

EXHIBIT A

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Ver. Date 02/19/2025

PID 119813

**PARCEL 11-WD
HOC-664-12.74
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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]

Situated in the State of Ohio, County of Hocking, Falls Township, being in Section 21, Township 14 North, Range 17 West in the Congress Lands East of the Scioto River, being part of the northwest quarter of the southeast quarter of said Section 21 and being part of an 80 acre tract known as Parcel One as conveyed to Retha F. Walker & Bruce Dale Walker, Co-Trustees of the Retha F. Walker Revocable Living Trust, Dated May 5, 2014 by the instrument filed as **Official Record Volume 549, page 548** (all records referenced herein are to the records of Hocking County, Ohio Recorder's office unless otherwise noted) and being more particularly described as follows:

Being a parcel of land lying on the left & right side of the existing centerline of right-of-way of State Route 664, also lying on the left side of the existing centerline of right-of-way of Sauer Kraut Road as part of the HOC-664-12.74 centerline plat recorded in the records of Hocking County, Ohio Recorder's office and on file with the Ohio Department of Transportation District 10 office.

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COMMENCING FOR REFERENCE at a stone with cross notch found at the southeast corner of Fractional Lot 1 and being the southwest corner of Fractional Lot 2 of the said Section 21 as depicted on the Plat of Fractional Lots of Section No. 21 Township No. 14, Range No. 17 by Levi Davis circa February 26th, 1877 and transferred to Plat Book A, page 188 on May 2nd, 1901, said stone being at the southwest corner of a 51.52 acre tract as conveyed to Susan K. Hughes by the instruments filed as Deed Book Volume 165, page 464, Official Record Volume 469, page 526 and Official Record Volume 746, page 25, at the northwest corner of a 10.929 acre tract as conveyed to Carla L. Ogg by the instrument filed as Official Record Volume 509, page 13, at the northeast corner of a 10 acre tract conveyed to Nathan Krantz and Jobie Krantz by the instrument filed as Official Record Volume 669, page 872, and at the southeast corner of a 50.35 acre tract conveyed to Jams Farm, LLC by the instruments filed as Official Record Volume 423, page 203 and Official Record Volume 457, page 343, said stone being 2,181.82 feet left of the existing centerline of right-of-way of State Route 664 Station 695+31.96;

Thence along the locally accepted east/west quarter section line, the southerly line of said 51.52 acre tract, the northerly line of said 10.929 acre tract, and the northerly line of a 0.61 acre tract as conveyed to Brian R. Mays by the instrument filed as Official Record Volume 357, page 834, the northerly line of a 0.6353 acre fee right-of-way parcel known as 2-WD as conveyed to State of Ohio by the instrument filed as Deed Book Volume 219, page 45, the northerly line of a standard highway easement conveyed to County of Hocking by the instrument filed as Deed Book Volume 69, page 593, and the southerly line of a standard highway easement parcel as conveyed to County of Hocking by the instrument filed as Deed Book Volume 76, page 511, **South 85 degrees 16 minutes 55 seconds East for a distance of 1,972.98 feet** to an iron pin set at an angle point in said east/west quarter section line being at an angle point in the locally accepted north/south quarter section line, at a southerly corner of said 51.52 acre tract, on the southerly line of said standard highway easement from Deed Book Volume 76, page 511, the northeast corner of said 2-WD, and the northwest corner of a 0.1752 acre fee right-of-way parcel known as 3-WD as conveyed to State of Ohio by the instrument filed as Deed Book Volume 219, page 49, said pin being 8.68 feet left of the existing centerline of right-of-way of State Route 664 Station 684+51.16.

Thence continuing along said locally accepted east/west quarter section line, the said southerly line of the 51.52 acre tract, the said southerly line of the standard highway easement conveyed in Deed Book Volume 76, page 511, the northerly of said 3-WD parcel, **South 86 degrees 04 minutes 28 seconds East for a distance of 137.97 feet** to a Mag spike set at the northeast corner of said 3-WD parcel and the northwest corner of said 80 acre remainder tract, said spike being 13.53 feet left of the existing centerline of right-of-way of State Route 664 Station 685+88.99 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

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Thence continuing along the southerly line of said 51.52 acre tract, the southerly line of the said standard highway easement conveyed in Deed Book Volume 76, page 511, along the northerly line of said 80 acre remainder tract, and the southerly line of a 18.37 acre tract conveyed to Robert D. Hedges, Trustee of the Robert D. Hedges Trust, Dated July 25, 2015 by the instrument filed as Official Record Volume 564, page 580, **South 86 degrees 04 minutes 28 seconds East for a distance of 225.97 feet** to a Mag spike set, passing a Mag spike at the southeast corner of said 51.52 acre tract, and being the southwest corner of said 18.37 acre tract at a distance of 211.44 feet, said spike set at the northeast corner of said 80 acre remainder tract, on the southerly line of said 18.37 acre tract, the northwest corner of a 4.0 acre tract conveyed to Robert L. Huston Jr. and Deanna J. Huston by the instrument filed as Official Record Volume 151, page 516, and on the existing centerline of right-of-way of Sauer Kraut Road (originally commissioned in Road Record A, page 31, 40 foot right-of-way by occupation and as shown in record survey approved by County for a 1956 bridge) said Mag spike set being at 68.22 feet right of the existing centerline of right-of-way of State Route 664 Station 687+73.92, and being on the existing centerline of right-of-way of Sauer Kraut Road Station 547+76.56;

