

EXHIBIT A

PARCEL 35-48-04-33-000
1.116 ACRES

Situate in the State of Ohio, County of Muskingum, and in the Township of Licking, Quarter Township 4, T2, R9, of the United States Military District Survey, bounded and described as follows:

Being a parcel of land now or formerly conveyed to Susan B Benincasa, Trustee of the Susan B Benincasa Revocable Trust dated May 28, 1999, by a deed recorded in Official Record 2459, Page 200 (Parcel Two) of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at a 1 1/2 inch diameter round bar found on the southwest corner of Lot 65, Dillon Hills Number Two, as recorded in Plat Book 11, Page 13 of the Muskingum County Recorder's Office (Grid Coordinates N 740,192.38, E 2,074,899.49), also being a southwest corner of a 1.30 acre parcel of land now or formerly conveyed to Susan B Benincasa, by a deed recorded in Official Record 2486, Page 247 of the records of the Muskingum County Recorder's Office, and the POINT OF BEGINNING of the parcel herein described;

Thence coincident with the northerly line of the subject parcel and the southerly line of said 1.30 acre Benincasa parcel (reverse L7) South 49°30'57" East, a distance of 210.54 to a Capped Rebar Set;

Thence the following 2 courses coincident with the westerly line of Poplar Drive:

1. (C2) A curve to the left with an arc length of 115.33 feet, a delta angle of 026°42'57", a radius of 247.34 feet, a chord bearing South 24°14'03" West, and chord length of 114.29 feet to a 2 inch diameter pipe found leaning south;
2. (L8) South 11°13'31" West, a distance of 58.81 feet to a 1 1/2 inch diameter round bar found on the northeast corner of a 0.59 acre parcel of land now or formerly conveyed to Terry L & Esra Sparks, by a deed recorded in Official Record 2699, Page 3 of the records of the Muskingum County Recorder's Office;

Thence coincident with south line of the subject parcel and the north line of said Sparks (L9) North 76°59'54" West, a distance of 174.08 feet to a 1 1/2 inch diameter round bar found on a corner common to the subject parcel, said Sparks, Lot 61, and Lot 62;

Thence coincident with the west line of the subject parcel and the east line of Lot 62 (L10) North 05°12'12" West, a distance of 210.95 feet to a corner common to the subject parcel, Lot 62, Lot 63, and Lot 64;

Thence coincident with north line of the subject parcel and the south line of Lot 64 (L11) North 60°26'03" East, a distance of 100.00 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 35-48-04-33-000, and contains 1.116 acres (48,622 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 July 2, 2025 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed by James E. Deitrick, P.S. No. 8664 June 23, 2025.



