

DESCRIPTION OF A 0.521 ACRE PARCEL

Situated in City of Athens, Section 8, Athens Township, Athens County, State of Ohio

Being a **0.521 acre** parcel of land located in part of Athens County, Athens Township, Section 8, City of Athens, Ohio Company Purchase, Township 9 North, Range 14 West, State of Ohio, and being part of a 2.87 acre parcel of land as conveyed to Prokos Demetrios as recorded in Official Record 184, Page 80 of said county deed records and being more fully described as follows:

Beginning at an P.K. nail (set) at the Southeasterly corner of said 0.521 acre parcel, from which the Southwest corner of The Jacob Cuckler Subdivision as recorded in Envelope 261B, bears N 71° 09' 51" E, 46.21 feet for reference:

Course No. 1: Thence, S 55° 42' 28" W, with a new division line through said 2.87 acre parcel, 70.57 feet to an iron pin (set);

Course No. 2: Thence, S 88° 27' 42" W, with a new division line through said 2.87 acre parcel, 74.17 feet to a ¾" iron pin with aluminum "ODOT R/W" cap (found), being the Northeast corner of a parcel of land conveyed to State of Ohio as recorded in Official Record 311, Page 769;

With the South line of said 2.87 acre parcel and the North line of said State of Ohio parcel, the following 2 courses are made:

Course No. 3: Thence, N 72° 04' 08" W, 59.20 feet to a ¾" iron pin (found);

Course No. 4: Thence, N 11° 55' 11" W, 24.74 feet to a P.K. nail (set), being on the Easterly right of way of Richland Ave.;

With the West line of said 2.87 acre parcel, the East right of way of Richland Ave., and the South right of way of Old Route 33, the following 3 courses are made:

Course No. 5: Thence, N 12° 04' 42" E, 62.69 feet to a P.K. nail (set);

Course No. 6: Thence, N 27° 07' 15" E, 50.72 feet to a P.K. nail (set);

Course No. 7: Thence, N 89° 39' 37" E, 81.52 feet to a P.K. nail (set);

Course No. 8: Thence, N 00° 37' 57" W, 34.39 feet to a point, being in the center of Old Route 33;

Course No. 9: Thence, N 87° 43' 48" E, 22.44 feet along the center of Old Route 33 to a point, being "Point A";

With a new division line through said 2.87 acre parcel, the following 10 courses:

Course No. 10: Thence, S 08° 34' 07" E, 51.63 feet to a P.K. nail (set);
Course No. 11: Thence, S 12° 33' 41" E, 11.07 feet to a P.K. nail (set);
Course No. 12: Thence, S 13° 19' 08" E, 10.67 feet to a P.K. nail (set);
Course No. 13: Thence, S 15° 19' 55" E, 12.90 feet to a P.K. nail (set);
Course No. 14: Thence, S 19° 07' 44" E, 12.56 feet to a P.K. nail (set);
Course No. 15: Thence, S 19° 25' 04" E, 13.15 feet to a P.K. nail (set);
Course No. 16: Thence, S 32° 12' 46" E, 15.47 feet to a P.K. nail (set);
Course No. 17: Thence, S 43° 55' 04" E, 14.16 feet to a P.K. nail (set);
Course No. 18: Thence, S 46° 41' 37" E, 12.68 feet to a P.K. nail (set);
Course No. 19: Thence, S 49° 59' 35" E, 3.05 feet to the point of **Beginning** containing 0.521 acres, more or less, and being subject to all legal easements and rights of way of record.

Being subject to and having access to the following ingress/egress easement (Easement 1) and the following parking easement (Easement 2):

Easement 1: Beginning at "Point A" as referenced above;

Thence, S 08° 34' 07" E, 51.63 feet leaving the center of Old Route 33 to a P.K. nail (set);

Thence, S 12° 33' 41" E, 11.07 feet to a P.K. nail (set);

Thence, S 13° 19' 08" E, 10.67 feet to a P.K. nail (set);

Thence, S 15° 19' 55" E, 12.90 feet to a P.K. nail (set);

Thence, S 19° 07' 44" E, 12.56 feet to a P.K. nail (set);

Thence, S 19° 25' 04" E, 13.15 feet to a P.K. nail (set);

Thence, S 32° 12' 46" E, 15.47 feet to a P.K. nail (set);

Thence, S 43° 55' 04" E, 14.16 feet to a P.K. nail (set);

Thence, S 46° 41' 37" E, 12.68 feet to a P.K. nail (set);

