

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

PARCEL 40A-WL1 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, City of Reynoldsburg, 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 part of that **0.206 acre** right-of-way parcel described in a deed to **City of Reynoldsburg, Ohio**, of record in **Official Record 1121, Page 670**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, unless otherwise noted, being a parcel on the left side of the centerline of right-of-way for Interstate Route 70, being a parcel on the left side of the proposed centerline of right-of-way for Taylor Road, 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 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;

Thence **South 86 degrees 08 minutes 42 seconds East**, along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 34 and said Half Section 27, and along the common line between said Section 20 and said Section 17, a distance of **2,678.16 feet** to a MAG spike set at the northeast corner of said Half Section 34, being the northwest corner of Half Section 35, Township 16, Range 20, Refugee Lands, being the northeast corner of said Section 20, being the northwest corner of Section 21 of the former Congress Lands East of the Scioto

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River, being the northeast corner of said 0.206 acre right-of-way parcel, being the northwest corner of that 4.041 acre tract of land described in a deed to Ignacio Carreon Alvarez and Rosario Martinez Gonzalez, of record in Instrument Number 202500003344, being on the historic centerline of right-of-way for Taylor Road (R/W width varies), being on the south line of Half Section 26, Township 16, Range 20, Refugee Lands, being on the south line of Section 16 of the former Congress Lands East of the Scioto River, being on the south line 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, on file at the Office of the Recorder for Licking County, Ohio, and being on the east line of a proposed right-of-way parcel, said MAG nail being 111.62 feet left of Taylor Road proposed centerline of right-of-way station 46+74.76;

Thence South 03 degrees 49 minutes 05 seconds West, along the historic centerline of right-of-way for said Taylor 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 0.206 right-of-way parcel, along the west line of said 4.041 acre tract, and along the east line of said proposed right-of-way parcel, a distance of **52.45 feet** to an iron pin set at the southeast corner of said proposed right-of-way parcel, said iron pin being 118.39 feet left of Taylor Road proposed centerline of right-of-way station 46+16.28 and being the **TRUE POINT OF BEGINNING** for this description;

Thence South 03 degrees 49 minutes 05 seconds West, continuing along the historic centerline of right-of-way for said Taylor 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 0.206 right-of-way parcel, and along the west line of said 4.041 acre tract, a distance of **242.35** to a railroad spike found at the southeast corner of said 0.206 acre right-of-way parcel, being the northeast corner of that 0.173 acre standard highway easement described as Parcel No. 316 in a deed to Board of County Commissioners of Fairfield County, Ohio, of record in Deed Book 476, Page 467, being the northeast corner of the remainder of that 80 acre tract of land described in a deed to George A. Page and Violet L. Page, of record in Deed Book 223, Page 34, said railroad spike being 123.53 feet left of Taylor Road proposed centerline of right-of-way station 43+62.11 and being 274.97 feet left of Interstate Route 70 centerline of right-of-way station 112+67.78;

Thence South 72 degrees 30 minutes 49 seconds West, across said Taylor Road, along the south line of said 0.206 acre right-of-way parcel, along the north line of said Parcel No. 316, and along the north line of the remainder of said Page tract, a distance of **32.20 feet** to a 3/4-inch iron pipe found with a cap inscribed "EMHT" at a northwest corner of the existing west right-of-way line for Taylor Road, being the southwest corner of said 0.206 acre right-of-way parcel, being a southeast corner of that 23.641 acre tract of land described as Parcel I, Tract I in a deed to Creekside Acquisition Columbus Associates II, LLC, of record in Official Record 1745, Page 4507, said iron pipe being 153.57 feet left of Taylor Road proposed centerline of right-of-way station 43+50.50 and being 274.98 feet left of Interstate Route 70 centerline of right-of-way station 112+35.58;

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Thence **North 03 degrees 49 minutes 05 seconds East**, along the existing west right-of-way line for Taylor Road, along the west line of said 0.206 acre right-of-way parcel and along the east line of said Parcel I, Tract I, a distance of **254.04 feet** to an iron pin set at the southwest corner of said proposed right-of-way parcel, said iron pin 148.23 feet left of Taylor Road proposed centerline of right-of-way station 46+19.82;

Thence **South 86 degrees 10 minutes 56 seconds East**, across Taylor Road, across said 0.206 acre right-of-way parcel and along the south line of said proposed right-of-way parcel, a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **0.171 acres** (0.171 acres located within present road occupied), none of which are not located within a Fairfield County Auditor's parcel number, but all of which are adjacent to and bounded as follows: to the north by a proposed right-of-way parcel, to the east by Fairfield County Auditor's parcel number 036-00789.00, to the south by said Parcel No. 316 and said Page remainder tract, to the west by the existing west right-of-way line for Taylor Road and Fairfield County Auditor's parcel number 045-03793.10.

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

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

BY SAK DATE 07/22/25
PAI/LIL-IR 70-0.00/0.00

BY ACB DATE 7/21/25