

EXHIBIT A

RX 251 WDV

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Rev. 05/09

Ver. Date 07/02/2025

PID 96808

**PARCEL 113-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, 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 253 of Haaf Farms Section 7, of record in Plat Cabinet 2, Slot 96, said Lot 253 being described in a deed to **Frank Geraci aka Frank Geraci III and Tammy Geraci**, of record in **Official Record 1501, Page 3633**, 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 proposed Taylor Road, and being on the right side of the centerline of right-of-way for Haaf Farm 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:

Commencing for reference at a MAG spike set at a northwest corner of said Lot 253, being a north corner of a proposed limited access right-of-way parcel, and being on the existing south right-of-way line for Haaf Farm Drive N.W. (72' R/W width) as delineated in said Haaf Farms Section 7, of record in Official Record 685, Page 986, said MAG spike being 36.00 feet right of Haaf Farm Drive centerline of right-of-way station 1+58.39, and being 58.46 feet right of Taylor Road proposed centerline of right-of-way station 24+84.33 said MAG spike being South 47 degrees 54 minutes 38 seconds East, a distance of 3,490.53 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

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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 86 degrees 06 minutes 25 seconds East**, along the existing south right-of-way line for Haaf Farm Drive, along the north line of said Lot 253, and along the north line of said proposed limited access right-of-way parcel, a distance of **1.54 feet** to an iron pin set at the northeast corner of said proposed limited access right-of-way parcel, and being the **TRUE POINT OF BEGINNING** for this description, said iron pin being 36.00 feet right of Haaf Farm Drive centerline of right-of-way station 1+59.93, and being 60.00 feet right of Taylor Road proposed centerline of right-of-way station 24+84.33;

Thence **South 86 degrees 06 minutes 25 seconds East**, continuing along the existing south right-of-way line for Haaf Farm Drive, and continuing along the north line of said Lot 253, a distance of **35.52 feet** to an iron pin set, said iron pin being 36.00 feet right of Haaf Farm Drive centerline of right-of-way station 30+99.31;

Thence across said Lot 253 along the following four (4) described courses:

1. **South 03 degrees 53 minutes 35 seconds West**, a distance of **21.55 feet** to an iron pin set, said iron pin being 57.55 feet right of Haaf Farm Drive centerline of right-of-way station 30+99.31;
2. **North 85 degrees 59 minutes 58 seconds West**, a distance of **45.56 feet** to an iron pin set on the east line of said proposed limited access right-of-way parcel, said iron pin being 57.46 feet right of Haaf Farm Drive centerline of right-of-way station 30+53.75, and being 50.00 feet right of Taylor Road proposed centerline of right-of-way station 24+62.85;
3. **North 04 degrees 00 minutes 02 seconds East**, along the east line of said proposed limited access right-of-way parcel, a distance of **2.15 feet** to an iron pin set at an east corner of said proposed limited access right-of-way parcel, said iron pin set being 50.00 feet right of Taylor Road proposed centerline of right-of-way station 24+65.00;
4. **North 31 degrees 21 minutes 19 seconds East**, continuing along the east line of said proposed limited access right-of-way parcel, a distance of **21.76 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.020 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-06065.00.

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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.

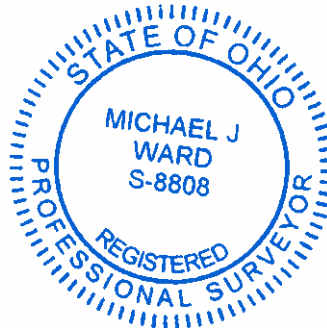
Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

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 ACS DATE 7/21/25

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

BY SAH DATE 07/22/25

PAI/LIC-IR 70-0.00/0.00