

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

**PARCEL 41-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 Fairfield, Township of Violet, being 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 Reserve "A" of Haaf Farm Section 6 Part 2, of record in Plat Cabinet 2, Slot 77, said Reserve "A" being described in a deed to **Haaf Farms Homeowners Association**, of record in **Official Record 1455, Page 2604**, 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 right-of-way for Interstate Route 70, and being a parcel on the right and the left side of the proposed centerline of right-of-way for Taylor Road, both 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:

BEGINNING at a 3/4-inch iron pipe found with a cap inscribed "EMHT" at the northeast corner of said Reserve "A", being a northwest corner of Lot 218 of Haaf Farm Section 6 Part 1, of record in Plat Cabinet 2, Slot 41, being on the existing south limited access right-of-way line for Interstate Route 70 (R/W width varies), as originally delineated on the centerline plat for FAI-70-0.00/LIC-70-0.00 (1965), of record in Plat Book 9, Page 25, and being on the south line of that 7.84 acre limited access right-of-way parcel described in a deed as Parcel No. 319WL in a deed to State of Ohio, of record in Deed Book 345, Page 352, said iron pipe being 150.00 feet right of Interstate Route 70 centerline of right-of-way station 116+20.83, said iron pipe being South 76 degrees 05 minutes 24 seconds East, a distance of 3,212.80 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

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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 03 degrees 53 minutes 21 seconds West**, along the east line of said Reserve "A", along the west line of said Lot 218, along the west line of Lot 217 of said Haaf Farm Section 6 Part 1, a distance of **283.84 feet** to an iron pin set at the southwest corner of said Lot 217, and being the northwest corner of Lot 216 of said Haaf Farm Section 6, Part 1, said iron pin being 413.86 feet right of Interstate Route 70 centerline of right-of-way station 115+19.05;

Thence across said Reserve "A" along the following six (6) described courses:

1. **South 42 degrees 51 minutes 55 seconds West**, a distance of **194.48 feet** to an iron pin set, said iron pin being 510.00 feet right of Interstate Route 70 centerline of right-of-way station 113+50.00;
2. **South 54 degrees 23 minutes 21 seconds West**, a distance of **105.21 feet** to an iron pin set, said iron pin being 542.69 feet right of Interstate Route 70 centerline of right-of-way station 112+50.00 and being 155.18 feet right of Taylor Road proposed centerline of right-of-way station 35+93.22;
3. **South 18 degrees 14 minutes 07 seconds West**, a distance of **213.04 feet** to an iron pin set, said iron pin being 110.00 feet right of Taylor Road proposed centerline of right-of-way station 34+00.00;
4. **South 23 degrees 16 minutes 00 seconds West**, a distance of **414.31 feet** to an iron pin set, said iron pin being 60.00 feet right of Taylor Road proposed centerline of right-of-way station 30+00.00;
5. **South 27 degrees 21 minutes 58 seconds West**, a distance of **48.40 feet** to an iron pin set, said iron pin being 50.00 feet right of Taylor Road proposed centerline of right-of-way station 29+50.00;
6. **South 09 degrees 51 minutes 55 seconds West**, a distance of **149.51 feet** to an iron pin set on a south line of said Reserve "A", being on the north line of Lot 254 of Haaf Farm Section 7, of record in Plat Cabinet 2, Slot 96, said iron pin being 49.69 feet right of Taylor Road proposed centerline of right-of-way station 27+92.82;

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Thence **North 85 degrees 58 minutes 29 seconds West**, along a south line of said Reserve "A", along the north line of said Lot 254, a distance of **11.50 feet** to a southwest corner of said Reserve "A", being the northwest corner of said Lot 254, being on the east limited access right-of-way line for Taylor Road (R/W width varies – Limited Access), and being on an east line of that 1.515 acre limited access right-of-way parcel described as Parcel No. 3WL in a deed to State of Ohio, of record in Official Record 685, Page 986, (reference an iron pipe found with a cap inscribed "EMHT" bearing South 85 degrees 58 minutes 29 seconds East at a distance of 0.38 feet), said point being 38.20 feet right of Taylor Road proposed centerline of right-of-way station 27+92.53;

