

EXHIBIT A

PARCEL 25-77-07-01-000  
PARCEL SPLIT 22.250 ACRES

Situate in the State of Ohio, County of Muskingum, Township of Hopewell, T18, R15, Northeast Quarter of Section 7 of the Congress Lands East of the Scioto River Survey, bounded and described as follows:

Being part of a 65.775 acre parcel of land now or formerly conveyed to Lynnell Hankinson, by a deed recorded in Official Record 2050, Page 780 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at the Northeast Corner of Section 7, thence along the east line of Section 7 South 02°43'49" West, a distance of 478.99 feet to a rebar found on the Northeast corner of the parent tract, also being the Southeast corner of a 6.437 acre parcel of land now or formerly conveyed to Lynnell Hankinson, by a deed recorded in Deed Volume 1696, Page 491 of the records of the Muskingum County Recorder's Office, the POINT OF BEGINNING of the parcel herein described, passing a rebar found at 10.56 feet;

Thence coincident with the east line of Section 7, the east line of the parent tract, and the west line of a 67.14 acre parcel of land now or formerly conveyed to Brent E & Ann E Iden, by a deed recorded in Official Record 2066, Page 490 of the records of the Muskingum County Recorder's Office South 02°43'49" West a distance of 1775.09 feet to a rebar found on the Southeast corner of the parent tract;

Thence coincident with the South line of the parent tract and the North line of a 20.90 acre parcel of land now or formerly conveyed to Darren K & Erica L Porter, by a deed recorded in Official Record 2142, Page 697 of the records of the Muskingum County Recorder's Office North 86°13'42" West, a distance of 507.96 feet to a Capped Rebar Set;

Thence passing through the parent tract North 00°15'44" East a distance of 1777.15 feet to a Capped Rebar Set on the north line of the parent tract, also being the Southwest corner of said 6.437 acre Hankinson parcel;

Thence coincident with the North line of the parent tract and the South line of said 6.437 acre Hankinson parcel South 86°19'30" East, a distance of 584.50 feet, returning to the POINT OF BEGINNING of the parcel herein described.

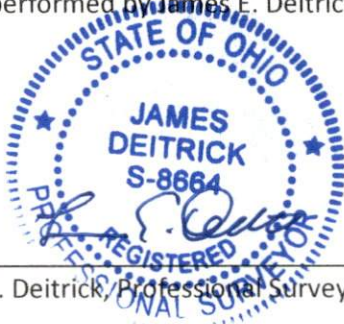
The above described area includes part of Muskingum County Auditor's Parcel Number 25-77-07-01-000, and contains 22.250 acres (969,210 square feet) of land.

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.

Subject to all conditions, restrictions, and easements, if any, contained in all former conveyances of record for the parent tracts.

The description was prepared in January 2024 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 January 2024.



James E. Deitrick, Professional Surveyor #8664

DESCRIPTION  
APPROVED

By: A. L. H. 1/18/24