

EXHIBIT A

Page 1 of 4

RX 282 U

Rev. 06/09

Ver. Date 09/02/22

PID 110412

**PARCEL 2-U1
FAI-37-06.10
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF
VILLAGE OF BALTIMORE, OHIO, AN OHIO MUNICIPAL CORPORATION**

A permanent easement for the construction, operation, maintenance, inspection, repairing, renewing, removing, and replacement of a waterline and a sanitary sewer line and all appurtenances thereto. The Grantor shall fully use and enjoy said property except for the purposes granted to the Grantee, provided that the Grantor shall not construct or permit to be constructed any house, structure, or obstruction on or over the permanent easement or ingress/egress areas that would interfere with the Grantee's use of the easement. The Grantee shall have the right at any time to enter onto the easement to do all things necessary for the purpose of construction, operation, maintenance, inspection, repairing, renewing, removing, and replacement of a waterline and a sanitary sewer line and all appurtenances thereto. The Grantee shall, insofar as practicable after the construction of the described water and sanitary sewer line and all appurtenances, restore all property herein described and belonging to the Grantor or its assigns, except buildings, trees, or other structures within the easement area, to its original condition.

[Surveyor's description of the premises follows]

The intent is to establish a new 20' wide Utility Easement adjacent to the newly established Standard Highway Easement with the same rights as the previous Utility Easement conveyed by Official Record Volume 1628, Page 3148.

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 30, Township 16, Range 18, being part of a 62.33 acre parcel conveyed to **ACT INVESTMENTS, LLC**, by Instrument Number 202000026495, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

EXHIBIT A

Commencing from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northeast corner of a 6.91 acre parcel conveyed to the Grantor by Instrument Number 202000026495, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, said point also being the northwest corner of a 113.854 acre parcel conveyed to Eichhorn Limited Partnership by Official Record Volume 1477, Page 2270, said point also being the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256;

Thence North 86 Degrees 39 Minutes 57 Seconds West along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 30 and the southerly line of Section 19, a portion of said line being the northerly line of the Grantor, a portion of said line being the southerly line of said parcel conveyed to MAC'S CONVENIENCE STORES LLC, a portion of said line also being the northerly line of a 2.62 acre parcel conveyed to Betty Joan Sakas by Official Record Volume 1120, Page 596, a portion of said line also being the southerly line of a 81.06 acre parcel conveyed to DONALD L. KULL, TRUSTEE and MARILYN J. KULL, TRUSTEE, OF THE KULL FAMILY TRUST AGREEMENT, DATED OCTOBER 26, 2016, by Official Record Volume 1751, Page 1628, a distance of **1118.00 feet** to a northeast corner of the Grantor, said point also being the northwest corner of said parcel conveyed to Betty Joan Sakas, said point also being Station 15+05.94 of the Centerline of Right of Way of State Route 256;

Thence South 03 Degrees 20 Minutes 03 Seconds West along the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Betty Joan Sakas, passing through an iron pipe found at a distance of 19.64 feet, a total distance of **55.00 feet** to an iron pin set, said pin being 55.00 feet right of Station 15+05.94 of the Centerline of Right of Way of State Route 256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. Thence South 03 Degrees 20 Minutes 03 Seconds West along the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Betty Joan Sakas, a distance of **20.00 feet** to 75.00 feet right of Station 15+05.94 of the Centerline of Right of Way of State Route 256;

EXHIBIT A

Page 3 of 4

RX 282 U

Rev. 06/09

2. Thence North 86 Degrees 39 Minutes 57 Seconds West parallel to the Centerline of Right of Way of State Route 256, a distance of **55.94 feet** to 75.00 feet right of Station 14+50.00 of the Centerline of Right of Way of State Route 256;

3. Thence North 84 Degrees 03 Minutes 48 Seconds West parallel to the Proposed Standard Highway Easement, a distance of **550.57 feet** to the Existing Utility Easement conveyed to the Village of Baltimore, Ohio by Official Record Volume 1628, Page 3148, said point being 50.00 feet right of Station 9+00.00 of the Centerline of Right of Way of State Route 256;

