

EXHIBIT A

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Ver. Date 12/18/2024

PID 111621

**PARCEL 18-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 feet wide strip of land necessitated by the construction of a roundabout at the intersection of State Route 158 and Coonpath Road.

[Surveyor's description of the premises follows]

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 left side of the centerline of right of way of State Route 158 (Lancaster-Kirkersville Road, 60.00 feet wide) and 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 1.000 acre of land deeded, now or previously, to Zachary J. Young and Andrea M. Fry in official record volume 1705, page 4441 of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00590.10 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 stations 144+63.80 State Route 158 and 50+00.00 Coonpath Road;

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, 265.70 feet to the northeast 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 centerline of right of way of Coonpath Road station 47+34.30;

Thence along the easterly line of Noland's land, South 02 degrees, 58 minutes, 30 seconds West, 30.00 feet to the southerly existing right of way line of Coonpath Road, 30.00 feet right of Coonpath Road station 47+34.14;

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Thence along the existing southerly right of way line of Coonpath Road, South 87 degrees, 19 minutes, 47 seconds East, 10.00 feet to a point 30.00 feet right of Coonpath Road station 47+44.14 and the **Place of Beginning**;

Thence along the existing southerly right of way line of Coonpath Road, **South 87 degrees, 19 minutes, 47 seconds East, 10.00 feet** to a point 30.00 feet right of Coonpath Road station 47+54.14;

Thence southerly, parallel with and 20.00 feet distant, by normal measurement, from the easterly line of Noland's land, **South 02 degrees, 58 minutes, 30 seconds West**, through the existing 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp. in book 646, page 280 of the Fairfield County Recorder's Office, **110.96 feet** to a point 20.00 feet northerly, by normal measurement from the northerly line of the land deeded as Tract One to Robert E. Laessle and Loretta K. Laessle in official record volume 1382, page 140 of the Fairfield County Recorder's Office, also being the southerly line of Zachary J. Young and Andrea M. Fry's land, being 140.96 feet right of station 47+53.55;

Thence easterly, parallel with and 20.00 feet distant, by normal measurement, from the northerly line of Laessle's land, **South 86 degrees, 57 minutes, 45 seconds East, 176.01 feet** to a point 70.00 feet left of State Route 158 station 141+21.49;

Thence northerly, parallel with and 70.00 feet distant, by normal measurement, from the centerline of State Route 158, **North 02 degrees, 50 minutes, 58 seconds East**, crossing the existing 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp., **112.09 feet** to the existing southerly right of way line of Coonpath Road, 30.00 feet right of Coonpath Road station 49+29.91;

Thence along the existing southerly right of way line of Coonpath Road, **South 87 degrees, 19 minutes, 47 seconds East, 10.00 feet** to a point 30.00 feet right of Coonpath Road station 49+39.91;

Thence southerly, parallel with and 60.00 feet distant, by normal measurement, from the centerline of State Route 158, **South 02 degrees, 50 minutes, 58 seconds West**, again crossing the existing 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp., **112.15 feet** to a point 60.00 feet left of State Route 158 station 143+21.45;

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Thence easterly, parallel with and 20.00 feet distant, by normal measurement, from the northerly line of Laessle's land, **South 86 degrees, 57 minutes, 45 seconds East**, crossing through the existing 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp., **30.00 feet** to the existing westerly right of way line of State Route 158, 30.00 feet left of State Route 158 station 143+21.36;

Thence along the existing westerly right of way line of State Route 158, **South 02 degrees, 50 minutes, 58 seconds West, 10.00 feet** to a point 30.00 left of State Route 158 station 143+11.36;

Thence westerly, parallel with and 20.00 feet distant, by normal measurement, from the northerly line of Laessle's land, **North 86 degrees, 57 minutes, 45 seconds West**, crossing the existing 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp., **30.00 feet** to a point 60.00 feet left of State Route 158 station 143+11.45;

Thence southerly, parallel with and 60.00 feet distant, by normal measurement, from the centerline of State Route 158, **South 02 degrees, 50 minutes, 58 seconds West, 10.00 feet** to an iron pin to be set on the northerly line of Laessle's land, 60.00 feet left of State Route 158 station 143+01.45;

Thence along the northerly line of Laessle's land, **North 86 degrees, 57 minutes, 45 seconds West, 10.00 feet** to a point 70.00 feet left of State Route 158 station 143+01.49;

Thence northerly, parallel with and 70.00 feet distant, by normal measurement, from the centerline of State Route 158, **North 02 degrees, 50 minutes, 58 seconds East, 10.00 feet** to a point 70.00 feet left of State Route 158 station 143+11.49;

Thence westerly, parallel with and 10.00 feet distant, by normal measurement, from the northerly line of Laessle's land, **North 86 degrees, 57 minutes, 45 seconds West, 186.03 feet** to a point 10.00 feet easterly, by normal measurement, from the easterly line of Noland's land, being 150.90 feet right of Coonpath Road station 47+43.50;

Thence northerly, parallel with and 10.00 feet distant, by normal measurement, from the easterly line of Noland's land, **North 02 degrees, 58 minutes, 30 seconds East, 90.90 feet** to a point 60.00 feet right of Coonpath Road station 47+43.98;

Thence westerly, parallel with and 60.00 feet distant, by normal measurement, from the centerline of Coonpath Road, **North 87 degrees, 19 minutes, 47 seconds West, 10.00 feet** to the easterly line of Noland's land, 60.00 feet right of Coonpath Road station 47+33.98;

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Thence along the easterly line of Noland's land, **North 02 degrees, 58 minutes, 30 seconds East, 10.00 feet** to an iron pin to be set 50.00 feet right of Coonpath Road station 47+34.03;

Thence easterly, along the southerly line of the existing pipeline easement of the Northeast Ohio Natural Gas Corp., parallel with and 50.00 feet distant, by normal measurement, from the centerline of Coonpath Road, **South 87 degrees, 19 minutes, 47 seconds East, 10.00 feet** to a point 50.00 feet right of Coonpath Road station 47+44.03;

Thence northerly, parallel with and 10.00 feet distant, by normal measurement, from the easterly line of Noland's land, and again crossing the existing pipeline easement of the Northeast Ohio Natural Gas Corp., **North 02 degrees, 58 minutes, 30 seconds East, 20.00 feet** to the **Place of Beginning** and containing **0.1077 acres (4689.67 S.F.)** of land, none of which is within the present road occupied by State Route 158 nor Coonpath Road. There is a 0.0138 acre (600.00 S.F.) overlap of the existing pipeline easement of the Northeast Ohio Natural Gas Corp., and subject to other easements or 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.

