

EXHIBIT A

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Ver. Date 11/15/2024

PID 111621

PARCEL 19-UV-1 FAI-158-4.20 PERPETUAL EASEMENT FOR UTILITY PURPOSES IN THE NAME AND FOR THE USE OF THE NORTHEAST OHIO NATURAL GAS CORP.

For the relocation of existing gas mains 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 northwest quarter of Section 24, 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 State Route 158 (Lancaster-Kirkersville Road, 60.00 feet wide) and Coonpath Road (County Road 31, 60.00 feet wide) and being part of the 0.860 acres of land deeded, now or previously, to Rodney C. Horn in official record volume 1818, page 4522 (1/2 interest) and instrument number 202100020940 (1/2 interest) of the Fairfield County Recorder's Office and known as Fairfield County Auditor's parcel number 013-00632.00 and further described as follows;

Commencing for reference at the northwest corner of section 24 in common with the northeast corner of section 23, the southeast corner of section 14, and the southwest corner of section 13, 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 stations 144+63.80 State Route 158 and 50+00.00 Coonpath Road;

Thence along the existing centerline of right of way of State Route 158, being the line between sections 24 and 23, South 02 degrees, 50 minutes, 58 seconds West, 129.68 feet to the northwest corner the land deeded to Robert H. Kemmerer and Janis A. Kemmerer in deed volume 561, page 698 of the Fairfield County Recorder's Office at station 143+34.12;

Thence along the northerly line of Kemmerers' land, South 87 degrees, 24 minutes, 56 seconds East, at 29.11 feet passing through a 3/4" iron pipe found, a total distance of 30.00 feet to the existing easterly right of way line of State Route 158, 30.00 feet right of State Route station 143+34.26 and the **Place of Beginning**;

Thence along the existing easterly right of way line of State Route 158, **North 02 degrees, 50 minutes, 58 seconds East, 10.00 feet** to a point 30.00 feet right of State Route 158 station 143+44.26;

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Thence easterly, parallel with and 10.00 feet distant, by normal measurement, from the northerly line of Kemmerer's land, **South 87 degrees, 24 minutes, 56 seconds East**, crossing the existing 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp. in book 646, page 282 of the Fairfield County Recorder's Office, **259.61 feet** to a point 10.00 feet distant, by normal measurement, from the westerly line deeded as Tract One to McKenzie L. Bussert and Kevin L. Bussert and Paige E. Bussert in official record volume 1796, page 12 of the Fairfield County Recorder's Office, being 120.17 feet right of Coonpath Road station 52+88.85;

Thence northerly, parallel with and 10.00 feet distant, by normal measurement, from the westerly line of Bussert's land, **North 02 degrees, 50 minutes, 58 seconds East**, crossing the 20-foot gas pipeline easement granted to the Northeast Ohio Natural Gas Corp., **90.17 feet** to the existing southerly right of way line of Coonpath Road, 30.00 feet right of Coonpath Road station 52+89.42;

Thence along the existing southerly right of way line of Coonpath Road, **South 87 degrees, 30 minutes, 47 seconds East, 10.00 feet** to the westerly line of Bussert's land, 30.00 feet right of Coonpath Road station 52+99.42;

Thence along the westerly line of Bussert's land, also being the easterly line of Rodney C. Horn's land, **South 02 degrees, 50 minutes, 58 seconds West**, at 55.00 feet passing through an iron pin to be set, a total distance of **100.19 feet** to an iron pin to be set at the northeasterly corner of Kemmerer's land, also being the southeasterly corner of Horn's land, 130.19 feet right of Coonpath Road station 52+98.79;

Thence along the northerly line of Kemmerer's land, **North 87 degrees, 24 minutes, 56 seconds West**, at 228.78 feet passing through an iron pin to be set, a total distance of **269.61 feet** to the **Place of Beginning** and containing **0.0826 acres (3598.24 S.F.)** of land, none of which is within the present road occupied by State Route 158 nor Coonpath Road. There is a 0.0092 acre (399.00 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.

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This description was prepared in November 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.

