

EXHIBIT A

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Rev. 12/16

Ver. Date 02/19/2025

PID 119813

**PARCEL 15-T
HOC-664-12.74
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVE AND PERFORM GRADING
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[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 a **5.4529 acre tract**, as 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** (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 right & left side of the existing centerline of right-of-way of State Route 664 and lying on the right 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.

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 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;

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Thence along an arbitrary line, **South 86 degrees 33 minutes 28 seconds East for a distance of 2305.47 feet** to a Mag spike set at the southwest corner of said 5.4529 acre tract, at 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, and at an angle point in the easterly line of said 51.52 acre tract, said spike being 2.05 feet left of the existing centerline of right-of-way of Sauer Kraut Road Station 548+45.18;

Thence along the southerly line of said 5.4529 acre tract and the northerly line of said 18.37 acre tract, **South 75 degrees 15 minutes 12 seconds East for a distance of 48.36 feet** to an iron pin set on the proposed easterly right-of-way line of State Route 664, said pin being 69.40 feet right of the existing centerline of right-of-way of State Route 664 Station 687+97.75, and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence crossing through said 5.4529 acre tract and along the proposed easterly right-of-way line of State Route 664, **North 07 degrees 07 minutes 06 seconds West for a distance of 92.33 feet** to an iron pin set being 55.00 feet right of the existing centerline of right-of-way of State Route 664 Station 688+53.73;

Thence continuing along the last said line, **North 05 degrees 17 minutes 28 seconds West for a distance of 28.43 feet** to a point 60.00 feet right of the existing centerline of right-of-way of State Route 664 Station 688+81.72;

Thence leaving the proposed easterly right-of-way line of State Route 664 and crossing through said 5.4529 acre tract, for the following four (4) courses:

1. Thence **South 45 degrees 36 minutes 44 seconds East for a distance of 124.04 feet** to a point being 136.36 feet right of the existing centerline of right-of-way of State Route 664 Station 688+20.53 and being 115.00 feet right of the existing centerline of right-of-way of Sauer Kraut Road Station 548+07.00;
2. Thence **South 01 degrees 55 minutes 42 seconds West for a distance of 40.31 feet** to a point 95.00 feet right of the existing centerline of right-of-way of Sauer Kraut Road Station 547+72.00;
3. Thence **South 74 degrees 55 minutes 50 seconds East for a distance of 40.94 feet** to a point 125.00 feet right of the existing centerline of right-of-way of Sauer Kraut Road Station 547+44.14;

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4. Thence **South 00 degrees 08 minutes 55 seconds West for a distance of 6.60 feet** to a point on the southerly line of said 5.4529 acre tract and on the northerly line of said 18.37 acre tract, said point being 121.90 feet right of the existing centerline of right-of-way of Sauer Kraut Road Station 547+38.30;

Thence along the southerly line of said 5.4529 acre tract and said northerly line of said 18.37 acre tract, **North 86 degrees 10 minutes 18 seconds West for a distance of 27.08 feet** to a $\frac{3}{4}$ " iron pin found with 2" aluminum cap being 98.85 feet right of the existing centerline of right-of-way of Sauer Kraut Road Station 547+52.51;

Thence continuing along the last said, **North 75 degrees 15 minutes 12 seconds West for a distance of 88.64 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description containing, in all **0.162 acres**, gross, of which 0.000 acres are in PRO (present road occupied), leaving a net take of 0.162 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 02-000627-0200**.

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 **Deed Book Volume 186, page 749 and Official Record Volume 719, page 209** in the records of Hocking County.


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Where called for, iron pins set are ¾” 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
15-T



2-25-2025
Date

RECEIVED
February 26, 2025
Hocking County
Auditor's Office

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By: UPS Date: M2 D26 Y.2025