

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 05/10/2023

PID 115989

**PARCEL 9-WD
MUS-376-5.09**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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 Muskingum, Township of Blue Rock in the northeast quarter of Section 20, Township 12, Range 12 of the Congress Lands East of the Scioto River and part of the land deeded, now or previously, to Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney as Tract III in deed volume 811, page 156 of the Muskingum County Recorder's Office, known as part of Muskingum County Auditor's parcel number 06-42-01-14-000, lying on the right side of the centerline of State Route 376 as shown on the centerline plat for MUS-376-5.09 and further described as follows:

Commencing for reference at a 5/8-inch iron pin found (bent) at the northeast corner of lot 12, also being the southerly right of way line of North Street (49.5 feet wide) as shown on the Plat of Gaysport recorded in deed volume 17, page 432 of the Muskingum County Recorder's Office;

Thence along the southerly right of way line of North Street, also being State Route 376, formerly State Route 340, North 71 degrees, 02 minutes, 59 seconds West, 165.00 feet to the easterly right of way line of State Route 60, known as South River Road (60.00 feet wide) at the northwest corner of lot 11 of the Plat of Gaysport;

Thence along the northerly extension of the easterly right of way line of State Route 60, North 20 degrees, 06 minutes, 39 seconds East, 24.75 feet to a railroad spike found bent and reset at the centerline of North Street/State Route 376, at the southwesterly corner of the land deeded as Tract III to VanCooneys and the **Place of Beginning** of the parcel herein described, being station 1306+28.85;

Thence along the westerly line of the land deeded to VanCooneys, **North 20 degrees, 06 minutes, 39 seconds East, 24.75 feet** to an iron pin set at the northerly right of way line of North Street/State Route 376, 24.75 right of station 1306+28.32;

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Thence along the northerly right of way of line of North Street/State Route 376, **South 71 degrees, 02 minutes, 59 seconds East, 258.03 feet** to an iron pin set at the intersection of the northerly right of way line of North Steet (49.5 feet wide) as shown on the Plat of Gaysport with the northerly right of way line of State Route 376, (old) County Road 226, formerly State Route 340 (50.00 feet wide), 24.54 feet right of station 1303+70.29;

Thence along the northerly right of way line of State Route 376, **South 77 degrees, 33 minutes, 19 seconds East, 153.24 feet** to an iron pin set 25.41 feet right of station 1302+18.81;

Thence continuing along the northerly right of way line of State Route 376, **South 56 degrees, 54 minutes, 58 seconds East, 61.53 feet** to an iron pin set at the intersection of the northerly right of way line of State Route 376 with the northerly right of way line of (old) County Road 226 (50.00 feet wide), 25.00 feet right of station 1301+61.83;

Thence along the northerly right of way line of (old) County Road 226, **South 67 degrees, 28 minutes, 35 seconds East, 86.27 feet** to an iron pin set 81.08 feet right of station 1301+24.12;

Thence along a new line through the grantor's land, **South 24 degrees, 35 minutes, 13 seconds West, 25.02 feet** to the centerline of (old) County Road 226, also being the southerly line of the land deeded to VanCooneys;

Thence along the southerly line of the land deeded to VanCooneys and the centerline of (old) County Road 226, **North 67 degrees, 28 minutes, 35 seconds West, 87.68 feet** to a railroad spike found bent and reset at the intersection of the centerlines of (old) County Road 226 with the centerline of State Route 376, being station 1301+59.52;

Thence continuing along the southerly line of the land deeded to VanCooneys and the centerline of State Route 376, **North 56 degrees, 54 minutes, 58 seconds West, 59.29 feet** to a railroad spike found and reset at station 1302+18.81;

Thence continuing along the southerly line of the land deeded to VanCooneys and the centerline of State Route 376, **North 77 degrees, 33 minutes, 19 seconds West**, at 83.94 feet crossing an easterly line of the Plat of Gaysport, being a northerly extension of the easterly right of way line of Gaysport Hill Road (66.00 feet wide) also known as County Road 466, a total distance of **146.03 feet** to a railroad spike found at station 1303+64.84;

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Thence continuing along the southerly line of the land deeded to VanCooneys and the centerline of State Route 376, **North 71 degrees, 05 minutes, 49 seconds West, 264.01 feet the Place of Beginning** and containing **0.318 acres** of land, all of which is contained within the present road occupied by North Street as shown on the Plat of Gaysport (49.5 feet wide), (old) County Road 226 and State Route 376 (50.00 feet wide), and a portion of the easement to the State of Ohio in deed volume 1041, page 455 of the Muskingum County Recorder's Office, but subject to all legal highways and easements of record.

All iron pins described as set shall be 3/4-inch reinforcing rods, 30 inches long with a 2-1/2 inch aluminum cap stamped "ODOT R/W; S-7468; THOMAS FOK & ASSOC." and shall be set by Thomas Fok & Associates, Inc. upon notification by ODOT District 5.

The basis for bearings is 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 based on a survey performed by Thomas Fok & Associates, Inc. beginning in August 2022 under the supervision of Franklin D. Snyder, Jr., PS, S-7468.

Franklin D. Snyder, Jr. PS
05/10/2023

**DESCRIPTION
APPROVED**

By: *Franklin D. Snyder, Jr.*

