

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

PARCEL 36-WL2 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 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 that **62.393** acre tract of land described in a deed to **The Board of Township Trustees of Violet Township**, of record in **Official Record 1769, Page 3357**, 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 proposed centerline of right-of-way for Taylor Road, and being a parcel on the left side of the centerline of right-of-way for State Route 204, both said centerlines 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 the southwest corner of Haaf Farms Section 7, of record in Plat Cabinet 2, Slot 96, being the southeast corner of that 1.515 acre right-of-way parcel described as Parcel 3-WL in a deed to State of Ohio, of record in Official Record 685, Page 986, and being on the north line of that 1.301 acre right-of-way parcel described as Parcel 5-WL in a deed to State of Ohio, of record in Official Record 687, Page 340, and being an east corner of the existing east limited access right-of-way line for Taylor Road (R/W width varies) (reference a 3/4" iron pipe found with a cap inscribed "EMH&T" bearing of South 19 degrees 22 minutes 43 seconds West at a distance of 0.77 feet), said corner being 38.50 feet right of Taylor Road proposed centerline of right-of-way station 19+40.85, said corner being South 41 degrees 19 minutes 20 seconds East, a distance of 3,835.41 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 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;

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Thence **North 85 degrees 54 minutes 41 seconds West**, across Taylor Road, along the south line of said Parcel 3-WL, and along the north line of said Parcel 5-WL, a distance of **40.51 feet** to the southwest corner of said Parcel 3-WL, being the northwest corner of said Parcel 5-WL, being on the east line of that 1.515 acre right-of-way parcel described as Parcel 1-WL (Tract 3) in a deed to State of Ohio, of record in Official Record 684, Page 558, being on the historic centerline of right-of-way for Taylor Road, being on the common line between said Half Section 34 and Half Section 35, Township 16, Range 20, and being on the common line between said Section 20 and Section 21 of the former Congress Lands East of the Scioto River, said corner being 2.01 feet left of Taylor Road proposed centerline of right-of-way station 19+40.91;

Thence **South 03 degrees 57 minutes 44 seconds West**, along the historic centerline of right-of-way for Taaylor Road, along the common line between said Half Section 34 and said Half Section 35, along the common line between said Section 20 and said Section 21, along the east line of said Parcel 1-WL (Tract 3), and along the west line of said Parcel 5-WL, a distance of **276.31 feet** to a point, said point being 1.82 feet left of Taylor Road proposed centerline of right-of-way station 16+64.60;

Thence **North 86 degrees 02 minutes 16 seconds West**, across Taylor Road, a distance of **36.68 feet** to a MAG spike set at the intersection of the existing west limited access right-of-way line for Taylor Road and the existing north limited access right-of-way line for State Route 204, said MAG spike being 38.50 feet left of Taylor Road proposed centerline of right-of-way station 16+64.58, and being 45.00 feet left of State Route 204 centerline of right-of-way station 42+17.70, and said MAG spike being the **TRUE POINT OF BEGINNING** for this description;

Thence along the arc of a non-tangent curve to the left, along the existing north limited access right-of-way line for said State Rout 204, along a south line of said 62.393 acre tract, and along a north line of said Parcel No. 1WL (Tract 3), said curve having a radius of **999.93 feet**, a central angle of **10 degrees 18 minutes 13 seconds**, and an arc length of **179.82 feet** to a south corner of said 62.393 acre tract, being a northwest corner of said Parcel No. 1WL (Tract 3), being the northeast corner of that 0.143 acre standard highway easement described as Parcel No. 1 in a deed to State of Ohio, of record in Deed Book 628, Page 81, and being a southeast corner of a proposed standard highway easement, (reference a 5/8-inch bent iron pin found bearing North 58 degrees 59 minutes 23 seconds West at a distance of 1.21 feet), said curve being subtended by a long chord having a bearing of **South 76 degrees 29 minutes 19 seconds West** and a length of **179.58 feet**, said point being 45.00 feet left of State Route 204 centerline of right-of-way station 40+45.97;

Thence across said 62.393 acre trace along the following five (5) described courses:

1. **North 18 degrees 39 minutes 48 seconds West**, along the east line of said proposed standard highway easement, a distance of **10.00 feet** to an iron pin set at the northeast corner of said proposed standard highway easement, said iron pin being 55.00 feet left of State Route 204 centerline of right-of-way station 40+45.97;
2. **North 73 degrees 20 minutes 45 seconds East**, a distance of **142.07 feet** to an iron pin set, said iron pin being 80.67 feet left of Taylor Road proposed centerline of right-of-way station 16+69.88 and being 60.00 feet left of State Route 204 centerline of right-of-way station 41+80.00;
3. **North 49 degrees 31 minutes 15 seconds East**, a distance of **42.98 feet** to an iron pin set, said iron pin being 50.00 feet left of Taylor Road proposed centerline of right-of-way station 17+00.00 and being 82.07 feet left of State Route 204 centerline of right-of-way station 42+14.33;

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4. **North 04 degrees 00 minutes 02 seconds East**, a distance of **615.00 feet** to an iron pin set, said iron pin being 50.00 feet left of Taylor Road proposed centerline of right-of-way station 23+15.00;
5. **South 85 degrees 59 minutes 58 seconds East**, a distance of **11.50 feet** to an iron pin set on the existing west limited access right-of-way line for said Taylor Road, being on a west line of said Parcel No. 1WL (Tract 3) and being on an east line of said 62.393 acre tract, said iron pin being 38.50 feet left of Taylor Road proposed centerline of right-of-way station 23+15.00;

Thence **South 04 degrees 00 minutes 02 seconds West**, along the existing west limited access right-of-way line for said Taylor Road, along a west line of said Parcel No. 1WL (Tract 3) and along an east line of said 62.393 acre tract, a distance of **650.42 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **0.225 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-00734.00.

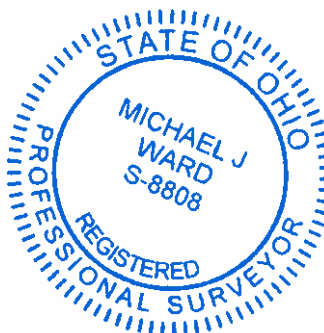
Bearings described hereon based on the bearing of South 86 degrees 08 minutes 42 seconds East for the common line between Half Section 27 and Half Section 34, Township 16, Range 20, Refugee Lands, being the common line between Section 17 and Section 20 of the former Congress Lands East of the Scioto 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



7/14/25
Date

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

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

BY AKS DATE 7/21/25