

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 05/03/2023

PID 115989

**PARCEL 10-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 all of the lot donated for public use on the Plat of Gaysport recorded in deed volume 17, page 432 of the Muskingum County Recorder's Office and deeded, now or previously, to Charlie N. Rodgers in book 2922, page 825 of the Muskingum County Recorder's Office, known as all of Muskingum County Auditor's parcel number 06-42-02-51-000, lying on the left side of the centerline of right of way 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 line of North Street, also being State Route 376, South 71 degrees, 02 minutes, 59 seconds East 164.87 feet to a 5/8 inch iron pin found capped "Finley S-7222" in the easterly right of way line of Gaysport Hill Road (66.00 feet wide), also known as County Road 466, at the northwest corner of the lot donated for public use on the Plat of Gaysport as deeded to the aforesaid Charlie N. Rodgers and **the Place of Beginning** of the parcel herein described, being 32.21 feet left of station 1303+02.73;

Thence along the northerly line of the Plat of Gaysport, also being Rodger's northerly line, **South 71 degrees, 02 minutes, 59 seconds East, 132.00 feet** to an iron pin set 22.71 feet left of station 1301+72.67 at a northeast corner of the Plat of Gaysport and also Rodger's land, and the northwest corner of the land deeded to Jennifer N. Bunger and Todd A. Bunger, Sr. in book 2990, page 664 of the Muskingum County Recorder's Office;

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Thence along Bungers' westerly line also being an easterly line of the Plat of Gaysport and the easterly line of Rodger's land, **South 22 degrees, 27 minutes, 51 seconds West**, at 376.18 feet passing through a 5/8 inch iron pin found capped "CLS 7224" at the southwest corner of Bungers' land, also being the northwest corner of the land deeded to the Township of Blue Rock in book 2104, page 843 of the Muskingum County Recorder's Office and a northerly corner of the land deeded to Peter Cherevas in book 2965, page 883 of the Muskingum County Recorder's Office and continuing along a westerly line of Cherevas' land and the easterly line of the Plat of Gaysport and Rodger's land, a total distance of **561.65 feet** to an iron pin set 86.07 feet left of station 1295+62.14 at a northwesterly corner of Cherevas' land and at southeasterly corner of the Plat of Gaysport and the southeasterly corner of Rodger's land;

Thence along a northerly line of Cherevas' land and a southerly line of the Plat of Gaysport and Rodger's land, **North 71 degrees, 02 minutes, 04 seconds West, 33.22 feet** to an iron 5/8-inch iron pin found capped "Finely S-7222" in the easterly right of way line of Gaysport Hill Road, 66.00 feet wide, also known as County Road 466, at the northwesterly corner of Cherevas' land and the southwesterly corner of Rodger's land, 119.20 feet left of station 1295+64.48;

Thence along the easterly right of way line of Gaysport Hill Road, **North 12 degrees, 24 minutes, 02 seconds East, 564.27 feet** to the Place of Beginning and containing **1.063 acres** of land, none of which is contained within the present road occupied by State Route 376 nor Gaysport Hill Road. Intending to describe all of the land deeded to Charlie N. Rodgers in book 2922, page 825 of the Muskingum County Recorder's Office known as Muskingum County Auditor's parcel 06-42-02-51-000, 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. P.S.
05/00/2023



DESCRIPTION

APPROVED

By: Mc 5/10/2023