

EXHIBIT A

RX 251 WDV

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Ver. Date 10/20/25

PID 119739

**PARCEL 43-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 a 1.04 acre tract of land in the name of Realty Income Properties 28, LLC as described in Official Record 428, Page 335, 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 Carroll Street (SR 345) (50' R/W);

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

Beginning, in the westerly Right-of-Way line of said Carroll Street at the northeasterly corner of a 0.31 acre tract of land in the name of Kathleen A. McMillan Trustee of the Kathleen A. McMillan Trust Dated January 29, 1990 as described in Official Record 337, Page 969, being 25.00 feet left of centerline station 21+76.40, referenced by a 5/8" iron pin found with a yellow cap stamped "Bock and Clark" which bears North 04°41'31" West, a distance of 0.11 feet. Said iron pin being 25.00 feet left of centerline station 25+76.51;

Thence North 86°27'06" West, with the northerly line of said 0.31 acre tract a distance of 13.00 feet to an iron pin set being 38.00 feet left of centerline station 21+76.40;

Thence North 03°31'45" East, through said Grantor's 1.04 acre tract, a distance of 138.20 feet to an iron pin set in the southerly line of a 1.00 acre tract of land in the name of Dolgen Midwest,

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LLC as described in Official Record 376, Page 1283. Said iron pin set being 38.00 feet left of centerline station 23+14.60;

Thence South $86^{\circ}27'05''$ East, with said southerly line, a distance of 13.00 feet to an iron pin set in said westerly Right-of-Way line being 25.00 feet left of centerline station 23+14.60;

Thence South $03^{\circ}31'45''$ West, with said westerly Right-of-Way line, a distance of 138.20 feet to the **True Place of Beginning**, containing 0.041 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.041 acres are contained within Perry County Auditor's Parcel 270021610000;

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