

NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER

October 23, 2024

Jeffrey J. Gressick and Denise M. Gressick
3025 Lancaster-Kirkersville Rd.
Lancaster, OH 43130

Re: FAI-158-04.20
Parcel Number: 020
Interest Acquired: SH, UV, T1, T2

THE NOTICE OF INTENT TO ACQUIRE

TO: Jeffrey J. Gressick and Denise M. Gressick,

The Ohio Department of Transportation [“ODOT”] needs your property for a highway project identified as FAI-158-04.20 and will need to acquire the following from you:

Parcel 020-SH is a perpetual easement for highway purposes without limitation of existing access rights, to be acquired in the name of the Ohio Department of Transportation [ODOT]. This identifier is used when it is determined that less than fee simple interest is adequate to construct and maintain the highway facility.

Parcel 020-UV is a perpetual easement for utility purposes to be acquired by ODOT for the use and in the name of the Northeast Ohio Natural Gas Corp. and South Central Power Company. The area is required for relocation of existing gas mains and electric lines, poles and appurtenances necessitated by the construction of the roundabout.

Parcel 020-T1, T2 is defined as a temporary construction easement being acquired in the name and for the use by ODOT. This identifier is used when an area is needed to provide the roadway contractor with sufficient work area to accomplish construction activities outside of the permanent right of way. For this acquisition, the easement is needed for worksite access.

Ohio law authorizes ODOT to obtain Parcel 020-SH, UV, T1, T2 from your property for the public purpose of a highway project. The legal description of your property that ODOT needs for the highway project is set out in the Good Faith Offer that is included with this Notice of Intent to Acquire, that legal description is referred to as **Exhibit A** in the Good Faith Offer.

The Good Faith Offer included with this Notice of Intent to Acquire is ODOT’s determination of the fair market value of your property. This fair market value (FMV) is what a willing buyer who is under no compulsion to buy and a willing seller who is under no compulsion to sell would value your property on the open market.

You will have a minimum of 30 days from the time you receive the Good Faith Offer included with this Notice of Intent to Acquire to accept or reject the offer. We are available to discuss the offer with you at any time. If you reject the offer or we are unable to come to an agreement, we may have to exercise our eminent domain authority to appropriate your property. This will require a court procedure. In a court proceeding, you may disagree with whether our offer reflects the fair market value of the property.

HERE IS A BRIEF SUMMARY OF YOUR OPTIONS AND LEGALLY PROTECTED RIGHTS:

1. By law, ODOT is required to make a good faith effort to purchase Parcel 020-SH, UV, T1, T2.
2. We are to provide you with a written offer and the appraisal or valuation upon which we base that offer. The amount offered to you will not be less than the approved fair market value estimate of the property needed for the project. This compensation is based on the valuation of your property by qualified real estate personnel who have analyzed current market data. Their valuation work has been reviewed by a preapproved review appraiser prior to ODOT establishing its fair market value estimate for your property needed for the project.
3. **You do not have to accept this offer** and ODOT is not required to agree to your demands.
4. You are to be provided a copy of the valuation document during the first negotiation visit by an agent of ODOT.
5. You are to be provided with pertinent parts of the highway plans which are:

Legend Sheet, Property Map, Summary of Additional Right-of-Way, Topo Sheet, Typical Sections, Plan and Profile Sheet, and Right-of-Way Boundary Sheet.

6. The Plan Letter Attachment included with the Good Faith Offer attached to this Notice Of Intent To Acquire describes the interest in the real property that is to be acquired from you, the description and location of the real property to be acquired, and any improvements such as buildings or structures situated on the property to be acquired, if any.
7. You will be provided with a booklet entitled "When ODOT Needs Your Property". This booklet briefly explains the acquisition process and your rights in this process.
8. You have the right to seek the advice of an attorney, real estate appraiser, or any other person of your choice in this matter.
9. If you do not accept this offer, and we cannot come to an agreement on the acquisition of Parcel 020-SH, UV, T1, T2, ODOT has the right to file suit to acquire Parcel 020-SH, UV, T1, T2 by eminent domain in the county in which the property is located. This action, referred to as an "appropriation proceeding" ensures your rights will be fully protected while at the same time allowing the construction of the highway project to proceed for the benefit of all.