4. Thence South 86 Degrees 39 Minutes 57 Seconds East, along the Existing Utility Easement, a distance of **440.00 feet** to a point at the intersection of the Existing Utility Easement and Proposed Standard Highway Easement, said point being 50.00 feet right of Station 13+40.00 of the Centerline of Right of Way of State Route 256;

5. Thence South 84 Degrees 03 Minutes 48 Seconds East along the Proposed Standard Highway Easement, a distance of **110.11 feet** to an iron pin set 55.00 feet right of Station 14+50.00 of the Centerline of Right of Way of State Route 256;

6. Thence South 86 Degrees 39 Minutes 57 Seconds East along the Proposed Standard Highway Easement, a distance of **55.94 feet** to the **Principle Point of Beginning** and enclosing 0.177 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.177 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490263400;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2019 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of State Route 256, as found on Right of Way Plan FAI-37-06.10.

EXHIBIT A

RX 282 U

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 02, 2022 from a survey made in January, 2019.

Steven J. Scheid Jr., P.S.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
September 02, 2022

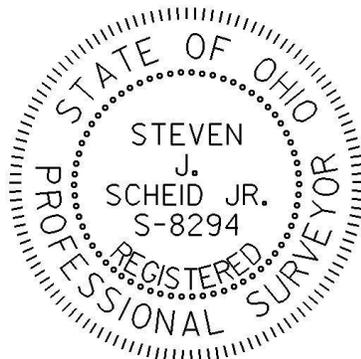


EXHIBIT A

Page 1 of 4

RX 282 U

Rev. 06/09

Ver. Date 09/02/2022

PID 110412

**PARCEL 2-U2
FAI-37-06.10
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF
VILLAGE OF BALTIMORE, OHIO, AN OHIO MUNICIPAL CORPORATION**

A permanent easement for the construction, operation, maintenance, inspection, repairing, renewing, removing, and replacement of a waterline and a sanitary sewer line and all appurtenances thereto. The Grantor shall fully use and enjoy said property except for the purposes granted to the Grantee, provided that the Grantor shall not construct or permit to be constructed any house, structure, or obstruction on or over the permanent easement or ingress/egress areas that would interfere with the Grantee's use of the easement. The Grantee shall have the right at any time to enter onto the easement to do all things necessary for the purpose of construction, operation, maintenance, inspection, repairing, renewing, removing, and replacement of a waterline and a sanitary sewer line and all appurtenances thereto. The Grantee shall, insofar as practicable after the construction of the described water and sanitary sewer line and all appurtenances, restore all property herein described and belonging to the Grantor or its assigns, except buildings, trees, or other structures within the easement area, to its original condition..

[Surveyor's description of the premises follows]

The intent is to establish a new 20' wide Utility Easement adjacent to the newly established Standard Highway Easement with the same rights as the previous Utility Easements conveyed by Official Record Volume 1628, Page 3143 and by Official Record Volume 1628, Page 3148.

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 30, Township 16, Range 18, being part of a 62.33 acre parcel conveyed to **ACT INVESTMENTS, LLC**, by Instrument Number 202000026495, and a 6.91 acre parcel conveyed by Instrument Number 202000026495, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

EXHIBIT A

Commencing from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northeast corner of the a 6.91 acre parcel conveyed to the Grantor by Instrument Number 202000026495, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, said point also being the northwest corner of a 113.854 acre parcel conveyed to Eichhorn Limited Partnership by Official Record Volume 1477, Page 2270, said point also being the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256;

Thence South 03 Degrees 22 Minutes 29 Seconds West along the Centerline of Right of Way of State Route 37, said line also being the easterly line of Section 30 and westerly line of Section 29, said line also being the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Eichhorn Limited Partnership, a distance of **78.14 feet** to the Centerline of Right of Way of State Route 37, said point being at Station 17+56.66 of the Centerline of Right of Way of State Route 37;

