

EXHIBIT A

RX 252 WL

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Rev. 06/09

Ver. Date 07/02/2025

PID 96808

PARCEL 47A-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 all of the remainder 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"), 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 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 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;

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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 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, 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-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 **3,227.16 feet** to an iron pin set at the northwest corner of said Homewood tract, and being at the northeast corner of said 4.041 acre tract, said iron pin being the **TRUE POINT OF BEGINNING** for this description, 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 86 degrees 08 minutes 42 seconds East**, continuing along the common line between said Fairfield County and said Licking County, the common line between said Half Section 35 and said Half Section 26, the common line between said Section 21 and said Section 16, and the south line of said 9.60 acre tract, along the north line of said Homewood tract, and along the south line of that 15.313 acre tract described as Parcel B in a deed to Fish Belly LLC, of record in Instrument Number 202309050016101, on file at the Office of the Recorder for Licking County, Ohio, a distance of **418.70 feet** to a point on a curve, being at the east corner of the remainder of said Homewood tract, being at a southeast corner of said Parcel B, being at a northeast corner of that 7.84 acre limited access right-of-way parcel described as Parcel No. 319WL in a deed to State of Ohio, of record in Deed Book 345, Page 352, being at a northwest corner of that 0.01 acre limited access right-of-way parcel described as Parcel No. 406-WL in a deed to State of Ohio, of record in Deed Book 595, Page 247, on file at the Office of the Recorder for Licking County, Ohio, 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, (reference a 5/8-inch iron pin found bearing South 83 degrees 41 minutes 52 seconds East and distant 0.47 feet), said corner being 150.00 feet left of Interstate Route 70 centerline of right-of-way station 122+97.73;

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Thence along the arc of a non-tangent curve to the right, along the existing north limited access right-of-way line for said Interstate Route 70, along the southeast line of the remainder of said Homewood tract, and along the northwest line of said Parcel No. 319WL, said curve having a radius of **5,579.42 feet**, a central angle of **04 degrees 48 minutes 02 seconds**, and an arc length of **467.49 feet** to an iron pin set at the southwest corner of the remainder of said Homewood tract, being at a northwest corner of said Parcel No. 319WL, being at 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, and being at the southeast corner of said 4.041 acre tract, said curve being subtended by a long chord having a bearing of **South 67 degrees 26 minutes 41 seconds West** and a length of **467.35 feet**, said iron pin being 150.00 feet left of Interstate Route 70 centerline of right-of-way station 118+17.68;

Thence **North 03 degrees 49 minutes 16 seconds East**, along the west line of the remainder of said Homewood tract, and along the east line of said 4.041 acre tract, a distance of **207.88 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **1.034 acres** (0.000 acres located within present road occupied), none of which are located within a Fairfield County Auditor's parcel number, but all of which are adjacent to and bounded as follows: to the west by Fairfield County auditor's parcel number 036-00789.00, to the north by Licking County Auditor's parcel numbers 012-027366-00.000 and 012-027450-00.000, and to the southeast by the existing north limited access right-of-way line for said Interstate Route 70. Further, said 1.034 acres are the entirety of the remainder of said Homewood tract.

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

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

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

BY ACS DATE 7/21/25