



499 Richland Avenue Athens, Ohio 45701
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DESCRIPTION OF A 0.284 ACRE PARCEL

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

Being a 0.284 acre parcel of land located in Lease Lot 94, Section 21, Township 9 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being part of a parcel as conveyed to TS Tech North America Inc. by a deed recorded in Official Record Book 361 at Page 1939 and being more fully described as follows:

Beginning at an iron pipe found at the northeasterly corner of said 0.284 acre tract, being the northwesterly corner of a new 0.169 acre tract, the southwestery corner of a 0.284 acre parcel as conveyed to David S. & Gwenette Brooks by a deed recorded in Official Record Book 419 at Page 631 of said county deed records, and the southeasterly corner of lot 3790 of Kerr-Mercial Subdivision as recorded in Plat Book 10 at Page 50 of said county plat records;

Course No. 1: Thence, along a curve to the left, concave easterly, having a central angle of $2^{\circ} 44' 22''$, a radius of 984.93 feet, a chord bearing and distance of $S 9^{\circ} 35' 05'' W$, 47.09 feet, an arc distance of 47.09 feet to an iron pin (set), being a point on the westerly line of said 0.169 acre tract;

Course No. 2: Thence, $S 84^{\circ} 17' 44'' W$, with a new division line, 274.49 feet to an iron pin (set), being a point on the easterly line of a parcel as conveyed to Pennsylvania Lines, LLC by a deed recorded in Official Records Book 292 at Page 1988 of said county deed records and as per plans for The Toledo and Ohio Central Railway, Right of Way and Track Map, V-307, Sheet 15 dated June 30, 1918;

Course No. 3: Thence, $N 13^{\circ} 56' 51'' E$, with the easterly line of said Toledo & Ohio Central Railway, 48.22 feet to an iron pipe found, being the southwestery corner of said lot 3790;

— **EXHIBIT A** —

Course No. 4: Thence, with the southerly line of said lot 3790 acre parcel, N 84° 17' 40" E, 270.69 feet to the **Point of Beginning**, containing **0.284** acres, more or less, being subject to all legal rights of way and easements of record.

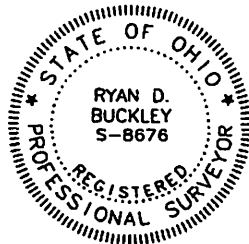
Bearings, coordinates and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (CORS 2011) datum.

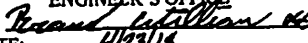
All iron pins set being 5/8" x 30" rebar with plastic cap stamped "Buckley Group - 04153".

