

EXHIBIT A

RX 251 WDV

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Rev. 05/09

Ver. Date 10/22/25

PID 119739

**PARCEL 41-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 8.76 acre tract in the name of Perry Plaza LLC as described in Official Record 252, Page 932, 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, in the easterly Right-of-Way line of said Carroll Street and in the northerly Right-of-Way line of Lincoln Park Drive (R/W Varies) being 25.00 feet right of centerline station 20+49.14, referenced by a ¾" iron pipe found which bears South 31°38'59" East, a distance of 2.49 feet;

Thence North 03°31'45" East, continuing with said easterly Right-of-Way line a distance of 26.07 feet to an iron pin set being 25.00 feet right of centerline station 20+75.21;

Thence South 41°40'15" East, through said Grantor's 8.76 acre tract, a distance of 72.53 feet to an iron pin set in the northerly Right-of-Way line of said Lincoln Park Drive being 32.00 feet right of Centerline of Right-of-Way of Lincoln Park Drive station 50+76.44;

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Thence North $86^{\circ}25'42''$ West, with said Right-of-Way line a distance of 26.27 feet to an iron pin set being 32.00 feet right of Centerline of Right-of-Way of Lincoln Park Drive station 50+50.17;

Thence North $41^{\circ}40'15''$ West, continuing with said Right-of-Way line a distance of 35.50 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 270026730000;

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