

EXHIBIT A

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Ver. Date 11/01/2024

PID 119813

**PARCEL 13-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 Fractional Lot 2 as surveyed by Levi Davis's survey of fractional lots as recorded in Plat Book a, page 188, and being part of a **39.3801 acre tract after exceptions**, being originally conveyed as a 51.52 acre tract, as conveyed to Susan K. Hughes by the instruments filed as **Official Record Volume 746, page 25, Official Record Volume 469, page 526, and Deed Book Volume 165, page 464** (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 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.

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 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 said 51.52 acre tract, 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;

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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 standard highway easement conveyed to County of Hocking by the instrument filed as Deed Book Volume 69, page 593, **South 85 degrees 16 minutes 55 seconds East for a distance of 1,831.75 feet** to an iron pin set at the intersection of the existing westerly right-of-way of State Route 664 and the proposed northerly right-of-way of State Route 664, at a north corner 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, and being the northeast corner of said 0.61 acre tract, said pin being 30.00 feet left of the existing centerline of right-of-way of State Route 664 Station 683+17.23 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence crossing through said 51.52 acre tract along said proposed northwesterly right-of-way of State Route 664, for the following four (4) courses:

1. Thence **North 82 degrees 33 minutes 46 seconds East for a distance of 88.70 feet** to an iron pin set 30.00 feet left of the existing centerline of right-of-way of State Route 664 Station 684+00.00;
2. Thence **North 87 degrees 26 minutes 24 seconds East for a distance of 194.93 feet** to an iron pin set 55.00 feet left of the existing centerline of right-of-way of State Route 664 Station 685+88.99;
3. Thence **North 60 degrees 09 minutes 46 seconds East for a distance of 117.87 feet** to an iron pin set 70.00 feet left of the existing centerline of right-of-way of State Route 664 Station 688+75.00;
4. Thence **North 15 degrees 32 minutes 42 seconds East for a distance of 87.46 feet** to an iron pin set on the existing westerly right-of-way line of State Route 664, on the westerly line of a standard highway easement conveyed to County of Hocking by the instrument filled as Deed Book Volume 76, page 511, said pin being 25.00 feet left of the existing centerline of right-of-way of State Route 664 Station 689+50.00;

Thence along said westerly right-of-way of State Route 664, the westerly line of said standard highway easement conveyed by Deed Book Volume 76, page 511, and continuing through said 51.52 acre tract, **North 15 degrees 25 minutes 07 seconds West for a distance of 175.00 feet** to an iron pin set 25.00 feet left of the existing centerline of right-of-way of State Route 664 Station 691+25.00;

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Thence leaving the existing westerly right-of-way line of State Route 664 and continuing through said 51.52 acre tract, for the following four (4) courses:

1. Thence **North 23 degrees 00 minutes 48 seconds West for a distance of 75.66 feet** to an iron pin set 35.00 feet left of the existing centerline of right-of-way of State Route 664 Station 692+00.00;
2. Thence **North 60 degrees 25 minutes 07 seconds West for a distance of 49.50 feet** to an iron pin set 70.00 feet left of the existing centerline of right-of-way of State Route 664 Station 692+35.00;
3. Thence **North 15 degrees 25 minutes 07 seconds West for a distance of 75.00 feet** to an iron pin set 70.00 feet left of the existing centerline of right-of-way of State Route 664 Station 693+10.00;
4. Thence **North 26 degrees 34 minutes 07 seconds East for a distance of 67.27 feet** to an iron pin set on said existing westerly right-of-way of State Route 664, and said westerly line of the standard highway easement conveyed by Deed Book Volume 76, page 511, said pin being 25.00 feet left of the existing centerline of right-of-way of State Route 664 Station 693+60.00;

Thence along said existing westerly right-of-way line of State Route 664, said westerly line of the standard highway easement conveyed by Deed Book Volume 76, page 511, and continuing through said 51.52 acre tract, **North 15 degrees 25 minutes 07 seconds West for a distance of 118.31 feet** to a 5/8" iron pin found with cap that reads "MPB S6803", said pin being on the northerly line of the remainder of said 51.52 acre tract and being on the southerly line of a 6.1511 acre tract as conveyed to Kathleen M. Hutchison and Chad T. Hutchison by the instrument filed as Official Record Volume 269, page 972, said pin being 25.00 feet left of the existing centerline of right-of-way of State Route 664 Station 694+78.31;

Thence crossing through the right-of-way of State Route 664, along said northerly line of the remainder of said 51.52 acre tract, and southerly line of said 6.1511 acre tract, **North 87 degrees 23 minutes 12 seconds East for a distance of 25.09 feet** to a Mag spike set and the northeast corner of said remainder of the 51.52 acre tract, the southeast corner of said 6.1511 acre tract, and on the westerly line of a 10.7742 acre tract conveyed to Sherrie Elaine Jenkins by the instrument filed as Official Record Volume 751, page 527, said spike being 0.53 feet left of the existing centerline of right-of-way of State Route 664 Station 694+72.75;