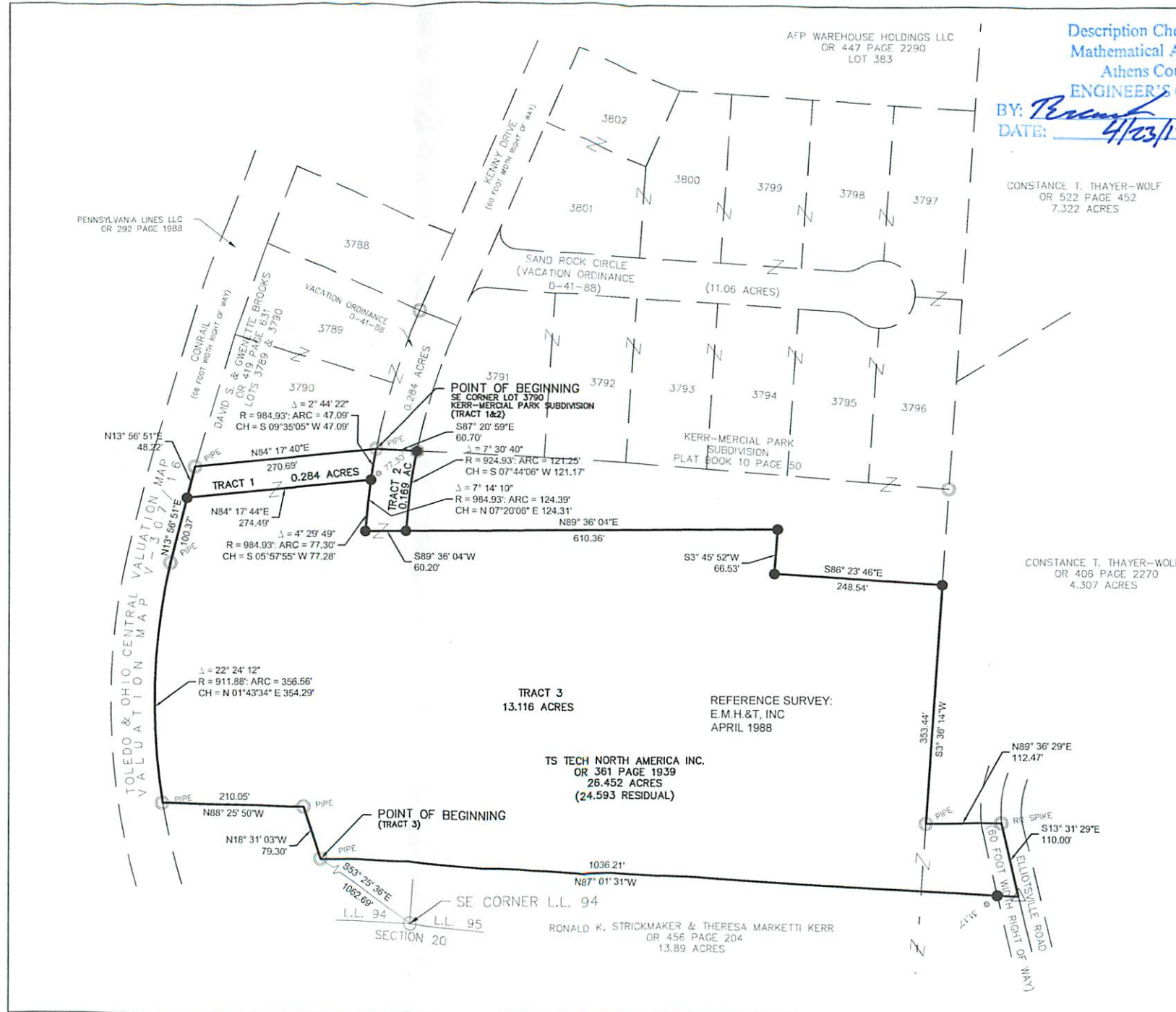
This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey performed by Buckley Group, LLC completed in May 2017.

April 10, 2018
Date


Ryan D. Buckley, Professional Surveyor No. 8676



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/10/18



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ryan D. Buckley* ORS
DATE: 4/23/18

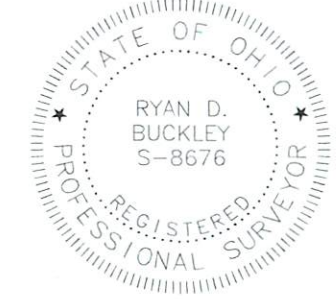
ATHENS COUNTY
ATHENS TOWNSHIP
SECTION 21
CITY OF ATHENS
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO

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

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

- - MAG NAIL SET
- - MONUMENT FOUND
- - MONUMENT SET
5/8" x 30" REBAR/CAP 04153
- △ - POINT



N

0 100 200
1 INCH = 200 FEET
NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

Ryan D. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 4/10/18

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| PLAT OF SURVEY | |
| SURVEYED FOR: CITY OF ATHENS 8 EAST WASHINGTON STREET ATHENS, OHIO 45701 | |
| BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE, NAD 83 | |
| DATE: 4/10/18 BRWN. JDC I/CHK. RDB JOB NO. 1019 | buckleygroup engineering + surveying |
| 499 RICHLAND AVENUE ATHENS, OH 45701 (740) 589-5001 www.buckleygroupllc.com ENGINEERING SURVEYING PLANNING | |