

**EXHIBIT A**

RX 251 WDV

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Rev. 05/09

Ver. Date 07/02/2025

PID 96808

**PARCEL 92-WDV  
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  
IN THE NAME AND FOR THE USE OF THE**

**"BOARD OF COUNTY COMMISSIONERS OF FAIRFIELD COUNTY, OHIO",  
FAIRFIELD COUNTY, OHIO**

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 34, Township 16, Range 20, Refugee Lands, and being located in Section 20 of the former Congress Lands East of the Scioto River, being a part of Lot 188 of Glenshire III, Section 5, Phase II, of record in Plat Cabinet 1, Slot 164, said Lot 188 being described in a deed to **Udell B. Hollins**, of record in **Official Record 1724, Page 3602**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, being a parcel on the left side of the centerline of right-of-way for Wellesley Drive, and being a parcel on the right side of the centerline of right-of-way for State Route 204, 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:

**BEGINNING** at the southeast corner of said Lot 188, being the northeast corner of Lot 187 of said Glenshire III, Section 5, Phase II, and being on the existing west right-of-way line for Wellesley Drive (60' R/W width), (reference a 3/4-inch iron pipe found at a bearing of South 87 degrees 54 minutes 34 seconds West and a distance of 0.16 feet), said corner being 30.00 feet left of Wellesley Drive centerline of right-of-way station 17+53.57, said curve being subtended by a long chord having a bearing of **South 14 degrees 37 minutes 10 seconds West** and a length of **99.86 feet**, said corner being South 35 degrees 07 minutes 14 seconds East, a distance of 4,181.98 feet from 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 said Half Section 34, Half Section 33, Half Section 28 and Half Section 27, Township 16, Range 20, Refugee

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Lands, being at the north Quarter Section corner of said Section 20, and being at the south Quarter Section corner of 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 87 degrees 54 minutes 34 seconds West**, along the south line of said Lot 188 and along the north line of said Lot 187, a distance of **4.51 feet** to an iron pin set, said iron pin being 34.00 feet left of Wellesley Drive centerline of right-of-way station 17+51.23;

Thence along the arc of a curve to the left, across said Lot 188, said curve having a radius of **266.00 feet**, a central angle of **21 degrees 45 minutes 41 seconds**, and an arc length of **101.03 feet** to an iron pin set on a point of tangency, said iron pin being 34.00 feet left of Wellesley Drive centerline of right-of-way station 18+65.17, said curve being subtended by a long chord having a bearing of **North 14 degrees 50 minutes 34 seconds East** and a length of **100.42 feet**;

Thence **North 03 degrees 57 minutes 44 seconds East**, continuing across said Lot 188, a distance of **43.27 feet** to an iron pin set on the existing west right-of-way line for Wellesley Drive, being the east line of said Lot 188, said iron pin being 34.00 feet left of Wellesley Drive centerline of right-of-way station 19+08.44;

Thence along the existing west right-of-way line for Wellesley Drive and along the east line of said Lot 188, along the following three (3) described courses:

1. Along the arc of a non-tangent curve to the right, said curve having a radius of **30.00 feet**, a central angle of **29 degrees 55 minutes 35 seconds**, and an arc length of **15.67 feet** to an iron pin set on a point of tangency, said iron pin being 30.00 feet left of Wellesley Drive centerline of right-of-way station 18+93.47, said curve being subtended by a long chord having a bearing of **South 11 degrees 00 minutes 04 seconds East** and a length of **15.49 feet**.
2. **South 03 degrees 57 minutes 44 seconds West**, a distance of **28.30 feet** to an iron pin set at a point of curvature, said iron pin being 30.00 feet left of Wellesley Drive centerline of right-of-way station 18+65.17;
3. Along the arc of a curve to the right, said curve having a radius of **270.00 feet**, a central angle of **21 degrees 18 minutes 52 seconds**, and an arc length of **100.44 feet** to the **POINT OF BEGINNING** for this description, said curve being subtended by a long chord having a bearing of **South 14 degrees 37 minutes 10 seconds West** and a length of **99.86 feet**;

The above described right-of-way parcel contains a total area of **0.013 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-04967.00.

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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

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

BY AKS DATE 7/21/25

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