

EXHIBIT A

RX 251 WDV

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Rev. 05/09

Ver. Date 10/20/25

PID 119739

**PARCEL 28-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 Lots 394, 395, 396, 397 and 398 as numbered and delineated upon the record plat of the North Addition to New Lexington of record in Plat Book 2, Page 87, being in the name of SCF RC Funding IV LLC, as described in Official Record 545, Page 1244, 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 East Broadway Street (80' 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 East Broadway Street unless stated otherwise.

Beginning for reference, in the southerly Right-of-Way line of said East Broadway Street at the northwesterly corner of said Lot 394, being 40.00 feet right of centerline station 211+59.58, referenced by a 5/8" iron pin found bearing North 86°17'23" West, a distance of 0.47 feet;

Thence South 86°17'23" East, with said Right-of-Way line a distance of 229.70 feet to an iron pin set 40.00 feet right of centerline station 213+89.28 and the **True Place of Beginning** for the tract of land herein being described;

Thence South 86°17'23" East, with said Right-of-Way line a distance of 22.00 feet to an iron pin set 40.00 feet right of centerline station 213+60.00, also being 25.00 feet left of Carroll Road (SR 345) Centerline of Right-of-Way station 13+95.76;

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Thence South 03°31'45" West, with the westerly Right-of-Way line of said Carroll Road (SR 345) a distance of 21.96 feet to an iron pin set being 25.00 feet right of Carroll Road (SR345) Centerline of Right-of-Way station 13+73.80;

Thence North 41°22'49" West, through said Lot 398 a distance of 31.16 feet to the **True Place of Beginning**, containing 0.006 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.006 acres are contained within Perry County Auditor's Parcel 270013480000;

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°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