

EXHIBIT A

RX 251 WDV

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Rev. 05/09

Ver. Date 10/22/25

PID 119739

**PARCEL 16-WDV
PER-345-0.00/0.025
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
VILLAGE OF NEW LEXINGTON PERRY COUNTY, OHIO**

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]

Situate in the State of Ohio, County of Perry, Township of Pike, Village of New Lexington, located in the Southwest Quarter of Section 4, Township 15, Range 15, Congress Lands being a part of Lot 511 as numbered and delineated upon the record plat of the North Addition to New Lexington of record in Plat Book 2, Page 87, being a 0.126 acre tract of land in the name of Joy Linn Gilkerson as described in Official Record 506, Page 2634, all records stated herein are on file with the Recorder's Office, Perry County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right side of the Centerline of Right-of-Way of Broadway Street, as dedicated by said North Addition to New Lexington;

All stations and offsets are referred to the Centerline of Right-of-Way of Broadway Street;

Beginning for reference, in the southerly Right-of-Way line of Broadway Street at a point in the northwesterly corner of Lot 505 as numbered and delineated upon said North Addition of New Lexington being the northwesterly corner of a 0.163 acre tract of land in the name of Ricky Edward Moyer as described in Official Record 503, Page 2400, also being 40.00 feet right of centerline station 203+50.90, referenced by a ¾" iron pipe found which bears South 00°59'50" East, a distance of 1.02 feet. Said point being 40.00 feet right of centerline station 204+50.90;

Thence South 86°17'23" East, with said southerly Right-of-Way line, a distance of 100.00 feet to an iron pin set at the northeasterly corner of Lot 510 in the name of John D. Bethel as described in Official Record 447, Page 1476 and **The True Place of Beginning** for the tract of land herein being described;

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Thence South $86^{\circ}17'23''$ East, with said Right-of-Way line a distance of 10.10 feet to an iron pin set being 40.00 feet right of centerline station 204+61.00;

Thence through said Grantor's 0.126 acre tract the following 2 courses;

1. South $03^{\circ}42'37''$ West, a distance of 6.00 feet to an iron pin set being 46.00 feet right of centerline station 204+61.00;
2. North $86^{\circ}17'23''$ West, a distance of 10.10 feet to an iron pin set in the westerly line of said 0.126 acre tract being 46.00 feet right of centerline station 204+50.90;

Thence North $03^{\circ}42'37''$ East, with the westerly line of said Lot 511 and Grantor's 0.126 acre tract, a distance of 6.00 feet to the **True Place of Beginning**, containing 0.001 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.001 acres are contained within Perry County Auditor's Parcel 270002310000;

Iron pins set are 5/8" diameter by 30" long iron reinforcing bars with a yellow cap stamped "STANTEC".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), and are based on a bearing of South $86^{\circ}17'23''$ East, for the Centerline of Right-of-Way of Broadway Street, as measured in 2024 using GPS methods utilizing the Ohio Department of Transportation VRS network.

This description was prepared by John J. Raab, registered surveyor 7863, and is based upon a field survey for the Village of New Lexington from 2024 to 2025, by Stantec Consulting Services, Inc., under the direction of said surveyor.

John J. Raab, P.S. 7863

Date