

EXHIBIT A

RX 252 WL

Page 1 of 2

Rev. 06/09

Ver. Date 07/02/2025

PID 96808

**PARCEL 44-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 Lot 217 of Haaf Farm Section 6 Part 1, of record in Plat Cabinet 2, Slot 41, said Lot 217 being described in a deed to **Leslie K. Bauknight and Tillman A Bauknight, II**, of record in **Instrument Number 202100002055**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, and being a parcel on the right side of the centerline of right-of-way for Interstate Route 70, as delineated on the centerline plat for FAI/LIC-IR 70-0.00/0.00, all stationing referenced herein are referenced to said centerline plat, said parcel being further bounded and described as follows:

Commencing for reference at a 3/4-inch iron pipe found with a cap inscribed "EMHT" at the northeast corner of Reserve "A" of Haaf Farm Section 6 Part 2, of record in Plat Cabinet 2, Page 77, being a northwest corner of Lot 218 of said Haaf Farm Section 6 Part 1, 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 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;

EXHIBIT A

RX 252 WL

Page 2 of 2

Rev. 06/09

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, a distance of **95.25 feet** to an iron pin set at the northwest corner of said Lot 217, being the southwest corner of said Lot 218, said iron pin being the **TRUE POINT OF BEGINNING** for this description and being 238.37 feet right of Interstate Route 70 centerline of right-of-way station 115+86.46;

Thence **South 54 degrees 27 minutes 13 seconds East**, along the northeast line of said Lot 217, along the southwest line of said Lot 218, a distance of **94.70 feet** to an iron pin set, said iron pin being 314.65 feet right of Interstate Route 70 centerline of right-of-way station 116+40.00;

Thence **South 34 degrees 01 minutes 06 seconds West**, across said Lot 217, a distance of **160.59 feet** to an iron pin set at the southwest corner of said Lot 217, being the northwest corner of lot 216 of said Haaf Farm Section 6 Part 1, and being on the east line of said Reserve "A", said iron pin being 413.86 feet right of Interstate Route 70 centerline of right-of-way station 115+19.05;

Thence **North 03 degrees 53 minutes 21 seconds East**, along the west line of said Lot 217, along the east line of said Reserve "A", a distance of **188.59 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **0.175 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-05695.00.

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

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

BY AKS DATE 7/21/25