10. When filing the appropriation, the Director of Transportation will deposit the value of the property sought to be acquired with the court. At that time, ODOT gains the right to enter upon and use the property acquired subject to Section 163.06 (B) of the Ohio Revised Code. If you agree to accept the deposited money as full payment, the appropriation case will be closed.
11. If you are not satisfied with the amount of the deposit, you must file an answer with the court in the manner and within the time specified in the summons which is served upon you by the court. Once the answer is filed, you may apply to the court to withdraw the deposited money, subject to the rights of any other parties having an interest in the property. Withdrawing your share of the deposit does not interfere with your right to have a jury determine the FMV of your property. Interest will not accrue on any money deposited under this procedure. If the money withdrawn under this procedure should exceed the final award, the owner will be required to return the excess payment.
12. As part of your answer you may request a trial by jury. After a trial, a jury will decide the amount you are to be awarded for your property that is acquired, for the damage that is caused by the acquisition, if applicable, and for other damages permitted by law, which could either exceed or be less than our offer. At the trial you may testify and present evidence as to the value of your property.
13. If your property qualifies as an “Agricultural Use” as defined under ORC 163.21 (C)(2), and a jury awards you an amount that is more than 150% of ODOT’s final offer as determined by law, you may be entitled to recover attorney fees and other litigation costs.
14. You also have the right to request that the issue of the value of your property be submitted to nonbinding mediation. You **must** submit your written request for mediation to the court within ten business days after you file your answer. If a settlement is not reached at mediation, the matter will proceed to a jury valuation trial.
15. You have the right to object to ODOT’s decision to acquire your property by writing, within ten business days of receiving this notice, to:

Governor Mike DeWine
Care of: Ohio Department of Administrative Services
General Services Division
Real Estate Services
4200 Surface Road
Columbus, Ohio 43228-1395

And to:

Pamela Boratyn, Director
Ohio Department of Transportation
1980 West Broad Street
Mailstop 1000
Columbus, Ohio 43223

The Governor has the discretion to veto this project, and if he does, it will not proceed.

THE GOOD FAITH OFFER

The amount offered to you in good faith as just compensation for the acquisition of Parcel 020, SH, UV, T1, T2, of Project FAI-158-04.20 is:

Real Property To Be Acquired	\$48,599.00
Damages To Your Property Which Is Not Acquired	\$11,401.00
Temporary Construction Easement	\$1,905.00
Total Good Faith Offer	\$61,905.00

Tenant-owned improvements, if any, are to be identified in this Good Faith Offer, and if there are any such improvements, the amount offered to you does not include compensation for these improvements. None.

Your property may be encumbered with a mortgage lien as security for a loan. It is possible that ODOT may conclude this acquisition of property without obtaining a partial release of such mortgage lien from your lender. In that event, you as the borrower and grantor of the mortgage lien should consult your loan and mortgage documents concerning possible requirements to apply proceeds from a public acquisition to your outstanding loan balance or contact your lender about responsibilities and obligations when part of your property is acquired for public use.

While ODOT may not provide legal advice, we will make all efforts to answer questions you have concerning this process and provide any copies of the law or our records that you may need to fully understand your rights, the project, and the process. If you have any questions concerning this matter, you may contact us at:

Ohio Department of Transportation
District 05
9600 Jacksontown Rd., Jacksontown, Ohio 43030
(740) 323-4400



Megan Matrka
West Erie Realty Solutions
As Agent for the Ohio Department of Transportation [ODOT]

ALERT: SEVERE WEATHER AND EMERGENCY EVENTS ACROSS THE U.S. MAY DELAY FINAL D...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

9589071052701855112723

[Copy](#)

[Add to Informed Delivery \(<https://informeddelivery.usps.com/>\)](#)

