

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Reedy Williams
DATE: 4/28/17

MAY 02 2017

Jill Thompson
Athens County Auditor

EXHIBIT A
4.148 Acre Boundary Survey for
Integrated Services for Behavioral Health

Situate in the State of Ohio, Athens County, City of Nelsonville, York Township, Sections 24 and 30, Township 12 North, Range 15 West, River Lots 649 and 650 and being part of a 21.400 acre parcel and all of a 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343 in the Athens County Recorder's office and being more particularly described as follows:

Commencing at a 5/8" uncapped iron pin found at the northeast corner of Lot 1 of Frank Minners Subdivision of Middle Part of River Lots 649 & 650 recorded in Envelope 270A, said corner also being on the south right of way of W Franklin St., the west line of River Lot 648 and the east line of River Lot 649, (referencing a 5/8" uncapped iron pin found at the northwest corner of Lot 1 at North 83 Degrees 40 Minutes 53 Seconds West 59.80 feet) thence leaving the south right of way of W Franklin St. North 06 Degrees 19 Minutes 07 Seconds East 30.00 feet along the west line of River Lot 649 to a railroad spike set in the pavement of W Franklin St. at the southeast corner of a 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343, Parcel I, and at the southwest corner of an 8 foot strip of land of an unknown owner, said railroad spike set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 83 Degrees 40 Minutes 53 Seconds West 600.00 feet along the north right of way line of W Franklin St. to a railroad spike set in the pavement of W Franklin St. at the southwest corner of said 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343, Parcel I, also being a southeasterly corner of said grantors 21.400 acre parcel;

Thence across said grantors 21.400 acre parcel along a new division line the following twelve (12) courses:

1. North 22 Degrees 30 Minutes 42 Seconds West 44.77 feet to an iron pin set;
2. North 52 Degrees 30 Minutes 19 Seconds East 19.02 feet to a 5/8" iron pin found with 1-1/4" plastic cap stamped "Higland 7581";
3. North 65 Degrees 57 Minutes 33 Seconds West 60.93 feet to an iron pin set;
4. North 68 Degrees 40 Minutes 03 Seconds West 215.94 feet to an iron pin set;
5. North 20 Degrees 41 Minutes 40 Seconds East 65.29 feet to an iron pin set;
6. South 70 Degrees 39 Minutes 07 Seconds East 154.06 feet to a 5/8" iron pin found with 1-1/4" plastic cap stamped "Higland 7581";
7. South 43 Degrees 20 Minutes 50 Seconds East 44.59 feet to a 5/8" iron pin found with 1-1/4" plastic cap stamped "Higland 7581";
8. South 64 Degrees 09 Minutes 39 Seconds East 68.70 feet to an iron pin set;
9. North 06 Degrees 32 Minutes 45 Seconds East 56.56 feet to an iron pin set;
10. South 83 Degrees 39 Minutes 14 Seconds East 118.00 feet to an iron pin set;
11. North 52 Degrees 33 Minutes 13 Seconds East 63.22 feet to a 5/8" iron pin found with 1-1/4" plastic cap stamped "Higland 7581";
12. North 37 Degrees 48 Minutes 42 Seconds East 226.22 feet to an iron pin set on the north line of said grantors 21.400 acre parcel and the south line of Lot 2003 of Vaughn Brother's Subdivision recorded in Envelope 307B and Amended Plat recorded in Envelope 214B (passing a 5/8" iron pin found with 1-1/4" plastic cap stamped "Higland 7581" at 193.39 feet);

Thence South 60 Degrees 27 Minutes 51 Seconds East 240.83 feet along the north line of said grantors 21.400 acre parcel, the south line of Lot 2003 of Vaughn Brother's Subdivision recorded in Envelope 307B and Amended Plat recorded in Envelope 214B and the south right of way of Pine Grove Dr. to an iron pin found Buried 1 foot below existing pavement of Pine Grove Dr. at a northeasterly corner of said grantors 21.400 acre parcel and the south right of way of Pine Grove Dr. (passing a 1-3/4" O.D. iron pipe found at 84.85 feet);

