

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 07/02/2025

PID 96808

PARCEL 96-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 191 of Glenshire III, Section 5 Phase II, of record in Plat Cabinet 1, Slot 164, said Lot 191 being described in a deed to **Michael L. Smith and Lauren E. Smith**, of record in **Official Record 1729, Page 1740**, 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, 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 an iron pin set 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 in a deed to State of Ohio, of record in Deed Book 603, Page 768, being the northeast corner of said Lot 191, and being the northwest corner of Reserve A of Glenshire III Section 3, of record in Plat Cabinet 1, Slot 132, said iron pin being 42.88 feet right of said State Route 204 centerline of right-of-way station 46+75.08, said iron pin being South 41 degrees 18 minutes 05 seconds East, a distance of 4,363.45 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 24 degrees 09 minutes 00 seconds East**, along the east line of said Lot 191, and along the west line of said Reserve A, a distance of **30.70 feet** to an iron pin set, said iron pin being 65.00 feet right of State Route 204 centerline of right-of-way station 46+97.64;

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Thence **North 74 degrees 10 minutes 18 seconds West**, across said Lot 191, a distance of **189.99 feet** to an iron pin set on the west line of said Lot 191, being on the east line of Lot 190 of said Glenshire III, Section 5, Phase II, said iron pin being 60.00 feet right of State Route 204 centerline of right-of-way station 44+94.03;

Thence **North 08 degrees 15 minutes 22 seconds East**, along the west line of said Lot 191, and along the east line of said Lot 190, a distance of **9.34 feet** to the northwest corner of said Lot 191, being at the northeast corner of said Lot 190, being on the existing south right-of-way line for State Route 204, being on the south line of said Parcel 1-WD (reference a 3/4-iron pipe found at a bearing of North 06 degrees 14 minutes 14 seconds West and a distance of 0.72 feet), said corner being 50.66 feet right of State Route 204 centerline of right-of-way station 44+94.03;

Thence **South 81 degrees 46 minutes 53 seconds East**, along the existing south right-of-way line for said State Route 204, along the south line of said Parcel 1-WD, and along the north line of said Lot 191, a distance of **87.22 feet** to an iron pin set, said iron pin set being 46.46 feet right of State Route 204 centerline of right-of-way station 45+85.86;

Thence **South 76 degrees 00 minutes 02 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 191, a distance of **85.09 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.078 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-04970.00.

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-DR 70-0.00/0.00



7/14/25
Date

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

BY AKB DATE 7/21/25