

EXHIBIT A

RX 251 WDV

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Ver. Date 10/20/25

PID 119739

**PARCEL 30-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 399 and 400 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 1.02 acre tract of land in the name of Agree Central, LLC, as described in Official Record 474, Page 1013, 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 left side of the Centerline of Right-of-Way of East Broadway Street (80' R/W), as dedicated by said North Addition to New Lexington, and the left side of the Centerline of Right-of-Way of Carroll Street (SR 345);

All stations and offsets are referred to the Centerline of Right-of-Way of Carroll Street (SR 345) unless stated otherwise.

Beginning, at the southeasterly corner of said Lot 399 being 25.00 feet left of centerline station 14+75.80, also being 40.00 feet left of the Centerline of Right-of-Way of East Broadway Street centerline station 214+11.03, being referenced by a magnail found being 39.67 feet left of Centerline of Right-of-Way of East Broadway Street centerline station 214+09.88 which bears South 75°38'49" West, a distance of 1.06 feet;

Thence North 86°17'23" West, with the northerly Right-of-Way line of said East Broadway Street a distance of 31.03 feet to a n iron pin set being 40.00 feet left of Centerline of Right-of-Way of East Broadway Street station 213+80.00;

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Thence through said Grantor's 1.02 acre tract the following five (5) courses;

1. North 37°59'40" East, a distance of 38.93 feet to an iron pin set being 34.00 feet left of centerline station 15+08.00;
2. North 04°34'11" East, a distance of 55.06 feet to an iron pin set being 33.00 feet left of centerline station 15+63.00;
3. North 03°31'45" East, a distance of 117.95 feet to an iron pin set being 33.00 feet left of centerline station 16+81.00;
4. North 10°30'26" West, a distance of 12.37 feet to an iron pin set 36.00 feet left of centerline station 16+93.00;
5. North 36°25'38" West, a distance of 24.64 feet to an iron pin set in the southerly Right-of-Way line of Lincoln Park Drive West (60' R/W) being 30.00 feet right of Lincoln Park Drive West centerline station 32+60.00;

Thence South 86°17'23" East, with said southerly Right-of-Way line a distance of 26.82 feet to a point in the westerly Right-of-Way line of said Carroll Street being referenced by a 5/8" iron pin found 25.43 feet left of centerline station 17+11.80, which bears South 78°48'33" West, a distance of 0.44 feet

Thence South 03°31'45" West, with said westerly Right-of-Way line a distance of 236.00 feet to the **True Place of Beginning**, containing 0.058 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.058 acres are contained within Perry County Auditor's Parcel 27002686000;

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.

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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