Thence South 28 Degrees 31 Minutes 51 Seconds East 185.59 feet along the north line of said grantors 21.400 acre parcel and the south right of way of Pine Grove Dr. to a 1" O.D. iron pipe found at a southeasterly corner of said grantors 21.400 acre parcel, the northeast corner of said 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343, Parcel I, the northwest corner of an 8 foot strip of land of an unknown owner, the east line of River Lot 649, the west line of River Lot 648 and the south right of way of Pine Grove Dr.;

Thence leaving the south right of way of Pine Grove Dr. South 06 Degrees 19 Minutes 07 Seconds West 149.46 feet along the east line of said grantors 2.030 acre parcel, the east line of River Lot 649, the west line of an 8 foot strip of land of an unknown owner and the west line of River Lot 648 to the **Point of Beginning**.

The above described contains **4.148** acres more or less (2.059 acres in Auditor's Parcel Number P030370010300 which presently contains 2.030 acres and 2.089 acres in Auditor's Parcel Number P030370010200 which presently contains 21.400 acres).

It is intended that the above 2.059 acre parcel and 2.089 acre parcel are to be continuous and contiguous.

Subject to a road right of way easement to be granted to the City of Nelsonville as described below.

Situate in the State of Ohio, Athens County, City of Nelsonville, York Township, Sections 24 and 30, Township 12 North, Range 15 West, River Lots 649 and 650 and being part of a 21.400 acre parcel and all of a 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343 in the Athens County Recorder's office and being more particularly described as follows:

Commencing at a 5/8" uncapped iron pin found at the northeast corner of Lot 1 of Frank Minners Subdivision of Middle Part of River Lots 649 & 650 recorded in Envelope 270A, said corner also being on the south right of way of W Franklin St., the west line of River Lot 648 and the east line of River Lot 649, (referencing a 5/8" uncapped iron pin found at the northwest corner of Lot 1 at North 83 Degrees 40 Minutes 53 Seconds West 59.80 feet) thence leaving the south right of way of W Franklin St. North 06 Degrees 19 Minutes 07 Seconds East 30.00 feet along the west line of River Lot 649 to a railroad spike set in the pavement of W Franklin St. at the southeast corner of a 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343, Parcel I, and at the southwest corner of an 8 foot strip of land of an unknown owner, said railroad spike set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** North 83 Degrees 40 Minutes 53 Seconds West 600.00 feet along the north right of way line of W Franklin St. to a railroad spike set in the pavement of W Franklin St. at the southwest corner of said 2.030 acre parcel conveyed to Doctors Ohiohealth Corporation recorded in Official Record 279, Page 343, Parcel I, also being a southeasterly corner of said grantors 21.400 acre parcel;

Thence North 22 Degrees 30 Minutes 42 Seconds West 29.47 feet along the west line of the above 4.148 acre parcel;

Thence across the grantor the following three (3) courses;

1. South 83 Degrees 28 Minutes 37 Seconds East 199.35 feet to a point;
2. South 83 Degrees 15 Minutes 04 Seconds East 241.36 feet to a point;

3. South 83 Degrees 15 Minutes 16 Seconds East 173.51 feet to a point on the grantors east line being the west line of an 8 foot strip of land of an unknown owner, the east line of River Lot 649 and the west line of River Lot 648;

Thence South 06 Degrees 19 Minutes 07 Seconds West 22.00 feet along the grantors east line being the west line of an 8 foot strip of land of an unknown owner, the east line of River Lot 649 and the west line of River Lot 648 to the **Point of Beginning**.

The above described easement contains **0.337** acres more or less.

Subject to all legal easements and rights of way.

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

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

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc. Completed March 2017.

Prior Instrument Reference as of the date this survey was prepared: Official Record 279, Page 343

All bearings are NAD 83(2011), Ohio State Plane, South Zone. Reference the north right of way line of W Franklin St. as being: North 83 Degrees 40 Minutes 53 Seconds West.

