

EXHIBIT A

RX 250 WD

Page 1 of 3

Rev. 06/09

Ver. Date 07/02/2025

PID 96808

PARCEL 42-WD FAI/LIC-IR 70-0.00/0.00

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

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 Violet, being located in Half Section 35, Township 16, Range 20, Refugee Lands, and being located in Section 21 of the former Congress Lands East of the Scioto River, being part of that **4.041 acre** tract of land described in a deed to **Ignacio Carreon Alvarez and Rosario Martinez Gonzalez**, of record in **Instrument Number 202500003344**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, unless otherwise stated, and being a parcel on the left side of the proposed centerline of right-of-way for Taylor Road, as delineated on the centerline plat for FAI/LIC-IR 70-0.00/0.00, all stationing herein is referenced to said centerline plat, said parcel being further bounded and described as follows:

Commencing for reference at an aluminum disk found in a concrete monument, designated as Franklin County Geodetic Survey monument number FCGS 2219, said disk being at the common corner of said Fairfield County, Franklin County and Licking County, being at the common corner of Half Section 34, Half Section 33, Half Section 28 and Half Section 27, Township 16, Range 20, Refugee Lands, being at the north Quarter Section corner of Section 20, and being at the south Quarter Section corner of Section 17, both said Section 20 and Section 17 of the former Congress Lands East of the Scioto River, said disk being 1,525.17 feet left of Interstate Route 70 centerline of right-of-way station 88+80.85 and being 2,741.25 feet left of proposed Taylor Road centerline of right-of-way station 50+81.86;

Thence **South 86 degrees 08 minutes 42 seconds East**, along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 34 and said Half Section 27, and along the common line between said Section 20 and said Section 17, a distance of **2,678.16 feet** to a MAG spike set at the northeast corner of said Half Section 34, being the northwest corner of said Half Section 35, being the northeast corner of said Section 20,

EXHIBIT A

RX 250 WD

Page 2 of 3

Rev. 06/09

being the northwest corner of said Section 21, being the northwest corner of said 4.041 acre tract, being the northeast corner of that 0.206 acre right-of-way parcel described in a deed to City of Reynoldsburg, Ohio, of record in Official Record 1121, Page 670, being on the historic centerline of right-of-way for Taylor Road (R/W width varies), being on the south line of Half Section 26, Township 16, Range 20, Refugee Lands, being on the south line of Section 16 of the former Congress Lands East of the Scioto River, and being on the south line of that 9.60 acre tract of land described in deeds to M. Elizabeth Gill and Jennifer T. Sauter, Successor Co-Trustees of the Roberta A. Gill Trust Dated July 7, 1999, of record in Instrument Number 200005160015386 and Instrument Number 202405150008174, on file at the Office of the Recorder for Licking County, Ohio, said MAG nail being the **TRUE POINT OF BEGINNING** for this description and being 111.62 feet left of Taylor Road proposed centerline of right-of-way station 46+74.76;

Thence **South 86 degrees 08 minutes 42 seconds East**, across said Taylor Road, along the common line between said Fairfield County and Licking County, along the common line between said Half Section 35 and said Half Section 26, along the common line between said Section 21 and said Section 16, along the north line of said 4.041 acre tract, and along the south line of said 9.60 acre tract, a distance of **15.00 feet** to a northwest corner of a proposed limited access right-of-way parcel, being on the existing east right-of-way line for said Taylor Road, (reference a 5/8-inch iron pin found with a cap inscribed "STADT 8723" bearing South 05 degrees 44 minutes 44 seconds West and distant 1.32 feet), said point being 96.80 feet left of Taylor Road proposed centerline of right-of-way station 46+72.15;

Thence **South 03 degrees 49 minutes 05 seconds West**, across said 4.041 acre tract, along the existing east right-of-way line for said Taylor Road, along a west line of said proposed limited access right-of-way parcel, a distance of **52.44 feet** to an iron pin set at a northwest corner of said proposed limited access right-of-way parcel, said iron pin being 103.47 feet left of Taylor Road proposed centerline of right-of-way station 46+14.60;

Thence **North 86 degrees 10 minutes 56 seconds West**, continuing across said 4.041 acre tract, across said Taylor Road, and along a north line of said proposed limited access right-of-way parcel, a distance of **15.00 feet** to an iron pin set at a northwest corner of said proposed limited access right-of-way parcel, being on the historic centerline of right-of-way for said Taylor Road, being on the common line between said Half Section 35 and said Half Section 34, being on the common line between said Section 21 and said Section 20, being on the west line of said 4.041 acre tract, and being on the east line of said 0.206 acre right-of-way parcel, said iron pin being 118.39 feet left of Taylor Road proposed centerline of right-of-way station 46+16.28;

EXHIBIT A

RX 250 WD

Page 3 of 3

Rev. 06/09

Thence **North 03 degrees 49 minutes 05 seconds East**, along the historic centerline of right-of-way for said Taylor Road, along the common line between said Half Section 35 and said Half Section 34, along the common line between said Section 21 and said Section 20, along the west line of said 4.041 acre tract, and along the east line of 0.206 acre right-of-way parcel, a distance of **52.45 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.018 acres** (0.018 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-00789.00.

Bearings described hereon based on the bearing of South 86 degrees 08 minutes 42 seconds East for the common line between Half Section 27 and Half Section 34, Township 16, Range 20, Refugee Lands, being the common line between Section 17 and Section 20 of the former Congress Lands East of the Scioto River, and being a common line between Fairfield County and Licking County, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

This description was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808 on July 2, 2025, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


Michael J. Ward
Registered Professional Surveyor No. 8808



7/14/25
Date

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY. FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 07/22/25
FAI/LIC-IR 70-0.00/0.00

LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS.
FAIRFIELD COUNTY ENGINEER

BY AKG DATE 7/21/25