James E. Deitrick, Professional Surveyor #8664

DESCRIPTION

APPROVED

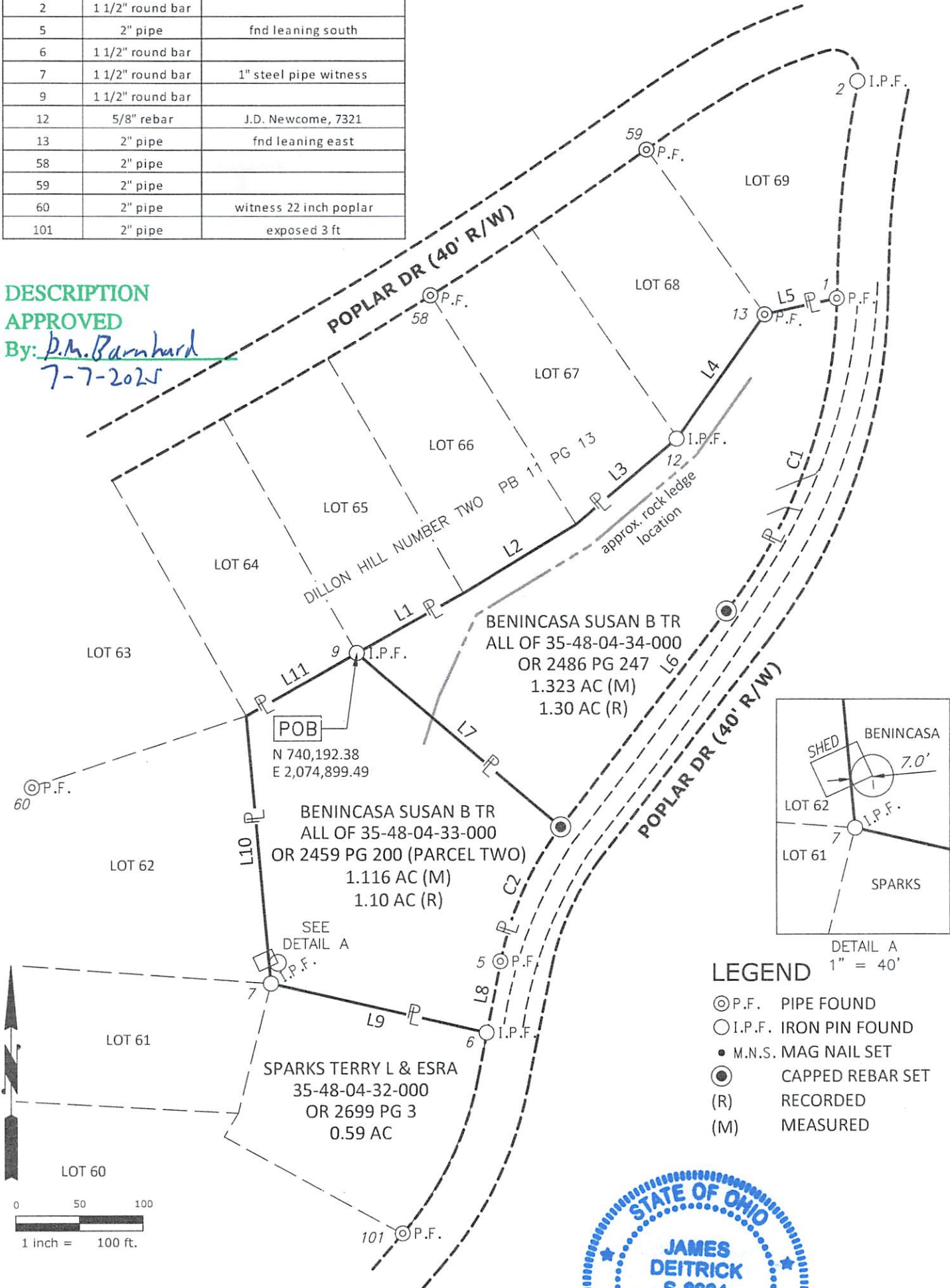
By: D.M. Barnhard
7-7-2025

Found Monuments/Witnesses		
Monument	Description	Pedigree/description
1	2" pipe	fnd leaning south
2	1 1/2" round bar	
5	2" pipe	fnd leaning south
6	1 1/2" round bar	
7	1 1/2" round bar	1" steel pipe witness
9	1 1/2" round bar	
12	5/8" rebar	J.D. Newcome, 7321
13	2" pipe	fnd leaning east
58	2" pipe	
59	2" pipe	
60	2" pipe	witness 22 inch poplar
101	2" pipe	exposed 3 ft

REFERENCES

DEEDS OF RECORD, AS SHOWN
DILLON HILLS NUMBER TWO, PB 11 PG 13
HARKNESS SURVEY 35480432000

DESCRIPTION
APPROVED
By: P.M. Barnhard
7-7-2025



BEARINGS & DISTANCES EXPRESSED IN GRID COORDINATES, OH-SPC SOUTH, NAD83(2011), EPOCH 2010.00, UNITS OF US SURVEY FEET. BASED ON FIELD SURVEY COMPLETED 6/23/25 BY JAMES E DEITRICK, PS 8664.



UTILITY TECHNOLOGIES INTERNATIONAL

UTI PROJECT #: 25-165

DATE: 07/02/2025

SCALE: 1" = 100'

PLAT OF SURVEY
SUSAN BENINCASA, TRUSTEE
BOUNDARY RETRACEMENT
PN 35-48-04-34-000
4TH QTR, T2, R9, US MILITARY DISTRICT

1 OF 2

STATE OF OHIO
JAMES DEITRICK
S-8664
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JAMES E. DEITRICK, PS 8664 DATE

P:\Client\Survey\25165 Benincasa Boundary Mapping\25165 Benincasa Boundary.dwg Layout:2 by:jdeitrick on 07/02/2025 @ 08:36:38 am ~ © Utility Technologies International

Line/Curve Table					
Line #/Curve #	Distance/Arc Length	Bearing/Delta	Radius	Chord Bearing	Chord Distance
C1	265.40'	036° 03' 40"	421.68'	S19° 29' 32"W	261.04'
C2	115.33'	026° 42' 57"	247.34'	S24° 14' 03"W	114.29'
L1	96.28'	N60° 27' 53"E			
L2	103.60'	N58° 40' 32"E			
L3	104.80'	N49° 37' 32"E			
L4	119.00'	N35° 17' 32"E			
L5	58.30'	N77° 30' 32"E			
L6	213.99'	S37° 35' 32"W			
L7	210.54'	N49° 30' 57"W			
L8	58.81'	S11° 13' 31"W			
L9	174.08'	N76° 59' 54"W			
L10	210.95'	N05° 12' 12"W			
L11	100.00'	N60° 26' 03"E			

DESCRIPTION
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JAMES E. DEITRICK, PS 8664 DATE 7/2/2025