

EXHIBIT A

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Ver. Date 07/02/2025

PID 96808

PARCEL 42-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 part 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**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, unless otherwise stated, being a parcel on the left side of the centerline of right-of-way for Interstate Route 70, and being a parcel on the right and left sides 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:

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 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 20, and being at the south Quarter Section corner of Section 17, both said Section 20 and 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, along the common line between said Half Section 35 and Half Section 26, Township 16, Range 20, Refugee Lands, along the common line between said Section 20 and said Section 17, along the common line between said Section 21 and Section 16 of the former Congress Lands East of the Scioto River, across Taylor Road (R/W width varies), along the north line of said 4.041 acre tract, and along the south line of that 9.60 acre tract of land described in deeds to M. Elizabeth Gill and Jennifer T. Sauter, Successor Co-

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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 a distance of **2,693.16 feet** to the northeast corner of a 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 05 degrees 44 minutes 44 seconds West and distant 1.32 feet), said point being the **TRUE POINT OF BEGINNING** for this description and being 96.80 feet left of Taylor Road proposed centerline of right-of-way station 46+72.15;

Thence **South 86 degrees 08 minutes 42 seconds East**, continuing along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 35 and said Half Section 26, along the common line between said Section 21 and said Section 16, along the north line of said 4.041 acre tract, and along the south line of said 9.60 acre tract, a distance of **534.00 feet** to an iron pin set at the northeast corner of said 4.041 acre tract, and being the northwest corner of that tract of land described in a deed to Homewood Building Co., of record in Deed Book 440, Page 130 (name changed to Homewood Corporation by that agreement of merger of record in Deed Book 3503, Page 135; herein referred to as "said Homewood tract"), said iron pin being 339.28 feet left of Interstate Route 70 centerline of right-of-way station 119+07.47 and being 433.07 feet right of Taylor Road proposed centerline of right-of-way station 46+13.66;

Thence **South 03 degrees 49 minutes 16 seconds West**, along the east line of said 4.041 acre tract, and along the west line of said Homewood tract, a distance of **207.88 feet** to an iron pin set on a curve, being the southeast corner of said 4.041 acre tract, being the southwest corner of the remainder of said Homewood tract, being the northeast corner of that 1.25 acre limited access right-of-way parcel described as Parcel No. 320-WL in a deed to State of Ohio, of record in Deed Book 360, Page 624, being a northwest corner 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, and being on the existing north 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, said iron pin being 150.00 feet left of Interstate Route 70 centerline of right-of-way station 118+17.68;

Thence along the existing north limited access right-of-way line for said Interstate Route 70, along the southeast line of said 4.041 acre tract, and along the northwest line of said Parcel No. 320-WL, for the following four (4) described courses:

1. Along the arc of a non-tangent curve to the right, said curve having a radius of **5,579.42 feet**, a central angle of **00 degrees 00 minutes 27 seconds**, and an arc length of **0.74 feet** to an iron pin set at a south corner of said 4.041 acre tract, being a north corner of said Parcel No. 320-WL, said curve being subtended by a long chord having a bearing of **South 69 degrees 50 minutes 56 seconds West** and a length of **0.74 feet**, said iron pin being 150.00 feet left of Interstate Route 70 centerline of right-of-way station 118+16.92;

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2. **South 70 degrees 16 minutes 53 seconds West**, a distance of **257.18 feet** to a south corner of said 4.041 acre tract, being a north corner of said Parcel No. 320-WL, (reference a 5/8-inch iron pin found with a cap inscribed "STADT 8723" bearing North 85 degrees 24 minutes 54 seconds East and distant 0.23 feet), said point being 146.00 feet left of Interstate Route 70 centerline of right-of-way station 115+52.93;
 3. **South 70 degrees 17 minutes 48 seconds West**, a distance of **156.63 feet** to a south corner of said 4.041 acre tract, being a north corner of said Parcel No. 320-WL, (reference a 5/8-inch iron pin found with a cap inscribed "STADT 8723" bearing North 63 degrees 49 minutes 40 seconds East and distant 0.25 feet), said point being 140.00 feet left of Interstate Route 70 centerline of right-of-way station 113+96.42 and being 45.17 feet right of Taylor Road proposed centerline of right-of-way station 42+82.71;
 4. **South 76 degrees 46 minutes 53 seconds West**, a distance of **176.67 feet** to the intersection of the existing north limited access right-of-way line for said Interstate Route 70 and the historic centerline of right-of-way for said Taylor Road, being the southwest corner of said 4.041 acre tract, being the west corner of said Parcel No. 320-WL, being a northwest corner of said Parcel No. 319WL, being the northeast corner of that 19.37 acre limited access right-of-way parcel described as Parcel No. 316-WL in a deed to State of Ohio, of record in Deed Book 357, Page 683, being the southeast 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 southeast corner of the remainder of that 80 acre tract of land described in a deed to George A. Page Jr. and Violet L. Page, of record in Deed Book 223, Page 34, being on the common line between said Half Section 35 and said Half Section 34, and being on the common line between said Section 21 and said Section 20, (reference a 3/4-inch bent iron pipe found with a cap inscribed "EMHT" bearing North 32 degrees 25 minutes 04 seconds East and distant 0.11 feet, and reference a 5/8-inch iron pin found with a cap inscribed "STADT 8723" bearing North 29 minutes 52 minutes 23 seconds West and distant 0.07 feet), said point being 153.21 feet left of Interstate Route 70 centerline of right-of-way station 112+20.24 and being 123.89 feet left of Taylor Road proposed centerline of right -of-way station 42+31.41;
- Thence **North 03 degrees 49 minutes 05 seconds East**, along the historic centerline of right-of-way for said Taylor Road, along the common line between said Half Section 35 and said Half Section 34, along the common line between said Section 21 and said Section 20, along the west line of said 4.041 acre tract, along the east line of said Parcel No. 316, along the east line of the remainder of said Page tract, and along the east line of that 0.206 acre right-of-way parcel described in a deed to City of Reynoldsburg, of record in Official Record 1121, Page 670, a distance of **373.05 feet** to an iron pin set at the southwest 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;

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Thence **South 86 degrees 10 minutes 56 seconds East**, across said Taylor Road, across said 4.041 acre tract, along the south line of said proposed right-of-way parcel, a distance of **15.00 feet** to an iron pin set at the southeast corner of said proposed right-of-way parcel, being on the existing east right-of-way line for said Taylor Road, said iron pin being 103.47 feet left of Taylor Road proposed centerline of right-of-way station 46+14.60;

Thence **North 03 degrees 49 minutes 05 seconds East**, continuing across said 4.041 acre tract, along the existing east right-of-way line for said Taylor Road, along the east line of said proposed right-of-way parcel, a distance of **52.44 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **4.069 acres** (0.320 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-00789.00.

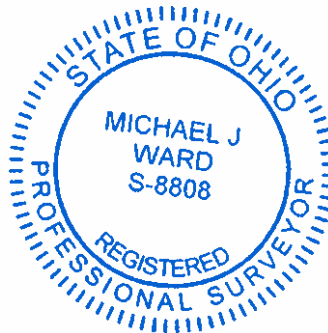
Bearings described hereon based on the bearing of South 86 degrees 08 minutes 42 seconds East for the common line between Half Section 27 and Half Section 34, Township 16, Range 20, Refugee Lands, being the common line between Section 17 and Section 20 of the former Congress Lands East of the Scioto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

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

BY AKS DATE 7/21/25

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

BY SAK DATE 07/23/25

PAF/LIC-TR 70-0.00/0.00