Thence North 86 Degrees 37 Minutes 31 Seconds West perpendicular to the Centerline of Right of Way of State Route 37, a distance of **50.00 feet** to a point at the intersection of the Proposed Standard Highway Easement and the Existing Utility Easement by Official Record Volume 1628, Page 3143, said point being 50.00 feet left of Station 17+56.66 of the Centerline of Right of Way of State Route 37, said point also being 78.11 feet right of Station 25+73.88 of the Centerline of Right of Way of State Route 256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. Thence South 03 Degrees 22 Minutes 29 Seconds West along the Existing Utility Easement, a distance of **20.00 feet** to 50.00 feet left of Station 17+36.66 of the Centerline of Right of Way of State Route 37, said point also being 98.10 feet right of Station 25+73.87 of the Centerline of Right of Way of State Route 256;

2. Thence North 56 Degrees 22 Minutes 37 Seconds West, a distance of **16.06 feet** to 90.00 feet right of Station 25+60.00 of the Centerline of Right of Way of State Route 256;

3. Thence North 86 Degrees 39 Minutes 57 Seconds West parallel to the Centerline of Right of Way of State Route 256, a distance of **754.06 feet** to the westerly line of the Grantor, said line also being the easterly line of a 2.62 acre parcel conveyed to Betty Joan Sakas by Official Record

EXHIBIT A

Page 3 of 4

RX 282 U

Rev. 06/09

Volume 1120, Page 596, said point being 90.00 feet right of Station 18+05.94 of the Centerline of Right of Way of State Route 256;

4. Thence North 03 Degrees 20 Minutes 03 Seconds East along the westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to Betty Joan Sakas, a distance of **20.00 feet** to an iron pin set on the Proposed Standard Highway Easement, said pin being 70.00 feet right of Station 18+05.94 of the Centerline of Right of Way of State Route 256;

5. Thence South 86 Degrees 39 Minutes 57 Seconds East along the Proposed Standard Highway Easement, a distance of **754.06 feet** to an iron pin set, said pin being 70.00 feet right of Station 25+60.00 of the Centerline of Right of Way of State Route 256;

6. Thence South 56 Degrees 23 Minutes 15 Seconds East along the Proposed Standard Highway Easement, a distance of **16.08 feet** to the **Principle Point of Beginning** and enclosing 0.353 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.353 acres.

The above described area contains 0.059 acres of land, more or less, of which the present road occupies 0.000 acres of land, more or less, within Fairfield County Permanent Parcel Number 0490263400, and 0.294 acres of land, more or less, of which the present road occupies 0.000 acres of land, more or less, within Fairfield County Permanent Parcel Number 0490263420;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2019 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, as found on Right of Way Plan FAI-37-06.10.

EXHIBIT A

RX 282 U

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 02, 2022 from a survey made in January, 2019.

Steven J. Scheid Jr., P.S.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
September 02, 2022

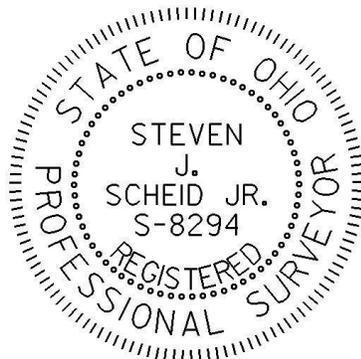


EXHIBIT A

Page 1 of 3

Rev. 06/09

RX 282 U

Ver. Date 09/02/22

PID 110412

**PARCEL 15-U
FAI-37-06.10
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF
VILLAGE OF BALTIMORE, OHIO, AN OHIO MUNICIPAL CORPORATION**

A permanent easement for the construction, operation, maintenance, inspection, repairing, renewing, removing, and replacement of a waterline and a sanitary sewer line and all appurtenances thereto. The Grantor shall fully use and enjoy said property except for the purposes granted to the Grantee, provided that the Grantor shall not construct or permit to be constructed any house, structure, or obstruction on or over the permanent easement or ingress/egress areas that would interfere with the Grantee's use of the easement. The Grantee shall have the right at any time to enter onto the easement to do all things necessary for the purpose of construction, operation, maintenance, inspection, repairing, renewing, removing, and replacement of a waterline and a sanitary sewer line and all appurtenances thereto. The Grantee shall, insofar as practicable after the construction of the described water and sanitary sewer line and all appurtenances, restore all property herein described and belonging to the Grantor or its assigns, except buildings, trees, or other structures within the easement area, to its original condition..

