

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 02/19/2025

PID 119813

**PARCEL 16-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 an original **54.9052 acre tract being 10.7742 acres after exceptions**, as conveyed to Sherrie Elaine Jenkins by the instrument filed as **Official Record Volume 751, page 527** (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 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, **North 81 degrees 26 minutes 05 seconds East for a distance of 2,195.47 feet** to a Mag spike set at the southwest corner of said 54.9052 acre tract and being a northeast corner of said 51.52 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 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the westerly line of said 54.9052 acre tract, the easterly line of said 51.52 acre tract, the easterly 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, and the easterly line of a 2.4777 acre tract as conveyed to Stephanie A. Rutter and Michael A. Rutter by the instruments filed as Official Record Volume 308, page 918, Official Record Volume 629, page 836 and Official Record Volume 269, page 978, **North 14 degrees 59 minutes 31 seconds West for a distance of 288.84 feet** to a Mag spike set at the northwest corner of the remainder of said 54.9052 acre tract and the southwest corner of a 17.474 acre tract as conveyed to Jay A. Poling and Melissa J. Poling by the instrument filed as Official Record Volume 97, page 388, said spike being 0.11 feet right of the existing centerline of right-of-way of State Route 664 Station 695+58.80;

Thence along the northerly line of the remainder of said 54.9052 acre tract and the southerly line of said 17.474 acre tract, **North 68 degrees 07 minutes 19 seconds East for a distance of 35.11 feet** to an iron pin set on the existing easterly right-of-way line of State Route 664, and being the easterly line of a Standard Highway easement parcel as granted to County of Hocking by the instrument filed as Deed Book Volume 76, page 511, said pin being 35.00 feet right of the existing centerline of right-of-way of State Route 664 Station 695+62.75;

Thence crossing through said 54.9052 acre tract, along the existing easterly right-of-way of State Route 664, and along the easterly line of said Standard Highway easement, **South 15 degrees 25 minutes 07 seconds East for a distance of 87.75 feet** to an iron pin set being 35.00 feet right of the existing centerline of right-of-way of State Route 664 Station 694+75.00;

Thence leaving the existing easterly right-of-way of State Route 664 and continuing through said 54.9052 acre tract, **South 39 degrees 51 minutes 45 seconds East for a distance of 60.42 feet** to an iron pin set being 60.00 feet right of the existing centerline of right-of-way of State Route 664 Station 694+20.00;

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Thence continuing through said 54.9052 acre tract along a line parallel to and measured 60.00 feet perpendicularly to the existing centerline of right-of-way of State Route 664, **South 15 degrees 25 minutes 07 second East for a distance of 147.83 feet** to an iron pin set on the southerly line of said 54.9052 acre tract and on the northerly line of said 51.52 acre tract, said pin being 60.00 feet right of the existing centerline of right-of-way of State Route 664 Station 692+72.17;

Thence along said southerly line of said 54.9052 acre tract and along the northerly line of said 51.52 acre tract, **South 72 degrees 32 minutes 56 seconds West for a distance of 62.08 feet**, passing a 5/8" iron pin found with a destroyed cap at a distance of 31.78 feet, to the **TRUE POINT OF BEGINNING** for this description.

The above description containing, in all **0.340 acres**, gross, of which 0.240 acres are in PRO (present road occupied), leaving a net take of 0.100 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 02-000627-0101**.

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 751, page 527** in the records of Hocking County.

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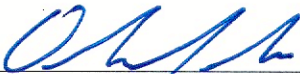
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Where called for, iron pins set are 3/4" rebar x 30" long with 2" aluminum cap "ODOT R/W, Compass PS 8759, Monument Boxes set are 1" rebar set encased in monument box assembly, Mag spike set are 4.5" magnetic spikes.

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
16-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