Latest Update

Your item was delivered to an individual at the address at 12:49 pm on January 11, 2025 in LANCASTER, OH 43130.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

LANCASTER, OH 43130

January 11, 2025, 12:49 pm

[See All Tracking History](#)

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeffrey & Denise Gressick
3025 Lancaster-Circleville Rd
LANCASTER, OH 43130



9590 9402 5593 9274 0901 11

2. Article Number (Transfer from service label)

9589 0710 5270 1855 1127 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature

J Gressick

Agent
 Addressee

B. Received by (Printed Name)

J Gressick

1-11-25

Yes
If YES, enter delivery address below: No

FAX 150 off

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**ACKNOWLEDGMENT OF RECEIPT
OF
NOTICE OF INTENT TO ACQUIRE AND GOOD FAITH OFFER**

Re: FAI-158-04.20
Parcel Number: 020
Interest Acquired: SH, UV, T1, T2

Each of the undersigned acknowledges that a copy of the foregoing Notice of Intent to Acquire and Good Faith Offer was delivered to the undersigned by ODOT. This Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has waived or will waive any objections the undersigned might have, to ODOT's efforts to acquire the undersigned's property. Furthermore, the undersigned's signature on this Acknowledgment of Receipt of Notice of Intent to Acquire and Good Faith Offer does NOT indicate or imply in any way that the undersigned has accepted or will accept any of the terms, provision or conditions set out in this Good Faith Offer.

(Owner's signature)

(Date)

(Print owner's name)

(Owner's signature)

(Date)

(Print owner's name)

EXHIBIT A

Page 1 of 3

Rev. 06/09

RX 270 SH

Ver. Date 03/18/2024

PID 111621

**PARCEL 20-SH
FAI-158-4.20**

PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, in the southeast quarter of Section 14 in Township 15, Range XIX of the Congress Lands (East of Scioto River), lying on the left side of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road, 60.00 feet wide) and Coonpath Road (County Road 31, 60.00 feet wide) and being part of the 2.000 acres of land deeded, now or previously, to Jeffrey J. Gressick and Denise M. Gressick in official record volume 654, page 128 of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00376.00 and further described as follows;

Beginning at the southeast corner of section 14 in common with the northwest corner of section 23, the southwest corner of section 13, and the northeast corner of section 24, also being the intersection of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road) with the centerline of right of way of Coonpath Road (County Road 31) at stations 144+63.80 State Route 158 and 50+00.00 Coonpath Road;

Thence along the existing centerline of right of way of Coonpath Road, being the line between sections 14 and 23, **North 87 degrees, 19 minutes 47 seconds West, 295.15 feet** to the southeast corner of the land deeded to Bonnie L. Weaver in official record volume 1796, page 2747 (1/2 interest) and deed volume 445, page 637 (1/2 interest) of the Fairfield County Recorder's Office, at station 47+04.85;

EXHIBIT A

Page 2 of 3

Rev. 06/09

RX 270 SH

Thence along the easterly line of Weaver's land, **North 02 degrees, 48 minutes, 45 seconds East, 30.00 feet** to an iron pin set on the existing northerly right of way line of Coonpath Road, 30.00 feet left of station 47+04.93;

Thence along a new line through the Grantor's land, **North 84 degrees, 58 minutes, 38 seconds East, 186.75 feet** to an iron pin set 55.00 feet left of station 48+90.00;

Thence continuing along a new line through the Grantor's land, **North 74 degrees, 14 minutes, 07 seconds East, 15.81 feet** to an iron pin set 60.00 feet left of station 49+05.00;

Thence continuing along a new line through the Grantor's land, **North 66 degrees, 06 minutes, 18 seconds East, 11.18 feet** to an iron pin set 65.00 feet left of station 49+15.00;

Thence continuing along a new line through the Grantor's land, **North 47 degrees, 40 minutes, 13 seconds East, 14.14 feet** to an iron pin set 75.00 feet left of station 49+25.00;

Thence continuing along a new line through the Grantor's land, **North 37 degrees, 30 minutes, 11 seconds East, 44.25 feet** to an iron pin set 50.00 feet left of centerline of right of way of State Route 158 station 145+75.00;