[Surveyor's description of the premises follows]

The intent is to establish a new 20' wide Utility Easement adjacent to the newly established Standard Highway Easement with the same rights as the previous Utility Easement conveyed by Official Record Volume 1628, Page 3138.

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 30, Township 16, Range 18, being part of a 2.62 acre parcel conveyed to **BETTY JOAN SAKAS**, by Official Record Volume 1120, Page 596, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

Commencing from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said

EXHIBIT A

point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northeast corner of a 6.91 acre parcel conveyed to the ACT Investments, LLC, by Instrument Number 202000026495, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256;

Thence North 86 Degrees 39 Minutes 57 Seconds West along the Centerline of Right of Way of State Route 37, said line also being the northerly line of Section 30 and the southerly line of Section 19, said line also being the northerly line of said 6.91 acre parcel conveyed to the ACT Investments, LLC by Instrument Number 202000026495, and a 62.33 acre parcel conveyed to ACT Investment, LLC by Instrument Number 202000026495, a portion of said line also being the southerly line of a 81.06 acre parcel conveyed to DONALD L. KULL, TRUSTEE and MARILYN J. KULL, TRUSTEE, OF THE KULL FAMILY TRUST AGREEMENT, DATED OCTOBER 26, 2016, by Official Record Volume 1751, Page 1628, a distance of **818.00 feet** to the northeast corner of the Grantor, said point also being a northwest corner of said 62.33 acre parcel conveyed to ACT Investments, said point being at Station 18+05.94 of the Centerline of Right of Way of State Route 256;

Thence South 03 Degrees 20 Minutes 03 Seconds West along the easterly line of the Grantor, said line also being a westerly line of said 62.33 acre parcel conveyed to ACT Investments, LLC, a distance of **70.00 feet** to an iron pin set 70.00 feet right of Station 18+05.94 of the Centerline of Right of Way of State Route 256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. Thence South 03 Degrees 20 Minutes 03 Seconds West along the easterly line of the Grantor, said line also being a westerly line of said 62.33 acre parcel conveyed to ACT Investments, LLC, a distance of **20.00 feet** to 90.00 feet right of Station 18+05.94 of the Centerline of Right of Way of State Route 256;

2. Thence North 81 Degrees 10 Minutes 17 Seconds West parallel to the Proposed Standard Highway Easement, a distance of **156.65 feet** to 75.00 feet right of Station 16+50.00 of the Centerline of Right of Way of State Route 256;

3. Thence North 86 Degree 39 Minutes 57 Seconds West parallel to the Centerline of Right of Way of State Route 256, a distance of **144.06 feet** to the westerly line of the Grantor, said line also being an easterly line of said 62.33 acre parcel conveyed to ACT Investments, LLC, said point being 75.00 feet right of Station 15+05.94 of the Centerline of Right of Way of State Route 256;

4. Thence North 03 Degrees 20 Minutes 03 Seconds East along the westerly line of the Grantor, said line also being an easterly line of said 62.33 acre parcel conveyed to ACT

EXHIBIT A

RX 282 U

Rev. 06/09

Investments, LLC, a distance of **20.00 feet** to an iron pin set on the Proposed Standard Highway Easement, said pin being 55.00 feet right of Station 15+05.94 of the Centerline of Right of Way of State Route 256;

5. Thence South 86 Degrees 39 Minutes 57 Seconds East along the Proposed Standard Highway Easement, a distance of **144.06 feet** to an iron pin set 55.00 feet right of Station 16+50.00 of the Centerline of Right of Way of State Route 256;

6. Thence South 81 Degrees 10 Minutes 17 Seconds East along the Proposed Standard Highway Easement, a distance of **156.65 feet** to the **Principle Point of Beginning** and enclosing 0.138 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.138 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490263410;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2019 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of State Route 256, as found on Right of Way Plan FAI-37-06.10.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 02, 2022 from a survey made in January, 2019.

Steven J. Scheid Jr., P.S.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
September 02, 2022

