

**EXHIBIT A**

Page 1 of 3

RX 250 WD

Rev. 06/09

Ver. Date 11/01/2024

PID 119813

**PARCEL 15-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 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 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 26<sup>th</sup>, 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;

**EXHIBIT A**

Page 2 of 3

RX 250 WD

Rev. 06/09

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 21.17 feet right of the existing centerline of right-of-way of State Route 664 Station 687+95.27 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the westerly line of said 5.4529 acre tract and the easterly line of said 51.52 acre tract, **North 15 degrees 34 minutes 46 seconds West for a distance of 158.03 feet** to a Mag spike set at the northwest corner of said 5.4529 acre tract and at a southeast corner of said 51.52 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;

Thence along the northerly line of said 5.4529 acre tract and the southerly line of said 51.52 acre tract **North 80 degrees 14 minutes 15 seconds East for a distance of 70.93 feet** to an iron pin set on the proposed easterly right-of-way line of State Route 664, 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 5.4529 acre tract and along the proposed easterly right-of-way line of State Route 664, **South 05 degrees 17 minutes 28 seconds East for a distance of 85.30 feet** to an iron pin set 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, **South 07 degrees 07 minutes 06 seconds East for a distance of 92.33 feet** to an iron pin set on the southerly line of said 5.4529 acre tract and on the northerly line of said 18.37 acre tract, said pin being 69.40 feet right of the existing centerline of right-of-way of State Route 664 Station 687+97.75;

Thence along the southerly line of said 5.4529 acre tract and the northerly line of said 18.37 acre tract, **North 75 degrees 15 minutes 12 seconds West for a distance of 48.36 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description containing, in all **0.217 acres**, gross, of which 0.121 acres are in PRO (present road occupied), leaving a net take of 0.096 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**.

**EXHIBIT A**

RX 250 WD

Rev. 06/09

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.

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-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