

EXHIBIT A

RX 251 WDV

Page 1 of 2

Rev. 05/09

Ver. Date 10/20/25

PID 119739

**PARCEL 22-WDV
PER-345-0.00/0.25
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 385 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 Charles W. Owen, Jr. and Kathryn E. Owen as described in Official Record 350, Page 1794, 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, (80' R/W) and the right side of Center Street (56' R/W) 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 said Broadway Street at the northeasterly corner of Lot 389 in the name of Charles W. Owen, Jr. and Kathryn E. Owen as described in Official Record 350, Page 1794, referenced by a 5/8" iron pin found which bears South 84°30'08" East, a distance of 0.75 feet;

Thence North 86°17'23" West, with said Right-of-Way line a distance of 246.39 feet to an iron pin set being 40.00 feet right of centerline station 207+12.00 and being the **True Place of Beginning**, for the tract of land herein being described;

Thence South 11°19'29" West, through said Grantor's 0.126 acre tract a distance of 38.34 feet to an iron pin set in the westerly line of said Grantor's 0.126 acre tract also being in the easterly

EXHIBIT A

Page 2 of 2

RX 251 WDV

Rev. 05/09

Right-of-Way line of said Center Street. Said iron pin being 78.00 feet right of centerline station 207+06.92;

Thence North $03^{\circ}41'14''$ East, with said easterly Right-of-Way line a distance of 38.00 feet an iron pin set in said southerly Right-of-Way line of said Broadway Street being 40.00 feet right of centerline station 207+06.90;

Thence South $86^{\circ}17'23''$ East, with said southerly Right-of-Way line a distance of 5.10 feet to the **True Place of Beginning**, containing 0.002 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.002 acres are contained within Perry County Auditor's Parcel 270014670000;

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