

EXHIBIT "A"
MUSKINGUM COUNTY, OHIO
± 2.430 ACRE PARCEL DESCRIPTION

April 3, 2026
Sheet 2 of 2

Parcel 1

Situated in the State of Ohio, County of Muskingum, Brush Creek Township, being part of the Southeast Quarter of Section 19, Township 11, Range 13, and being a portion of a 50.553 acre (PARCEL ONE) tract conveyed to Julie A Vanmeter (Parcel No. 08-25-19-08-000) and recorded in Deed Volume 2647, Page 599 of the Muskingum County Deed Records, and more fully described as follows:

COMMENCING (P.O.C.) at a stone found at the Southeast corner of a 12.726 acre tract conveyed to Rockies Express Pipeline L.L.C. (Parcel No. 08-25-19-09-008) and recorded in Deed Volume 2146, Page 735 of the Muskingum County Deed Records and the Southeast corner of the Southeast Quarter of said Section 19;

THENCE North 02°30'28" East with the East line of said 12.726 acre tract and said Section 19, passing at a distance of 999.44 feet a 5/8" Iron Rod with Cap "KLEINGERS AND ASSOC" found for the Northeast corner of said 12.726 acre tract, continuing a total distance of 1144.55 feet to a point on the East line of said Section 19 for the Northeast corner of said 50.553 acre tract;

THENCE North 60°35'42" West with a North line of said 50.553 acre tract, passing at a distance of 0.54 feet a 5/8" Iron Rod with Cap "RLS 5410" found, continuing another 1170.18 feet to a 5/8" Iron Rod found, continuing another 20.00 feet for a total distance 1190.72 feet to a point in the middle of Irish Ridge Road and a North corner of said 50.553 acre tract;

THENCE South 25°45'50" West with said centerline of Irish Ridge Road, a distance of 138.75 feet to a 60D Nail set for Northernmost corner of this tract and the **POINT OF BEGINNING (P.O.B)**;

THENCE South 62°23'50" East across said 50.553 acre tract, passing at a distance of 30.00 feet a 5/8" Iron Rod Set marked "TOPOGRAPHIC", continuing a total distance of 457.27 feet to a 5/8" Iron Rod Set marked "TOPOGRAPHIC" for a Point of Curvature on the North line of this tract;

THENCE with a curve to the right on the Northeast line of this tract, having a radius of 230.00 feet, a chord bearing of South 31°19'02" East, and a chord length of 237.47 feet, an arc length of 249.53 feet to the end of said curve;

THENCE South 00°14'13" East, a distance of 159.88 feet to a 5/8" Iron Rod marked "TOPOGRAPHIC" Set on the North line of said 12.726 acre tract, for the Southeast corner of this tract;

THENCE North 86°56'32" West with the North line of said 12.726 acre tract, a distance of 69.09 feet to a 5/8" Iron Rod found for a Northwest corner of said 12.726 acre tract and an interior angle point of this tract;

THENCE South 43°54'41" West with the Northwest line of said 12.726 acre tract, a distance of 179.17 feet to a 5/8" Iron Rod found for a Northwest corner of said 12.726 acre tract and a Southwest corner of this tract;

THENCE North 27°04'35" West across said 50.553 acre tract, a distance of 207.64 feet to a 5/8" Iron Rod found for the South corner of a 3.00 acre (PARCEL TWO) tract conveyed to Julie A Vanmeter (Parcel No. 08-25-19-09-007) and recorded in Deed Volume 2647, Page 599 of the Muskingum County Deed Records, an interior ell corner of said 50.553 acre tract and a Northwest corner of this tract;

THENCE North 25°03'44" East with the Southeast line of said 3.00 acre tract and Northwest line of said 50.553 acre tract, a distance of 299.87 feet to a 5/8" Iron Rod found for the East corner of said 3.00 acre tract and interior ell corner said 50.553 acre tract and of this tract;

THENCE North 62°23'50" West with the Northeast line of said 3.00 acre tract and Southwest line of said 50.553 acre tract, passing at a distance of 417.65 feet a 5/8" Iron Rod Set marked "TOPOGRAPHIC", continuing a total distance of 438.00 feet to a 60D Nail set in said centerline of Irish Ridge Road for the North corner of said 3.00 acre tract and a Western corner of said 50.553 acre tract and the Westernmost corner of this tract;

THENCE North 25°45'50" East with the said centerline of said Irish Ridge Road and Northwest line of said 50.553 acre tract, a distance of 45.02 feet to the **POINT OF BEGINNING**, having an area of ±105,830.51 Square Feet, or ±2.430 Acres, more or less.

