

TRACT II
4.652 Acre Description

Situate in the State of Ohio, Athens County, Athens Township, Section 22, Township 9 North, Range 14 West, Farm Lots #100 & #101 and being part of a 21.000 acre parcel and part of a 4.060 acre parcel conveyed to East State Street Development Co. LLC as recorded in Official Record 526, Page 969 of the Athens County Recorder's office and being more particularly described as follows:

Beginning at a point at the beginning of a curve to the right on the grantors easterly line being the westerly line of an 18.740 acre parcel conveyed to the City of Athens recorded in Official Record 500, Page 2121 and the center of S.R. 682 being South 04 Degrees 23 Minutes 52 Seconds East a distance of 1241.70 feet from the northeast corner of Farm Lot #101, said point also being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** along the grantors easterly line being the westerly line of said 18.740 acre parcel and the center of S.R. 682 the following three (3) courses:

1. Along a curve to the right having a radius of 1387.44 feet, arc length of 85.44 feet and a chord bearing of South 28 Degrees 03 Minutes 45 Seconds East a distance of 85.43 feet to a point;
2. South 26 Degrees 17 Minutes 54 Seconds East a distance of 143.47 feet to a point at the beginning of a curve to the left;
3. Along a curve to the left having radius of 777.46 feet, a length of 256.58 feet and a chord bearing of South 35 Degrees 45 Minutes 11 Seconds East a distance of 255.42 feet to a point at the grantors southeast corner being the southwest corner of said 18.740 acre parcel, the northwest corner of a 0.730 acre parcel conveyed to Ronald Hope recorded in Official Record 434, Page 2471, the northeast corner of a 3.010 acre parcel conveyed to Franklin Real Estate Co. recorded in Official Record 191, Page 847 and the intersection of Luhrig Rd.;

Thence leaving the center of S.R. 682 along the grantors south line being the north line of said 3.010 acre parcel and the north line of a 1.400 acre parcel conveyed to Franklin Real Estate Co. recorded in Official Record 191, Page 847 and the center of Luhrig Rd the following five (5) courses:

1. South 69 Degrees 26 Minutes 10 Seconds West a distance of 226.19 feet to a point;
2. South 72 Degrees 41 Minutes 59 Seconds West a distance of 82.19 feet to an iron pipe found in the asphalt pavement;
3. South 79 Degrees 03 Minutes 55 Seconds West a distance of 106.57 feet to an iron pipe found in the asphalt pavement;
4. South 83 Degrees 04 Minutes 19 Seconds West a distance of 254.52 feet to an iron pipe found in the asphalt pavement;
5. South 75 Degrees 23 Minutes 15 Seconds West a distance of 21.39 feet to a point;

Thence leaving the center of Luhrig Rd. and along a new line across the grantor the following five (5) courses:

1. North 14 Degrees 25 Minutes 15 Seconds West a distance of 100.99 feet to an iron pin set;

2. North 21 Degrees 23 Minutes 27 Seconds East a distance of 249.57 feet to an iron pin set;
3. North 84 Degrees 10 Minutes 56 Seconds East a distance of 88.12 feet to an iron pin set;
4. North 75 Degrees 46 Minutes 19 Seconds East a distance of 118.97 feet to an iron pin set;
5. North 35 Degrees 46 Minutes 41 Seconds East a distance of 250.38 feet to the **Point of Beginning** (passing online an iron pin set at 193.50 feet).

The above described contains 4.652 acres more or less being 1.588 acres contained in Auditor's Parcel Number A040020003405 & 3.064 acres contained in Auditor's Parcel Number A040020003500.

Subject to all legal easements and rights of way.

Subject to a 10 foot side building setback, a 25 foot front building setback and a 40 foot rear building setback.

All iron pins set are 3/4 inch diameter x 30 inch long rebar with a 1-1/4" plastic cap stamped "Canter-7226".

Plat attached herewith and made a part thereof.

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 September 22, 2020.

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.