Thence along the existing east limited access right-of-way line for said Taylor Road for the following three (3) described courses:

1. **North 04 degrees 00 minutes 02 seconds East**, along a west line of said Reserve "A", along an east line of said Parcel No. 3WL, a distance of **486.40 feet** to a southwest corner of said Reserve "A", being a northeast corner of said Parcel No. 3WL, (reference a 5/8-inch iron pin found bearing North 85 degrees 59 minutes 58 seconds West at a distance of 0.39 feet), said point being 53.14 feet left of Taylor Road proposed centerline of right-of-way station 32+75.16;
2. **North 86 degrees 16 minutes 01 seconds West**, along a south line of said Reserve "A", along a north line of said Parcel No. 3WL, a distance of **29.77 feet** to a southwest corner of said Reserve "A", being a northeast corner of said Parcel No. 3WL, (reference an iron pin found with a cap inscribed "ODOT DISTRICT 5" bearing South 77 degrees 56 minutes 04 seconds East at a distance of 0.32 feet), said point being 82.05 feet left of Taylor Road proposed centerline of right-of-way station 32+68.02;
3. **North 03 degrees 49 minutes 05 seconds East**, along the west line of said Reserve "A", along an east line of said Parcel No. 3WL, along the west line of that 0.15 acre standard highway easement described as Parcel No. 319 in a deed to State of Ohio, of record in Deed Book 345, Page 355, a distance of **619.34 feet** to the intersection of the existing east limited access right-of-way line for said Taylor Road and the existing south limited access right-of-way line for said Interstate Route 70, being the northwest corner of said Reserve "A", being the northeast corner of said Parcel No. 3WL, being the northwest corner of said Parcel No. 19, being on the south line of said Parcel No. 319WL, (reference an iron pin found with a cap inscribed "J&J" bearing South 42 degrees 33 minutes 06 seconds East at a distance of 2.85 feet), said point being 151.96 feet right of Interstate Route 70 centerline of right-of-way station 111+17.20 and being 109.76 feet left of Taylor Road proposed centerline of right-of-way station 39+09.62;

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Thence along the existing south limited access right-of-way line for said Interstate Route 70, along the north line of said Reserve "A", and along the south line of said Parcel No. 319WL, for the following three (3) described courses:

1. **North 70 degrees 35 minutes 01 seconds East**, along the north line of said Parcel No. 319, a distance of **17.56 feet** to an iron pin set at the northeast corner of said Parcel No. 319, said iron pin being 151.38 feet right of Interstate Route 70 centerline of right-of-way station 111+34.75 and being 93.61 feet left of Taylor Road proposed centerline of right-of-way station 39+16.50;
2. **North 72 degrees 18 minutes 11 seconds East**, a distance of **418.26 feet** to an iron pin set on a curve, said iron pin being 150.00 feet right of Interstate Route 70 centerline of right-of-way station 115+53.01 and being 295.92 feet right of Taylor Road proposed centerline of right-of-way station 40+68.84;
3. Along the arc of a non-tangent curve to the left, said curve having a radius of **5,879.42 feet**, a central angle of **00 degrees 40 minutes 42 seconds**, and a length of **69.60 feet** to the **POINT OF BEGINNING** for this description, said curve being subtended by a long chord have a bearing of **North 72 degrees 09 minutes 10 seconds East** and a length of **69.60 feet**.

The above described limited access right-of-way parcel contains a total area of **6.273 acres** (0.137 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-05963.00.

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".

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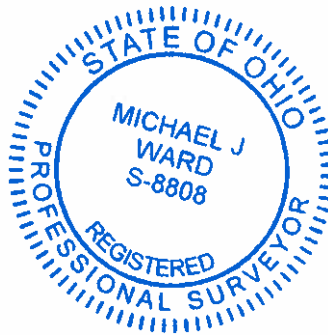
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This description was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, on July 2, 2025, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the 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 ACB DATE 7/21/25

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