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Thence along the easterly line of said 51.52 acre tract and the westerly line of said 10.7742 acre tract, **South 14 degrees 59 minutes 31 seconds East for a distance of 202.78 feet** to a Mag spike set at a northeast corner of said 51.52 acre tract and being the southwest corner of said 10.7742 acre tract, said spike being 2.04 feet left of the existing centerline of right-of-way of State Route 664 Station 692+69.97;

Thence along the northerly line of said 51.52 acre tract and the southerly line of said 10.7742 acre tract, **North 72 degrees 32 minutes 56 seconds East for a distance of 62.08 feet** to an iron pin set on the proposed easterly right-of-way line of State Route 664, said pin being 60.00 feet right of the existing centerline of right-of-way of State Route 664 Station 692+72.17;

Thence crossing through said 51.52 acre tract, along the proposed easterly right-of-way of State Route 664, and along a line parallel to and measured 60.00 feet distant there from the existing centerline of right-of-way of State Route 664, **South 15 degrees 25 minutes 07 seconds East for a distance of 107.17 feet** to an iron pin set 60.00 feet right of the existing centerline of right-of-way of State Route 664 Station 691+65.00;

Thence continuing through said 51.52 acre tract and along the proposed easterly right-of-way State Route 664, **South 24 degrees 09 minutes 53 seconds East for a distance of 65.76 feet** to an iron pin set 70.00 feet right of the existing centerline of right-of-way of State Route 664 Station 691+00.00;

Thence continuing along the last said line and along a line being parallel to and measured 70.00 distant there from the existing centerline of right-of-way of State Route 664, **South 15 degrees 25 minutes 07 seconds East for a distance of 162.30 feet** to an iron pin set on the southerly line of said 51.52 acre tract and on the northerly line of a 5.4529 acre tract conveyed to Michael V. Mowery and Ava Lee Mowery by the instruments filed as Deed Book Volume 186, page 749, and Official Record Volume 719, page 209, said pin being 70.00 feet right of the existing centerline of right-of-way of State Route 664 Station 689+37.70;

Thence crossing through said existing right-of-way of State Route 664, along said southerly line of said 51.52 acre tract, and along said northerly line of said 5.4529 acre tract, **South 80 degrees 14 minutes 15 seconds West for a distance of 70.93 feet** to a Mag spike set at the northeast corner of said 51.52 acre tract and being the northwest corner of said 5.4529 acre tract, said spike being 0.58 feet left of the existing centerline of right-of-way of State Route 664 Station 689+44.69;

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Thence along the easterly line of said 51.52 acre tract and the westerly line of said 5.4529 acre tract, **South 15 degrees 34 minutes 46 seconds East for a distance of 158.03 feet** to a Mag spike set at an angle point in the easterly line of said 51.52 acre tract, the southwest corner of said 5.4529 acre tract, and being the northwest corner of a 18.37 acre tract as 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, said spike being 21.17 feet right of the existing centerline of right-of-way of State Route 664 Station 687+95.27;

Thence continuing along the easterly line of said 51.52 acre tract and along the westerly line of said 18.37 acre tract, **South 15 degrees 50 minutes 52 seconds East for distance of 49.68 feet** to a Mag spike set on said locally accepted east/west quarter section line, on the southerly line of said standard highway easement conveyed by Deed Book Volume 76, page 511, at the southeast corner of said 51.52 acre tract, the southwest corner of said 18.37 acre tract, and on the northerly line of the remainder of a 80 acre tract conveyed to Retha F. Walker and 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, said spike being 55.65 feet right of the existing centerline of right-of-way of State Route 664 Station 687+69.51;

Thence along said locally accepted east/west quarter section line, the southerly line of said 51.52, the northerly line of said 80 acre remainder tract, along the southerly line of said standard highway easement conveyed by Deed Book Volume 76, page 511, and along the northerly line 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, **North 86 degrees 04 minutes 28 seconds West for a distance of 349.41 feet** to an iron pin set, passing a Mag spike set at a distance of 211.44 feet, said pin set at an angle point in said locally accepted east/west quarter section line and being an angle point in the locally accepted north/south quarter section line, at the northwest corner of said 3-WD parcel, at the northeast corner 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, and at an angle point in the southerly line of said standard highway easement conveyed by Deed Book Volume 76, page 511, 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, southerly line of said 51.52 acre tract, the southerly line of said standard highway easement, and the northerly line of said 2-WD parcel, **North 85 degrees 16 minutes 55 seconds West for a distance of 141.22 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description containing, in all **1.577 acres**, gross, of which 0.809 acres are in PRO (present road occupied), leaving a net take of 0.768 acres, more or less, subject to all legal easements and rights of way.

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The above description area is part of currently assigned Hocking County Auditor's parcel number **02-000628-0000**.


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.

The current source of title as of this writing is in **Official Record Volume 469, page 526, Official Record Volume 746, page 25 and Deed Book Volume 165, page 464** 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
13-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 D26 Y2025