5-26-21
 Date



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

MAY 26 2021

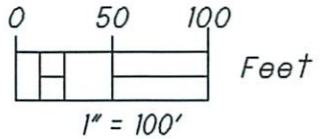
Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 5/27/21

- L1 S 26°17'54" E 143.47'
- L2 S 69°26'10" W 226.19'
- L3 S 72°41'59" W 82.19'
- L4 S 79°03'55" W 106.57'
- L5 S 83°04'19" W 254.52'
- L6 S 75°23'15" W 21.39'
- L7 N 14°25'15" W 100.99'
- L8 N 84°10'56" E 88.12'
- L9 N 75°46'19" E 118.97'
- L10 N 35°46'41" E 250.38'

C1 R = 1387.44'
L = 85.44'
C.B. = S 28°03'45" E, 85.43'

C2 R = 777.46'
L = 256.58'
C.B. = S 35°45'11" E, 255.42'



BY: *Robert C. Canter*
DATE: 5/26/21
Athens County
ENGINEER'S OFFICE
Mathematical Accuracy

P.O.B.
TRACT II
BEING S 04°23'52" E, 1241.70'
FROM NORTH EAST CORNER
OF FARM LOT #101

SITUATE IN THE STATE OF OHIO,
ATHENS COUNTY, ATHENS TOWNSHIP,
SEC. 22, T9N, R14W, FARM LOTS
#100 & #101, CITY OF ATHENS AND
BEING PART OF A 4.060 ACRE
PARCEL AND PART OF A 21.000 ACRE
PARCEL CONVEYED TO EAST STATE
STREET DEVELOPMENT CO. LLC.
RECORDED IN O.R. 526, PG. 969

REFERENCES:
CURRENT TAX MAPS
HISTORICAL TAX MAPS
DEEDS AS NOTED
A 48.134 AC SURVEY BY:
JOHN M. BRANNER P.S. 6805
DATED OCT. 1997
A 2.956 AC AND A 1.891 AC
SURVEY BY:
JOHN M. BRANNER P.S. 6805
DATED SEP. 2004

NOTES:
ALL BEARINGS, COORDINATES AND
DISTANCES ARE EXPRESSED AS OHIO
STATE PLANE SOUTH ZONE GRID, US
SURVEY FEET NAD83 (2011).
REFERENCE THE \odot OF LUHRIG RD.
AS BEING: S 69°26'10" W
EXISTING R/W PER: ODOT R/W
PLANS ATH-682-2.28-3.00 &
ATH-682-2.08-2.39 AND COUNTY
ENGINEER

TRACT II
4.652 AC.
TOTAL

EAST STATE STREET
DEVELOPMENT CO LLC
O.R. 526 PG. 969
A040020003405
21.000 AC.

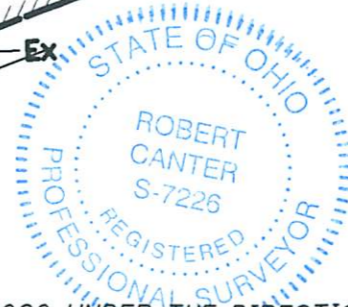
F.L. #101
1.588 AC.

F.L. #100
3.064 AC.

EAST STATE STREET
DEVELOPMENT CO LLC
O.R. 526 PG. 969
A040020003500
4.060 AC.

FRANKLIN REAL ESTATE CO.
O.R.191, PG.84
A010010044504
3.010 AC.

L6
FRANKLIN REAL ESTATE CO.
O.R.191, PG.84
A040020003401
1.400 AC.



SURVEYED SEPTEMBER 22, 2020 UNDER THE DIRECTION
AND SUPERVISION OF ROBERT C. CANTER P.S. 7226.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY

Robert C Canter 5-26-21
ROBERT C. CANTER P.S. #7226 DATE

LEGEND

- I.P.S. 3/4" X 30" REBAR SET
W/ 1-1/4" PLASTIC CAP
STAMPED "CANTER-7226"
- ⊙ P.F. IRON PIPE FOUND IN
ASPHALT PAVEMENT

PLAT OF SURVEY	
SURVEY FOR: WODA COOPER DEVELOPMENT, INC.	
JOB #201530	DATE: 05/26/2021
DRWN: DAC	CHK: RCC
	
6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	