

EXHIBIT A

RX 251 WDV

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Rev. 05/09

Ver. Date 10/21/25

PID 119739

**PARCEL 35-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 Southeast Quarter of Section 4, Township 15, Range 15, Congress Lands being part of a 1.03 are tract in the name of McDonald's Corporation as described in Deed Volume 254, Page 536, all records herein are to 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 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 for reference, in the easterly Right-of-Way line of said Carroll Street, at the northwesterly corner of a 1.31 acre tract of land in the name of OHI1ZHENZHU, LLC as described in Official Record 430, Page 37 being 25.00 feet right of centerline station 18+12.09, referenced by a 5/8" iron pin with a yellow cap stamped "TCW & CO 6465 6473" which bears North 83°19'14" West, a distance of 0.95 feet. Said iron pin being 24.09 feet right of centerline station 18+12.09;

Thence North 03°31'45" East, with said easterly Right-of-Way line a distance of 113.88 feet to an iron pin set being 25.00 feet right of centerline station 19+25.97 and the **True Place of Beginning** for the tract of land herein being described;

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Thence North 03°31'45" East, continuing with said easterly line a distance of 26.12 feet to an iron pin set in the most westerly corner of the southern Right-of-Way line of Lincoln Park Drive East (R/W Varies) being 25.00 feet right of centerline station 19+52.09;

Thence North 48°37'08" East, with said southerly Right-of-Way line a distance of 35.45 feet to an iron pin set being 15.00 feet right of Centerline of Right-of-Way of Lincoln Park Drive East station 50+50.12;

Thence South 86°25'42" East, with said southerly Right-of-Way line a distance of 26.18 feet to an iron pin set 15.00 feet right of centerline station 50+76.30;

Thence South 48°37'08" West, through said 1.03 acre tract a distance of 72.42 feet to the **True Place of Beginning**, containing 0.023 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.023 acres are contained within Perry County Auditor's Parcel 270018100000;

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