

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 07/02/2025

PID 96808

**PARCEL 93-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, 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 a part of Lot 189 of Glenshire III, Section 5 Phase II, of record in Plat Cabinet 1, Slot 164, said Lot 189 being described in a deed to **Naji Alhennawi and Atyeh Hinnawi**, of record in **Official Record 1785, Page 3381**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, being a parcel on the right side of the centerline of right-of-way for State Route 204 and on the right side of the centerline of right-of-way for Wellesley Drive, 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 on the existing south right-of-way line for State Route 204 (R/W width varies), being on the south line of that 3.057 acre right-of-way parcel described as Parcel 1-WD in a deed to State of Ohio, of record in Deed Book 603, Page 768, being the northeast corner of said Lot 189, being the northwest corner of Lot 190 of said Glenshire III, Section 5, Phase II (reference a 3/4-iron pipe found with a "P&L Systems" cap at a bearing of North 08 degrees 15 minutes 20 seconds East and a distance of 0.71 feet), said corner being 46.20 feet right of State Route 204 centerline of right-of-way station 43+99.30, said corner being South 39 degrees 03 minutes 00 seconds East, a distance of 4,161.91 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 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 of the former Congress Lands East of the Scioto River, 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 08 degrees 15 minutes 20 seconds West**, along the east line of said Lot 189, and along the west line of said Lot 190, a distance of **8.85 feet** to an iron pin set, said iron pin being 55.00 feet right of State Route 204 centerline of right-of-way station 43+98.37;

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Thence **South 86 degrees 15 minutes 43 seconds West**, across said Lot 189, a distance of **120.51 feet** to an iron pin set on a point on a curve, being on the existing east right-of-way line for Wellesley Drive (60' R/W width) as delineated in said Glenshire III, Section 5, Phase II, and being on the northwest line of said Lot 189, said iron pin being 34.03 feet right of Wellesley Drive centerline of right-of-way station 19+45.04, being 60.00 feet right of said State Route 204 centerline of right-of-way station 42+70.16;

Thence along the arc of a non-tangent curve to the right, along the existing east right-of-way line for Wellesley Drive, and along the northwest line of said Lot 189, said curve having a radius of **30.00 feet**, a central angle of **51 degrees 19 minutes 50 seconds**, and an arc length of **26.88 feet** to an iron pin set at a point of tangency, being the intersection of the existing east right-of-way line for Wellesley Drive and the existing south right-of-way line for State Route 204, being a north corner of said Lot 189, and being on the south line of said Parcel 1-WD, said iron pin being 48.66 feet right of State Route 204 centerline of right-of-way station 42+94+95, said curve being subtended by a long chord having a bearing of **North 59 degrees 39 minutes 23 seconds East** and a distance of **25.99 feet**;

Thence **North 85 degrees 19 minutes 18 seconds East**, along the existing south right-of-way line for State Route 204, along the south line of said Parcel 1-WD, and along the north line of said Lot 189, a distance of **78.92 feet** to an iron pin set, said iron pin being 43.92 feet right of State Route 204 centerline of right-of-way station 43+77.77;

Thence **South 81 degrees 46 minutes 53 seconds East**, continuing along the existing south right-of-way line for said State Route 204, continuing along the south line of said Parcel 1-WD, and continuing along the north line of said Lot 189, a distance of **20.65 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.031 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-04968.00.

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

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



7/14/25
Date

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

BY AKS DATE 7/21/25