Thence continuing along a new line through the Grantor's land, parallel with and 50.00 feet distant, by normal measurement, from the centerline of State Route 158, **North 02 degrees, 48 minutes, 45 seconds East, 183.69 feet** to an iron pin set in the southerly line of the land deeded to Nicholas Wiseman and Thalia Wiseman in official record volume 1706, page 3038 of the Fairfield County Recorder's Office, 50.00 feet left of station 147+58.69;

Thence along the southerly line of Wisemans' land, **South 87 degrees, 25 minutes, 10 seconds East, 50.00 feet** to the existing centerline of right of way of State Route 158 at the southeast corner of Wisemans' land and the line between sections 14 and 13 at station 147+58.89;

Thence along the existing centerline of right of way of State Route 158 and the line between sections 14 and 13, **South 02 degrees, 48 minutes, 45 seconds West, 295.09 feet** to the **Place of Beginning** and containing **0.623 acres** of land of which 0.386 acres are within the present road occupied by the State Route 158 highway easement of the State of Ohio in Highway Easement book 1, page 171 of the Farifield County Recorder's Office and Coonpath Road, resulting in a net take of 0.237 acres, subject to all easements and restrictions of record.

All iron pins described as set are to be $\frac{3}{4}$ " x 30" reinforcing bars with a 2" aluminum cap stamped ODOT R/W S-7468 THOMAS FOK & ASSOC and will be placed upon notification by ODOT District 5.

EXHIBIT A

Page 3 of 3

Rev. 06/09

RX 270 SH

Bearings are based on the positions of monuments located relative to grid north of the State Plane Coordinate System, Ohio South Zone (3402), NAD83(2011), (EPOCH 2010.0000) by GNSS measurements referenced to the ODOT CORS.

This description was prepared in February 2024 and is based upon surveys performed by Thomas Fok & Associates, Inc. beginning in April 2021 under the direction of Franklin D. Snyder, Jr., P.S. S-7468.

Franklin D. Snyder, Jr., P.S.
03/28/2024



EXHIBIT A

Page 1 of 3

Rev. 09/12

RX 283 UV

Ver. Date 03/21/2024

PID 111621

**PARCEL 20-UV
FAI-158-4.20**

**PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
NORTHEAST OHIO NATURAL GAS CORP. AND SOUTH CENTRAL POWER
COMPANY, AN OHIO CORPORATION**

For the relocation of existing gas mains and electric lines, poles and appurtenances necessitated by the construction of a roundabout at the intersection of State Route 158 and Coonpath Road.

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, in the southeast quarter of Section 14 in Township 15, Range XIX of the Congress Lands (East of Scioto River), lying on the left side of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road, 60.00 feet wide) and Coonpath Road (County Road 31, 60.00 feet wide) and being part of the 2.000 acres of land deeded, now or previously, to Jeffrey J. Gressick and Denise M. Gressick in official record volume 654, page 128 of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00376.00 and further described as follows;

Commencing for reference at the southeast corner of section 14 in common with the northwest corner of section 23, the southwest corner of section 13, and the northeast corner of section 24, also being the intersection of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road) with the centerline of right of way of Coonpath Road (County Road 31) at stations 144+63.80 State Route 158 and 50+00.00 Coonpath Road;

Thence along the existing centerline of right of way of Coonpath Road, being the line between sections 14 and 23, North 87 degrees, 19 minutes 47 seconds West, 295 15 feet to the southeast corner of the land deeded to Bonnie L. Weaver in official record volume 1796, page 2747 (1/2 interest) and deed volume 445, page 637 (1/2 interest) of the Fairfield County Recorder's Office, at station 47+04.85;

Thence along the easterly line of Weaver's land, North 02 degrees, 48 minutes, 45 seconds East, 30.00 feet to an iron pin set on the existing northerly right of way line of Coonpath Road, 30.00 feet left of station 47+04.93 at the westerly most corner of Parcel 20-SH and the **Place of Beginning**;