Robert C Canter

Robert C. Canter, P.S. 7226

4/23/17
Date



No plat required.

*Charles Barga, 6/12/17
City Manager of Nelsonville*

SURVEY FOR

INTEGRATED SERVICES FOR BEHAVIORAL HEALTH

SITUATE IN THE STATE OF OHIO, CITY OF NELSONVILLE, ATHENS COUNTY, YORK TOWNSHIP, SECTIONS 24 & 30, T12N, R15W, PART OF RIVER LOTS 649 & 650, AND BEING PART OF A 21.400 ACRE PARCEL AND ALL OF A 2.030 ACRE PARCEL CONVEYED TO DOCTORS OHIOHEALTH CORPORATION RECORDED IN O.R. 279, PG. 343

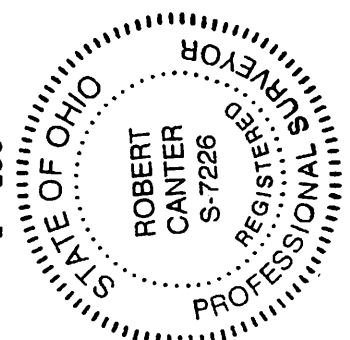
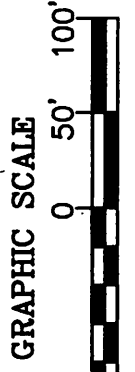
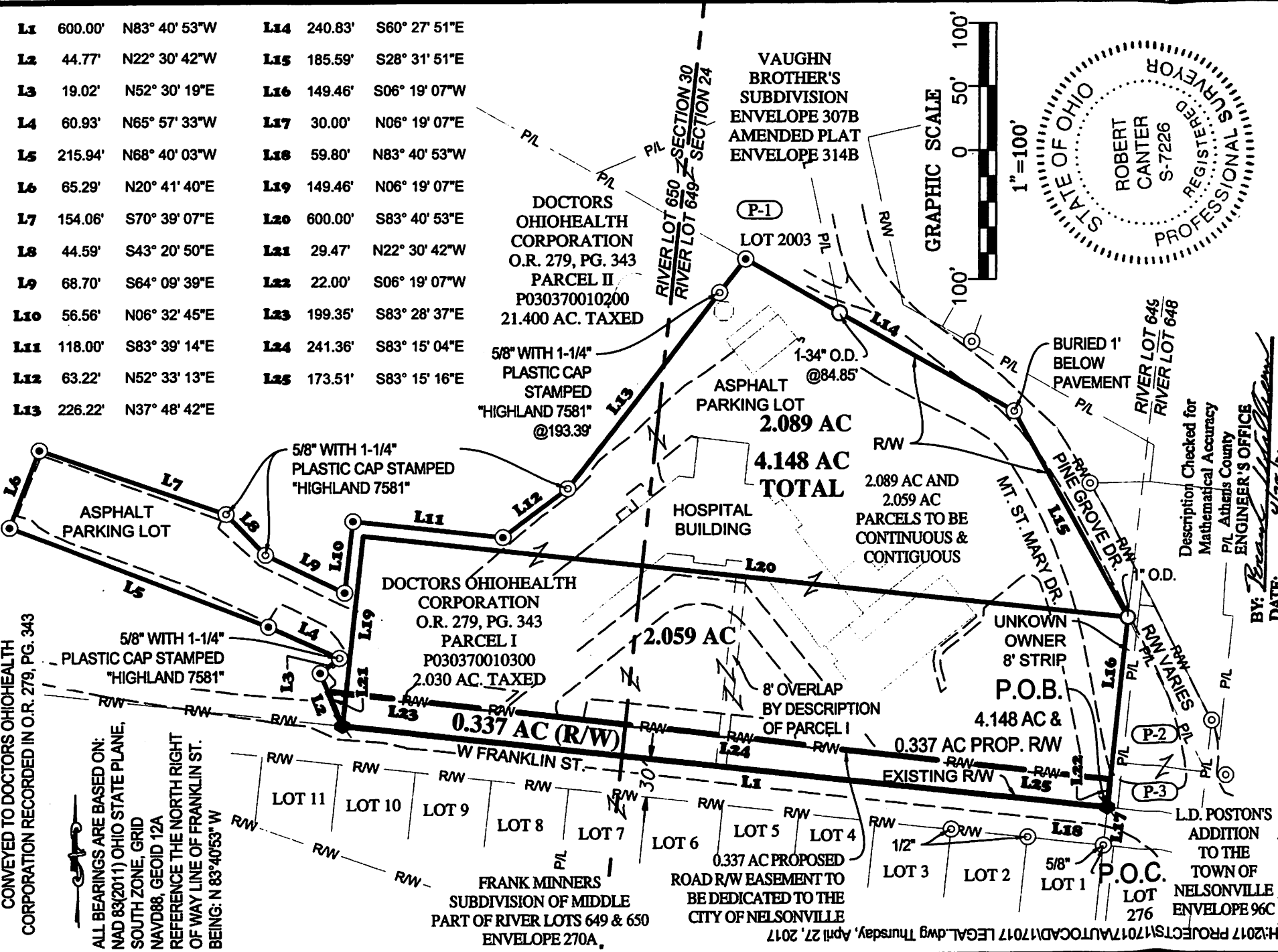
EXHIBIT A LEGEND

