

## **EXHIBIT A**

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Ver. Date 02/28/2025

PID 111621

### **PARCEL 27-UV-2 FAI-158-4.20 PERPETUAL EASEMENT FOR UTILITY PURPOSES IN THE NAME AND FOR THE USE OF THE SOUTH CENTRAL POWER COMPANY**

For the relocation of existing electric lines, poles, wires, conduits and appurtenances within a 10.00 foot wide strip of land necessitated by the construction of a roundabout at the intersection of State Route 158 and Coonpath Road.

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Fairfield, Township of Greenfield, in the northeast quarter of Section 23, Township 15, Range XIX of the Congress Lands (East of Scioto River), lying on the right side of the centerline of right of way of Coonpath Road (County Road 31, 60.00 feet wide) and being part of the 1.180 acres of land deeded, now or previously, to Holly A. Richardson in official record volume 1516, page 3001 of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00596.00 and further described as follows;

Commencing for reference at the northeast corner of section 23 in common with the northwest corner of section 24, the southwest corner of section 13, and the southeast corner of section 14, also being the intersection of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road, 60.00 feet wide) with the centerline of right of way of Coonpath Road (County Road 31) at existing centerline of right of way of Coonpath Road station 50+00.00 and State Route 158 station 144+63.80;

Thence along the existing centerline of right of way of Coonpath Road, being the line between sections 23 and 14, North 87 degrees, 19 minutes, 47 seconds West, 417.73 feet to the northwest corner of the land deeded to Jason R. Noland and Nikki J. Noland in official record volume 1140, page 1083 of the Fairfield County Recorder's Office at station 45+82.27;

Thence along the westerly line of Noland's land, South 02 degrees, 30 minutes, 56 seconds West, at 30.00 feet passing through a 5/8" iron pin found with a cap stamped 5348, a total distance of 50.00 feet to an iron pin set 50.00 feet right of station 45+82.41 and the **Place of Beginning**;

Thence continuing along the westerly line of Noland's land, **South 02 degrees, 30 minutes, 56 seconds West, 10.00 feet** to a point 60.00 feet right of station 45+82.43;

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Thence **North 87 degrees, 19 minutes, 47 seconds West, 0.42 feet** to an angle point 60.00 feet right of station 45+82.01;

Thence **North 82 degrees, 48 minutes, 51 seconds West, 165.13 feet** to the easterly line of the land deeded as parcel number 2 to 738 North Broad Street, LLC, an Ohio limited liability company in official record volume 1630, page 1726 of the Fairfield County Recorder's Office, 47.00 feet right of station 44+17.40;

Thence along the easterly line of 738 North Broad Street, LLC's land, **North 02 degrees, 30 minutes, 50 seconds East, 10.03 feet** to an iron pin set 36.97 feet right of station 44+17.37;

Thence **South 82 degrees, 48 minutes, 51 seconds East, 165.55 feet** to the **Place of Beginning** and containing **0.038 acres** of land, none of which is within the present road occupied by Coonpath Road, subject to easements and restrictions of record.

All iron pins described as set are to be ¾" x 30" reinforcing bars with a 2" aluminum cap stamped ODOT R/W S-7468 THOMAS FOK & ASSOC and will be placed upon notification by ODOT District 5.

Bearings are based on the positions of monuments located relative to grid north of the State Plane Coordinate System, Ohio South Zone (3402), NAD83(2011), (EPOCH 2010.0000) by GNSS measurements referenced to the ODOT CORS.

This description was prepared in December 2024 and is based upon surveys performed by Thomas Fok & Associates, Inc. beginning in April 2021 under the direction of Franklin D. Snyder, Jr., P.S. S-7468.