Thence along said centerline of right-of-way of Sauer Kraut Road, the easterly line of said 80 acre remainder tract, and the westerly line of said 4.0 acre tract, **South 27 degrees 49 minutes 00 seconds East for a distance of 438.94 feet** to a Mag spike set on the existing centerline of right-of-way of Sauer Kraut Road Station 543+50.00;

Thence crossing through said 80 acre remainder tract perpendicularly from the said centerline of right-of-way of Sauer Kraut Road, **South 62 degrees 11 minutes 00 seconds West for a distance of 20.00 feet** to an iron pin set at the intersection of the existing westerly right-of-way line of Sauer Kraut Road and the proposed westerly right-of-way line of Sauer Kraut Road, said pin being 20.00 feet left of the existing centerline of right-of-way of Sauer Kraut Road Station 543+50.00;

Thence crossing through said 80 acre remainder tract and along the proposed southerly right-of-way line of State Route 664, the following four (4) courses:

1. Thence **North 43 degrees 51 minutes 23 seconds West for a distance of 416.20 feet** to an iron pin set 135.00 feet left of the existing centerline of right-of-way of Sauer Kraut Road Station 547+50.00, said monument also being 94.12 feet right of the existing centerline of right-of-way of State Route 664 Station 686+97.18;
2. Thence **North 58 degrees 14 minutes 14 seconds West for a distance of 82.45 feet** to an iron pin set 50.00 feet right of the existing centerline of right-of-way of State Route 664 Station 686+50.00;

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3. Thence **North 89 degrees 46 minutes 02 seconds West for a distance of 150.75 feet** to an iron pin set 65.00 feet right of the existing centerline of right-of-way of State Route 664 Station 685+00.00;

4. Thence **North 79 degrees 53 minutes 41 seconds West for a distance of 47.45 feet** to a point, referenced by an iron pin found with cap that reads "LPC 6344" bearing North 82 degrees 54 minutes 33 seconds East at a distance of 0.84 feet, said point being on said locally accepted north/south quarter section line, the westerly line of said 80 acre remainder tract, the easterly line of a 0.6353 acre tract conveyed to Anthony T. Robison and Misty A. Robison by the instrument filed as Official Record Volume 536, page 379, at the intersection of the proposed southerly right-of-way line of State Route 664 and the existing southerly right-of-way line of State Route 664, the southeast corner of said 2-WD parcel, and the southwest corner of said 3-WD parcel, said point being 61.55 feet right of the existing centerline of right-of-way of State Route 664 Station 684+52.44;

Thence along the northerly line of said 80 acre remainder tract, said existing southerly right-of-way line of State Route 664, and the southerly line of said 3-WD parcel, **North 82 degrees 54 minutes 33 seconds East for a distance of 139.92 feet** to a point, referenced by an iron pin found with cap that reads "OHIO DIST. 10" bearing North 39 degrees 59 minutes 12 seconds West at a distance of 0.12 feet, said point being at the northwest corner of said 80 acre remainder tract, and the southeast corner of said 3-WD, said point being 30.00 feet right of the existing centerline of right-of-way of State Route 664 Station 685+88.99;

Thence continuing along the westerly line of said 80 acre remainder tract, and the easterly line of said 3-WD parcel **North 05 degrees 56 minutes 36 second East along for a distance of 43.53 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description containing, in all **1.169 acres**, gross, of which 0.363 acres are in PRO (present road occupied), leaving a net take of 0.806 acres, more or less, subject to all legal easements and rights of way.

The above description area is part of currently assigned Hocking County Auditor's parcel **number 02-000644-0000**.

The bearings for this description are based on Grid North of the Ohio County Coordinate System of NAD83 (2011 adjustment) – Hocking County. For complete Survey Parameters and basis of Stationing, see the Centerline Survey Plat for this project on record in the Hocking County Recorder's office and the right of way plans on file at the Ohio Department of Transportation District 10 office in Marietta, Ohio.

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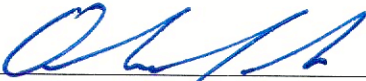
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The current source of title as of this writing is in **Official Record Volume 549, page 548** in the records of Hocking County.

Where called for, iron pins set are 3/4" rebar x 30" long with 2" aluminum cap "ODOT R/W, Compass PS 8759, Monument Boxes set are 1" rebar set encased in monument box assembly, Mag spike set are 4.5" magnetic spikes.

This description was prepared for the Ohio Department of Transportation, by or under the Direct Supervision of Andrew T. Jordan, Ohio Registered Professional Surveyor Number 8759, as performed by Compass Infrastructure Group and is based on an actual field survey in March of 2024 through November of 2024, and is based on "HOC-664-12.74" right of way plans completed in November of 2024 as cited herein.

Compass Infrastructure Group



Andrew T. Jordan
Registered Professional Surveyor No. 8759
11-WD



2-25-2025

Date

RECEIVED
February 26, 2025
Hocking County
Auditor's Office

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By: WPS Date: M. 2 D. 26 Y. 2025