All bearings, distances, and coordinates contained herein are grid, based upon the North American Datum of 1983, Ohio South Zone, U.S. survey feet.

The reference bearing is the East line of the SE/4 of said Section 19 South 02°30'28" West as shown on sheet 1 of 2.

This description was prepared on March 16, 2026 by Michael Blake Brown, Professional Surveyor Number 8720, and a Plat of even date accompanies this field note description.

SURVEYOR'S CERTIFICATE:

I, Michael Blake Brown, certify that this boundary survey or plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys. All monumentation is or will be set as shown.

NOTE: Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

Topographic, Co.
1900 Northwest Expy, Ste. 1500
Oklahoma City, Oklahoma 73118

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
STATE OF OHIO
MICHAEL BLAKE
BROWN
PS-8720
DATE 4/13/26
OFFICE COPY
NOT RECORDABLE
Michael Blake Brown , P.S. No. 8720
SURVEYED ON THE GROUND: March 03, 2026
DESCRIPTION
APPROVED
By: D.A. Barnard
4-14-2026

EXHIBIT "B"

TRACT OF LAND IN THE SE QUARTER OF
SECTION 19, T11N, R13W,
BRUSH CREEK TOWNSHIP,
MUSKINGUM COUNTY, OHIO

LEGEND

- SECTION LINE
QUARTER LINE
TRACT BOUNDARY
OHE
WATER LINE
ROADWAY
IRON ROD FOUND
FOUND MONUMENT
POINT OF INTERSECTION
60D NAIL SET
5/8" IRON ROD SET (TOPOGRAPHIC)
UTILITY/POWER POLE

LINE TABLE PARCEL 1

LINE	BEARING	DISTANCE
1	S 62°23'50" E	30.00'
2	S 62°23'50" E	427.27'
4	S 00°14'13" E	159.88'
5	N 86°56'32" W	69.09'
6	S 43°54'41" W	179.17'
7	N 27°04'35" W	207.64'
8	N 25°03'44" E	299.87'
9	N 62°23'50" W	438.00'
10	N 25°45'50" E	45.02'

CURVE TABLE PARCEL 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
3	230.00'	249.53'	237.47'	S 31°19'02" E

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

DESCRIPTION
APPROVED
By: *M. Barkhardt*
4-14-2026

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE
4/13/26

S4 COR.
SEC. 19
1" IRON PIPE
FOUND

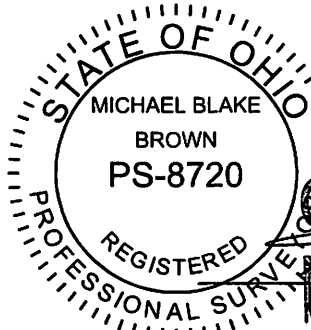
5/8" IRON ROD
FOUND

DETAIL VIEW
SCALE: 1" = 1'

P.O.C.
SE COR. SE QTR.
SEC. 19
STONE
FOUND

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

1900 NORTHWEST EXPY, Ste. 1500 • OKLAHOMA CITY, OKLAHOMA 73118
TELEPHONE: (405) 843-4847 OR (800) 654-3219
FAX: (405) 843-0975
CERTIFICATE OF AUTHORIZATION NO. 1292 LS
WWW.TOPOGRAPHIC.COM



OFFICE COPY
NOT RECORDABLE

NOTE: Not to be used as a separate building site
or transferred as an independent parcel in the
future without planning commission approval in
accordance with applicable subdivision regulations.

SURVEYED ON THE GROUND: March 03, 2026
Field note description of even date accompanies this plat.

CHANDLERSVILLE STATION BOUNDARY	REVISION:	
	INT	DATE
	MLW	04/03/2026
DATE:	03/23/2026	
FILE:	BO_CHANDLERSVILLE_STATION_REV1_LEGAL_SIZE	
DRAWN BY:	MLW	
SHEET:	1 OF 2	

- NOTES:
1. ORIGINAL DOCUMENT SIZE: 8.5" x 14"
 2. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE OHIO COORDINATE SYSTEM OF 1983 (2011) SOUTH ZONE, U.S. SURVEY FEET.
 3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS PROPERTY, IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY, MADE ON THE GROUND, UNDER MY SUPERVISION, AND ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE ON THE DATE OF THIS SURVEY, WITHIN/ADJOINING THIS EASEMENT, HAVE BEEN LOCATED AS SHOWN HEREON OF WHICH I HAVE KNOWLEDGE. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.
 4. B.O.L./P.O.B. = BEGINNING OF LINE/POINT OF BEGINNING
 5. E.O.L./P.O.E. = END OF LINE/POINT OF EXIT