- 34" X 36" IRON PIN SET W/ PLASTIC CAP STAMPED "CANTER 7226"
- RAILROAD SPIKE SET
- IRON PIN FOUND WITH CAP
- IRON PIPE FOUND

- P-1** JAMES R. LAUDERBACK & KATHY S. LAUDERBACK O.R. 342, PG. 757 P030340000300 LOT 2003
- P-2** CITY OF NELSONVILLE P030340001000 ORDINANCE 11-62
- P-3** CITY OF NELSONVILLE P030340002000 ORDINANCE 11-62

L1	600.00'	N83° 40' 53"W	L14	240.83'	S60° 27' 51"E
L2	44.77'	N22° 30' 42"W	L15	185.59'	S28° 31' 51"E
L3	19.02'	N52° 30' 19"E	L16	149.46'	S06° 19' 07"W
L4	60.93'	N65° 57' 33"W	L17	30.00'	N06° 19' 07"E
L5	215.94'	N68° 40' 03"W	L18	59.80'	N83° 40' 53"W
L6	65.29'	N20° 41' 40"E	L19	149.46'	N06° 19' 07"E
L7	154.06'	S70° 39' 07"E	L20	600.00'	S83° 40' 53"E
L8	44.59'	S43° 20' 50"E	L21	29.47'	N22° 30' 42"W
L9	68.70'	S64° 09' 39"E	L22	22.00'	S06° 19' 07"W
L10	56.56'	N06° 32' 45"E	L23	199.35'	S83° 28' 37"E
L11	118.00'	S83° 39' 14"E	L24	241.36'	S83° 15' 04"E
L12	63.22'	N52° 33' 13"E	L25	173.51'	S83° 15' 16"E
L13	226.22'	N37° 48' 42"E			

ALL BEARINGS ARE BASED ON: NAD 83(2011) OHIO STATE PLANE, SOUTH ZONE, GRID NAVD88, GEOID 12A REFERENCE THE NORTH RIGHT OF WAY LINE OF FRANKLIN ST. BEING: N 83°40'53" W



Description Checked for Mathematical Accuracy
P/L Athens County
ENGINEER'S OFFICE
BY: *Robert C. Canter*
DATE: 4/28/17

Robert C. Canter, P.S. 7226
6801 S.R. 56 Athens, Ohio 45701
Phone: (740) 592-5706
Email: canter@canps.com

SURVEYED MARCH 2017 BY CANTER SURVEYING/GPS SERVICES, INC. UNDER THE DIRECTION AND SUPERVISION OF ROBERT C. CANTER REGISTERED SURVEYOR NO. 7226. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.



Robert C. Canter
Robert C. Canter, P.S. 7226

4/27/17
Date