

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

PARCEL 116-WL FAI/LIC-IR 70-0.00/0.00

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY INCLUDING LIMITATION OF ACCESS

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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 Licking, Township of Etna, being located in Half Section 26, Township 16, Range 20, Refugee Lands, and being located in Section 16 of the former Congress Lands East of the Scioto River, being a part 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**, all records referenced herein are on file at the Office of the Recorder for Licking County, Ohio, unless otherwise stated, and being a parcel on the right and left sides 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 Licking County, Franklin County and Fairfield 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 south Quarter Section corner of Section 17, and being at the north Quarter Section corner of Section 20, both said Section 17 and said Section 20 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 Licking County and said Fairfield County, along the common line between said Half Section 27 and said Half Section 34, along the common line between said Section 17 and said Section 20, across Taylor Road (R/W width varies), along the common line between said Half Section 26 and Half Section 35, Township 16, Range 20, Refugee Lands, along the common line between said Section 16 and Section 21 of the former Congress Lands East of the Scioto River, along the south line of said 9.60 acre tract, along the north line of that 4.041 acre tract of land described in a deed to Ignacio Carreon Alvarez and Rosario Martinez Gonzalez,

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of record in Instrument Number 202500003344, on file at the Office of the Recorder for Fairfield County, Ohio, and along the south line of a proposed right-of-way parcel a distance of **2,694.44 feet** to the southeast corner of said proposed right-of-way parcel, and 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 48 degrees 54 minutes 39 seconds West and distant 1.87 feet), said point being the **TRUE POINT OF BEGINNING** for this description and being 95.54 feet left of Taylor Road proposed centerline of right-of-way station 46+71.93;

Thence **North 03 degrees 50 minutes 07 seconds East**, across said 9.60 acre tract, along the existing east right-of-way line for said Taylor Road, and along the east line of said proposed right-of-way parcel, a distance of **283.20 feet** to an iron pin set at the northeast corner of said proposed right-of-way parcel, said iron pin being 40.17 feet left of Taylor Road proposed centerline of right-of-way station 49+53.81;

Thence **North 86 degrees 09 minutes 53 seconds West**, continuing across said 9.60 acre tract, across said Taylor Road, along the north line of said proposed right-of-way parcel, a distance of **16.50 feet** to an iron pin set at the northwest corner of said proposed 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 26 and said Half Section 27, being on the common line between said Section 16 and said Section 17, being on the west line of said 9.60 acre tract, and being on the east line of that 0.263 acre right-of-way parcel described in a deed to City of Reynoldsburg, Ohio, of record in Instrument Number 200005260016710, said iron pin being 56.34 feet left of Taylor Road proposed centerline of right-of-way station 46+57.09;

Thence **North 03 degrees 50 minutes 07 seconds East**, along the historic centerline of right-of-way for said Taylor Road, along the common line between said Half Section 26 and said Half Section 27, along the common line between said Section 16 and said Section 17, along the west line of said 9.60 acre tract, and along the east line of said 0.263 acre right-of-way parcel, a distance of **43.79 feet** to an iron pin set at the southwest corner of another proposed right-of-way parcel, said iron pin being 47.62 feet left of Taylor Road proposed centerline of right-of-way station 50+00.00;

Thence across said 9.60 acre tract along the following five (5) described courses:

1. **North 82 degrees 21 minutes 37seconds East**, across said Taylor Road, along the south line of the previous said proposed right-of-way parcel, a distance of **122.63 feet** to an iron pin set at the southeast corner of the previous said proposed right-of-way parcel, said iron pin being 75.00 feet right of Taylor Road proposed centerline of right-of-way station 50+00.00;
2. **South 29 degrees 26 minutes 28 seconds East**, a distance of **107.70 feet** to an iron pin set, said iron pin being 115.00 feet right of Taylor Road proposed centerline of right-of-way station 49+00.00;
3. **South 24 degrees 20 minutes 20 seconds East**, a distance of **104.40 feet** to an iron pin set, said iron pin being 145.00 feet right of Taylor Road proposed centerline of right-of-way station 48+00.00;

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4. **South 18 degrees 31 minutes 09 seconds East**, a distance of **104.90 feet** to an iron pin set, said iron pin being 165.00 feet right of Taylor Road proposed centerline of right-of-way station 47+00.00;
5. **South 04 degrees 51 minutes 16 seconds East**, a distance of **73.22 feet** to an iron pin set on the common line between said Licking County and said Fairfield County, being on the common line between said Half Section 26 and said Half Section 35, being on the common line between said Section 16 and said Section 21, being on the south line of said 9.60 acre tract, and being on the north line of said 4.041 acre tract, said iron pin being 165.00 feet right of Taylor Road proposed centerline of right-of-way station 46+36.78;

Thence **North 86 degrees 08 minutes 42 seconds West**, along the common line between said Licking County and said Fairfield County, along the common line between said Half Section 26 and said Half Section 35, along the common line between said Section 16 and said Section 21, along the south line of said 9.60 acre tract, and along the north line of said 4.041 acre tract, a distance of **263.02 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **1.608 acres** (0.017 acres located within present road occupied), all of which are located within Licking County Auditor's parcel number 012-027366-00.000.

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  DATE 7/23/25