Thence, S 49° 59' 35" E, 3.05 feet to a P.K. nail (set);

Thence, N 55° 42' 28" E, 24.93 feet to a point;

Thence, N 48° 09' 29" W, 20.50 feet to a point;

Thence, N 43° 55' 04" W, 11.12 feet to a point;

Thence, N 32° 12' 46" W, 10.32 feet to a point;

Thence, N 19° 15' 54" W, 22.11 feet to a point;

Thence, N 14° 23' 57" W, 11.65 feet to a point, being "Point B";

Thence, N 14° 23' 57" W, 10.11 feet to a point;

Thence, N 12° 33' 41" W, 10.07 feet to a point;

Thence, N 08° 34' 07" W, 10.01 feet to a point;

Thence, N 8° 34' 07" W, 38.13 feet to a point, being on the center line of Old Route 33;

Thence, S 87° 43' 48" W, 24.15 feet to the **Beginning** "Point A" containing 0.083 acre more or less.

Easement 2: Beginning at "Point B" as referenced above from which the Southwest corner of The Jacob Cuckler Subdivision as recorded in Envelope 261B, bears S 45° 03' 27" E, 87.33 feet for reference;

Thence, N 14° 23' 57" W, 10.11 feet to a point;

Thence, N 12° 33' 41" W, 10.07 feet to a point;

Thence, N 08° 34' 07" W, 10.01 feet to a point;

Thence, N 84° 11' 49" E, 17.93 feet to a point;

Thence, S 11° 37' 04" E, 30.15 feet to a point;
Thence, S 84° 11' 31" W, 17.81 feet to the **Beginning** "Point B".

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 96) 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 "Buckley Group -04153".

This description was prepared under the direct supervision of Justin D. Cotterill, Registered Surveyor No. 8848 and is based on a field survey conducted by Buckley Group, LLC completed in February 2023.

