

EXHIBIT A

RX 252 WL

Page 1 of 3

Rev. 06/09

Ver. Date 07/02/2025

PID 96808

**PARCEL 45-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 218 of Haaf Farm Section 6, Part 1, of record in Plat Cabinet 2, Slot 41, said Lot 218 being described in a deed to **Thomas B. Phommasathit and Bounthanh Phommasathit**, of record in **Official Record 1251, Page 30**, 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 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 a northwest corner of said Lot 218, being the northeast corner of Reserve "A" of Haaf Farm Section 6 Part 2, of record in Plat Cabinet 2, Slot 77, 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

EXHIBIT A

RX 252 WL

Page 2 of 3

Rev. 06/09

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 along the arc of a non-tangent curve to the left, along the existing south limited access right-of-way line for said Interstate Route 70, along the north line of said Lot 218, and along the south line of said Parcel No. 319WL, said curve having a radius of **5,879.42 feet**, a central angle of **01 degrees 10 minutes 36 seconds**, and an arc length of **120.75 feet** to a 3/4-inch iron pipe found with a cap inscribed "EMHT" at the northeast corner of said Lot 218, and being the northwest corner of Lot 219 of said Haaf Farm Section 6 Part 1, said curve being subtended by a long chord having a bearing of **North 71 degrees 13 minutes 31 seconds East** and a length of **120.75 feet**, said iron pipe being 150.00 feet right of Interstate Route 70 centerline of right-of-way station 117+38.50;

Thence **South 41 degrees 10 minutes 57 seconds East**, along the northeast line of said Lot 218, and along the southwest line of said Lot 219, a distance of **88.17 feet** to an iron pin set, said iron pin being 231.94 feet right of Interstate Route 70 centerline of right-of-way station 117+70.00;

Thence **South 39 degrees 42 minutes 19 seconds West**, across said Lot 218, a distance of **159.34 feet** to an iron pin set on the southwest line of said Lot 218, being on the northeast line of Lot 217 of said Haaf Farm Section 6 Part 1, said iron pin being 314.65 feet right of Interstate Route 70 centerline of right-of-way station 116+40.00;

Thence **North 54 degrees 27 minutes 13 seconds West**, along the southwest line of said Lot 218, along the northeast line of said Lot 217, a distance of **94.70 feet** to an iron pin set at a southwest corner of said Lot 218, being the northwest corner of said Lot 217, and being on the east line of said Reserve "A", said iron pin being 238.37 feet right of Interstate Route 70 centerline of right-of-way station 115+86.46;

Thence **North 03 degrees 53 minutes 21 seconds East**, along the west line of said Lot 218, along the east line of said Reserve "A", a distance of **95.25 feet** to the **POINT OF BEGINNING** for this description.

EXHIBIT A

RX 252 WL

Page 3 of 3

Rev. 06/09

The above described limited access right-of-way parcel contains a total area of **0.476 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-05696.00.

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 ACS DATE 7/21/25

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

BY SAK DATE 07/23/25

PAI/LIL-IR 10-0.00/0.00