

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date

PID 115989

**PARCEL 11-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 of Township 12, Range 12 of the Congress Lands East of the Scioto River and part of the lands deeded, now or previously, to Jennifer N. Bunger and Todd A. Bunger, Sr. in book 2990, page 664 of the Muskingum County Recorder's Office, known as part of Muskingum County Auditor's parcel number 06-42-02-56-000 lying on the left and right sides of the centerline of right of way of State Route 376 as shown on the centerline plat of 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, at 164.87 feet passing through 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 in deed volume 17, page 432 of the Muskingum County Recorder's Office, deeded to Charlie N. Rodgers in book 2922, page 825 of the Muskingum County Recorder's Office, and continuing along Rodger's northerly line, a total distance of 296.87 feet to an iron pin set at the northeast corner of the Plat of Gaysport and the northeast corner of Rodger's land and **the Place of Beginning** of the parcel herein described, being 22.71 feet left of station 1301+42.67;

Thence along the northerly line of the Bunger's land, **South 72 degrees, 25 minutes, 53 seconds East**, at 28.27 feet crossing the centerline of State Route 376, 50.00 feet wide, (also known as Rockville Road, and formerly known as State Route 340 and State Highway 789), a total distance of **90.84 feet** to an iron pin set 55.10 feet right of station 1300+98.92;

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Thence along a new line through the grantor's land and continuing along the existing easterly right of way line of State Route 376, **South 24 degrees, 35 minutes, 13 seconds West**, at 5.55 feet crossing the existing southerly right of way line of (old) County Road 226, a total distance of **298.62 feet** to an iron pin set 25.00 feet right of station 1298+24.62;

Thence continuing along the existing easterly right of way line of State Route 376, **South 16 degrees, 22 minutes, 50 seconds West, 78.50 feet** to an iron pin set in the northerly line of the land deeded to Peter Cherevas in book 2965, page 883 of the Muskingum County Recorder's Office, 25.00 feet right of station 1297+42.53;

Thence along the northerly line of Cherevas' land, **North 72 degrees, 23 minutes, 32 seconds West**, at 25.01 crossing the centerline of State Route 376, at 55.51 feet passing 0.38 feet north of a 5/8-inch iron pin found capped "Janes", a total distance of **88.09 feet** to a 5/8-inch iron pin found capped "CLS S-7222" in the easterly line of the Plat of Gaysport and Rodger's easterly line, 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 Chervas' land, 63.07 feet left of station 1297+44.41;

Thence along the easterly line of the Plat of Gaysport and Rodger's easterly line, **North 22 degrees, 27 minutes, 51 seconds East, 376.18 feet** to the Place of Beginning and containing **0.731 acres** of land, of which 0.438 acres are within the present road occupied by State Route 376 and 0.003 acres are within the present road occupied by County Road 226, resulting in a net area of 0.290 acres, 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.
05/08/2023

DESCRIPTION

APPROVED

By: *M. S. Whorrs*