Thence along the easterly line of Weaver's land, **North 02 degrees, 48 minutes, 45 seconds East, 20.00 feet** to a point 50.00 feet left of station 47+04.98;

EXHIBIT A

Page 2 of 3

Rev. 09/12

RX 283 UV

Thence **North 84 degrees, 55 minutes, 06 seconds East, 182.15 feet** to a point 74.57 feet left of station 48+85.46;

Thence **North 74 degrees, 14 minutes, 07 seconds East, 12.51 feet** to a point 78.52 feet left of station 48+97.33;

Thence **North 66 degrees, 06 minutes, 18 seconds East, 6.51 feet** to a point 81.44 feet left of station 49+03.15;

Thence **North 47 degrees, 40 minutes, 13 seconds East, 9.12 feet** to a point 87.88 feet left of station 49+09.60;

Thence **North 37 degrees, 30 minutes, 11 seconds East, 36.23 feet** to a point 70.00 feet left of centerline of State Route 158 station 145+81.25;

Thence parallel with and 70.00 feet distant, by normal measurement, from the centerline of State Route 158, **North 02 degrees, 48 minutes, 45 seconds East, 177.36 feet** to the southerly line of the land deeded to Nicholas Wiseman and Thalia Wiseman in official record volume 1706, page 3038 of the Fairfield County Recorder's Office, 70.00 feet left of station 147+58.61;

Thence along the southerly line of Wisemans' land, **South 87 degrees, 25 minutes, 10 seconds East, 20.00 feet** to an iron pin set at the northwest corner of Parcel 20-SH, 50.00 feet left of station 147+58.69;

Thence along the westerly line of Parcel 20-SH, **South 02 degrees, 48 minutes, 45 seconds West, 183.69 feet** to an iron pin set 50.00 feet left of station 145+75.00;

Thence along the northwesterly line of Parcel 20-SH, **South 37 degrees, 30 minutes, 11 seconds West, 44.25 feet** to an iron pin set 75.00 feet left of centerline of Coonpath Road station 49+25.00;

Thence continuing along the northwesterly line of Parcel 20-SH, **South 47 degrees, 40 minutes, 13 seconds West, 14.14 feet** to an iron pin set 65.00 feet left of station 49+15.00;

Thence continuing along the northwesterly line of Parcel 20-SH, **South 66 degrees, 06 minutes, 18 seconds West, 11.18 feet** to an iron pin set 60.00 feet left of station 49+05.00;

Thence continuing along the northwesterly line of Parcel 20-SH, **South 74 degrees, 14 minutes, 07 seconds West, 15.81 feet** to an iron pin set 55.00 feet left of station 48+90.00;

EXHIBIT A

Page 3 of 3

Rev. 09/12

RX 283 UV

Thence continuing along the northwesterly line of Parcel 20-SH, **South 84 degrees, 58 minutes, 38 seconds West, 186.75 feet** to the **Place of Beginning** and containing **0.202 acres** of land, none of which is within the present road occupied by State Route 158 nor Coonpath Road.

All iron pins described as set are to be $\frac{3}{4}$ " x 30" reinforcing bars with a 2" aluminum cap stamped ODOT R/W S-7468 THOMAS FOK & ASSOC and will be placed upon notification by ODOT District 5.

Bearings are based on the positions of monuments located relative to grid north of the State Plane Coordinate System, Ohio South Zone (3402), NAD83(2011), (EPOCH 2010.0000) by GNSS measurements referenced to the ODOT CORS.

This description was prepared in February 2024 and is based upon surveys performed by Thomas Fok & Associates, Inc. beginning in April 2021 under the direction of Franklin D. Snyder, Jr., P.S. S-7468.