2/22/23
Date

Justin D. Cotterill
Justin D. Cotterill, Professional Surveyor No. 8848

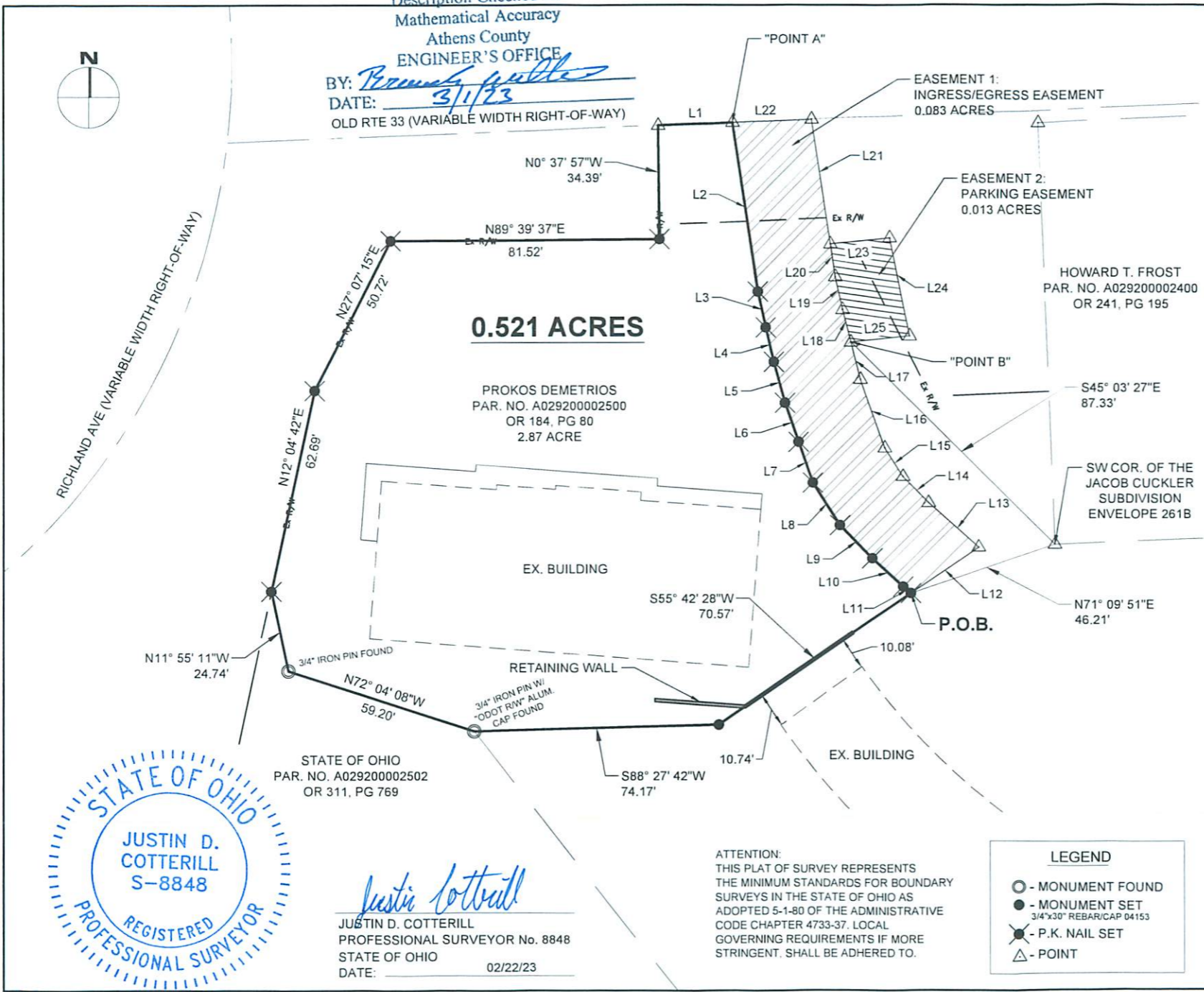


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca J. Wilkins*
DATE: 3/1/23

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Justin D. Cotterill*
DATE: 3/1/23
OLD RTE 33 (VARIABLE WIDTH RIGHT-OF-WAY)

ATHENS COUNTY
ATHENS TOWNSHIP
SECTION 8
CITY OF ATHENS
TOWN 9N, RANGE 14W
OHIO COMPANY PURCHASE
STATE of OHIO



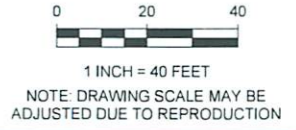
0.521 ACRES

PROKOS DEMETRIOS
PAR. NO. A029200002500
OR 184, PG 80
2.87 ACRE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87° 43' 48"E	22.44'
L2	S8° 34' 07"E	51.63'
L3	S12° 33' 41"E	11.07'
L4	S13° 19' 08"E	10.67'
L5	S15° 19' 55"E	12.90'
L6	S19° 07' 44"E	12.56'
L7	S19° 25' 04"E	13.15'
L8	S32° 12' 46"E	15.47'
L9	S43° 55' 04"E	14.16'
L10	S46° 41' 37"E	12.68'
L11	S49° 59' 35"E	3.05'
L12	N55° 42' 28"E	24.93'
L13	N48° 09' 29"W	20.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N43° 55' 04"W	11.12'
L15	N32° 12' 46"W	10.32'
L16	N19° 15' 54"W	22.11'
L17	N14° 23' 57"W	11.65'
L18	N14° 23' 57"W	10.11'
L19	N12° 33' 41"W	10.07'
L20	N8° 34' 07"W	10.01'
L21	N8° 34' 07"W	38.13'
L22	S87° 43' 48"W	24.15'
L23	N84° 11' 49"E	17.93'
L24	S11° 37' 04"E	30.15'
L25	S84° 11' 31"W	17.81'

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
PREVIOUS SURVEY PLATS



Justin D. Cotterill
JUSTIN D. COTTERILL
PROFESSIONAL SURVEYOR No. 8848
STATE OF OHIO
DATE: 02/22/23

ATTENTION:
THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

- LEGEND**
- - MONUMENT FOUND
 - - MONUMENT SET
3/4"x30" REBAR/CAP 04153
 - ⊗ - P.K. NAIL SET
 - △ - POINT

PLAT OF SURVEY									
SURVEYED FOR: PROKOS RICHLAND DISPENSARY									
BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83									
<table border="1" style="width: 100%;"> <tr> <td>DATE</td> <td>02/22/23</td> </tr> <tr> <td>DRWN.</td> <td>TMF</td> </tr> <tr> <td>CHKD.</td> <td>RDB</td> </tr> <tr> <td>JOB NO.</td> <td>222087</td> </tr> </table>		DATE	02/22/23	DRWN.	TMF	CHKD.	RDB	JOB NO.	222087
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DRWN.	TMF								
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	buckleygroup engineering+surveying 6801 STATE ROUTE 56, ATHENS, OH 45701 PH: (740) 589-5001 www.buckley.group								