet to an iron pin (set);

With a new division line through said East State Street Development Parcel the following 10 courses:

Course No. 25: Thence, S 82° 59' 48" E, 328.97 feet to an iron pin (set);

Course No. 26: Thence, S 29° 15' 57" W, 267.01 feet to an iron pin (set);

Course No. 27: Thence, S 60° 44' 03" E, 298.24 feet to an iron pin (set);

Course No. 28: Thence, N 53° 38' 04" E, 31.17 feet to an iron pin (set);

Course No. 29: Thence, S 36° 33' 38" E, 36.01 feet to an iron pin (set);

Course No. 30: Thence, S 42° 21' 49" E, 95.01 feet to an iron pin (set);
Course No. 31: Thence, N 85° 20' 19" E, 84.70 feet to an iron pin (set);
Course No. 32: Thence, S 58° 40' 05" E, 164.54 feet to an iron pin (set);
Course No. 33: Thence, N 52° 12' 40" E, 314.56 feet to an iron pin (set);
Course No. 34: Thence, N 51° 33' 51" E, 47.20 feet to the **Point of Beginning**, containing **28.016 acres**, more or less, and being subject to all legal rights of way and easements of record.

Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

Plat of survey is attached hereto and made a part thereof.

All iron pins set being 3/4" x 30" rebar with plastic cap stamped "CANTER-7226".

This description was prepared under the direct supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey performed by Buckley Group, LLC completed in July 2021.

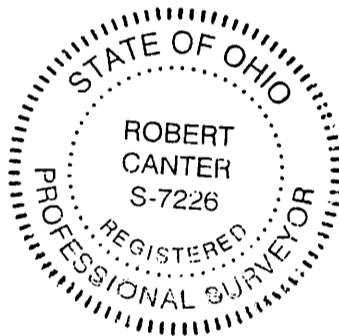
August 9, 2021
Date

Robert C. Canter 8-9-21
Robert C. Canter, Professional Surveyor No. 7226

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

AUG 09 2021

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Pranav Wiltson
DATE: 8/9/21

