

EXHIBIT A

PARCEL 20-30-20-06-000
0.807 ACRES

Situate in the State of Ohio, County of Muskingum, Township of Harrison, T11, R13, Section 20 of the Congress Lands East of the Scioto River Survey, bounded and described as follows:

Being a part of the Northeast Quarter of Section 20, a parcel of land now or formerly conveyed to Carl D. Morgan, by a deed recorded in Official Record 1740, Page 106 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at a stone found on the northeast Corner of Section 20 (Grid Coordinates N 674,702.25, E 2,130,067.65), thence along the east section line of Section 20 South 01°54'45" West, a distance of 709.99 feet to the centerline of Irish Ridge Road (County Road 32) and the southerly line of a parcel of land now or formerly conveyed to Mark and Shanie Merew, by a deed recorded in Official Record 1649, Page 266 of the records of the Muskingum County Recorder's Office, passing a 2 inch diameter pipe at 319.70 feet, and a 5/8 inch rebar found capped "RA JANES, RS 006029" at 693.89 feet;

Thence along the centerline of Irish Ridge Road (County Road 32) the following 2 courses:

1. South 68°50'00" West, a distance of 461.10 feet to a point
2. South 58°32'14" West, a distance of 197.37 feet to a point found at N 674,701.91, E 2,130,067.63, the POINT OF BEGINNING of the parcel herein described.

Thence leaving said Irish Ridge Road along the easterly line of the subject parcel and the westerly line of a parcel of land now or formerly conveyed to Thomas J (Jr) and Betty J Bailey, by a deed recorded in Official Record 2016, Page 145 of the records of the Muskingum County Recorder's Office South 22°29'10" East, a distance of 332.62 feet to a point in the center of Duncan Run, also being the northerly line of a parcel of land now or formerly conveyed to Karen A Groves, by a deed recorded in Official Record 2496, Page 231 of the records of the Muskingum County Recorder's Office, passing an axle found at 24.61 feet and a 1 inch diameter bar at 290.50 feet;

Thence coincident with the center of Duncan Run and the northerly line of said Groves South 47°39'42" West, a distance of 108.89 feet to the southwesterly corner of the subject parcel and the southeasterly corner of a parcel of land now or formerly conveyed to Kenneth L and Brittney L Abercrombie, by a deed recorded in Official Record 2538, Page 83 of the records of the Muskingum County Recorder's Office ;

Thence along the westerly line of the subject parcel and the easterly line of said Abercrombie North 22°29'10" West a distance of 353.42 feet to the centerline of Irish Ridge Road (County Road 32), passing an axle found at 37.22 feet;

Thence coincident with the centerline of Irish Ridge Road (County Road 32), the northerly line of the subject parcel, and the southerly line of said Merew North 58°32'14" East, a distance of 103.69 feet, returning to the POINT OF BEGINNING of the parcel herein described;

The above described area includes all of Muskingum County Auditor's Parcel Number 20-30-20-06-000, and contains 0.807 acres (35,132 square feet) of land.

Capped Rebar Set in the above description are 5/8 inch x 30 inch long rebar set with plastic caps marked "UTI BOUNDARY MONUMENT".

The basis of bearings in this description is based on the Ohio State Plane Coordinates, South Zone, NAD83(2011), epoch 2010.00, with distances expressed in US Survey Feet, Grid. Combined Scale Factor

The description was prepared in March 2022 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed by James E. Deitrick, P.S. No. 8664 in March 2022.