Franklin D. Snyder, Jr.
03/25/2024



EXHIBIT A

Page 1 of 2

Rev. 12/16

RX 286 T

Ver. Date 03/21/2024

PID 111621

**PARCEL 20-T-1
FAI-158-4.20**
**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY**
**FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, in the southeast quarter of Section 14 in Township 15, Range XIX of the Congress Lands (East of Scioto River), lying on the left side of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road, 60.00 feet wide) and being part of the 2.000 acres of land deeded, now or previously, to Jeffrey J. Gressick and Denise M. Gressick in official record volume 654, page 128 of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00376.00 and further described as follows;

Beginning in the westerly line of Parcel 20-SH, 50.00 feet left of station 145+75.00;

Thence **North 87 degrees, 11 minutes, 15 seconds West, 40.00 feet** to a point 90.00 feet left of station 145+75.00;

Thence **North 02 degrees, 48 minutes, 45 seconds East, 35.00 feet** to a point 90.00 feet left of station 146+10.00;

Thence **North 41 degrees, 28 minutes, 21 seconds East, 64.03 feet** to a point in the westerly line of Parcel 20-SH, 50.00 feet left of station 146+60.00;

Thence along the westerly line of Parcel 20-SH, **South 02 degrees, 48 minutes, 45 seconds West, 85.00 feet** to the **Place of Beginning** and containing **0.055 acres** of land, subject to easements and restrictions of record.

Bearings are based on the positions of monuments located relative to grid north of the State Plane Coordinate System, Ohio South Zone (3402), NAD83(2011), (EPOCH 2010.0000) by GNSS measurements referenced to the ODOT CORS.

EXHIBIT A

Page 2 of 2

Rev. 12/16

RX 286 T

This description was prepared in March 2024 and is based upon surveys performed by Thomas Fok & Associates, Inc. beginning in April 2021 under the direction of Franklin D. Snyder, Jr., P.S. S-7468.

Franklin D. Snyder, Jr., P.S.
03/25/2024



EXHIBIT A

Page 1 of 2

Rev. 12/16

RX 286 T

Ver. Date 03/21/2024

PID 111621

**PARCEL 20-T-2
FAI-158-4.20**
**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY**
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, in the southeast quarter of Section 14 in Township 15, Range XIX of the Congress Lands (East of Scioto River), lying on the left side of the centerline of right of way of Coonpath Road (County Road 31, 60.00 feet wide) and being part of the 2.000 acres of land deeded, now or previously, to Jeffrey J. Gressick and Denise M. Gressick in official record volume 654, page 128 of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00376.00 and further described as follows;

Beginning at the intersection of the existing northerly right of way line of Coonpath Road with the easterly line of land deeded Bonnie L. Weaver in in official record volume 1796, page 2747 (1/2 interest) and deed volume 445, page 637 (1/2 interest) in the Fairfield County Recorder's Office, 30.00 feet left of station 47+04.93;

Thence **North 73 degrees, 35 minutes, 12 seconds East, 137.64 feet** to a point 75.00 feet left of station 48+35.00;

Thence **North 02 degrees, 40 minutes, 13 seconds East, 20.00 feet** to a point 95.00 feet left of station 48+35.00;

Thence **South 87 degrees, 19 minutes, 47 seconds East, 30.00 feet** to a point 95.00 feet left of station 48+65.00;

Thence **South 02 degrees, 40 minutes 13 seconds West, 43.38 Feet** to the northerly line of Parcel 20-SH, 51.62 feet left of station 48+65.00;

Thence along the northerly line of Parcel 20-SH, **South 84 degrees, 58 minutes, 38 seconds West, 161.53 feet** to the **Place of Beginning** and containing **0.072 acres** of land, subject to easements and restrictions of record.

EXHIBIT A

Page 2 of 2

Rev. 12/16

RX 286 T

Bearings are based on the positions of monuments located relative to grid north of the State Plane Coordinate System, Ohio South Zone (3402), NAD83(2011), (EPOCH 2010.0000) by GNSS measurements referenced to the ODOT CORS.

This description was prepared in February 2024 and is based upon surveys performed by Thomas Fok & Associates, Inc. beginning in April 2021 under the direction of Franklin D. Snyder, Jr., P.S. S-7468.

Franklin D. Snyder, Jr.
03/25/2024

