

EXHIBIT A

PARCEL 35-48-04-34-000
1.323 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, by a deed recorded in Official Record 2486, Page 247 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 northerly corner of a 1.10 acre parcel of land now or formerly conveyed to Susan B Benincasa, by a deed recorded in Official Record 2459, Page 200 (Parcel Two) of the records of the Muskingum County Recorder's Office, and the POINT OF BEGINNING of the parcel herein described;

Thence the following 5 courses coincident with the northwesterly line of the subject parcel and the southeasterly line of said Dillon Hills Number Two Subdivision:

1. (L1) North 60°27'53" East, a distance of 96.28 feet to a point (recorded iron pin);
2. (L2) North 58°40'32" East, a distance of 103.60 feet to a point (recorded iron pin);
3. (L3) North 49°37'32" East, a distance of 104.80 feet to a 5/8 inch diameter rebar found capped "J.D. Newsome, Reg No 7321";
4. (L4) North 35°17'32" East, a distance of 119.00 feet to a 2 inch diameter pipe found leaning east;
5. (L5) North 77°30'32" East, a distance of 58.30 feet to a 2 inch diameter pipe found leaning south, also being the southeast corner of Lot 69, Dillon Hills Number Two;

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

1. (C1) A curve to the right with an arc length of 265.40 feet, a delta angle of 036°03'40", a radius of 421.68 feet, a chord bearing South 19°29'32" West, and chord length of 261.04 feet to a Capped Rebar Set;
2. (L6) South 37°35'32" West, a distance of 213.99 feet to a Capped Rebar Set;

Thence coincident with the south line of the subject parcel and the north line of said 1.10 acre Benincasa (L7) North 49°30'57" West, a distance of 210.54 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 35-48-04-34-000, and contains 1.323 acres (57,625 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.



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

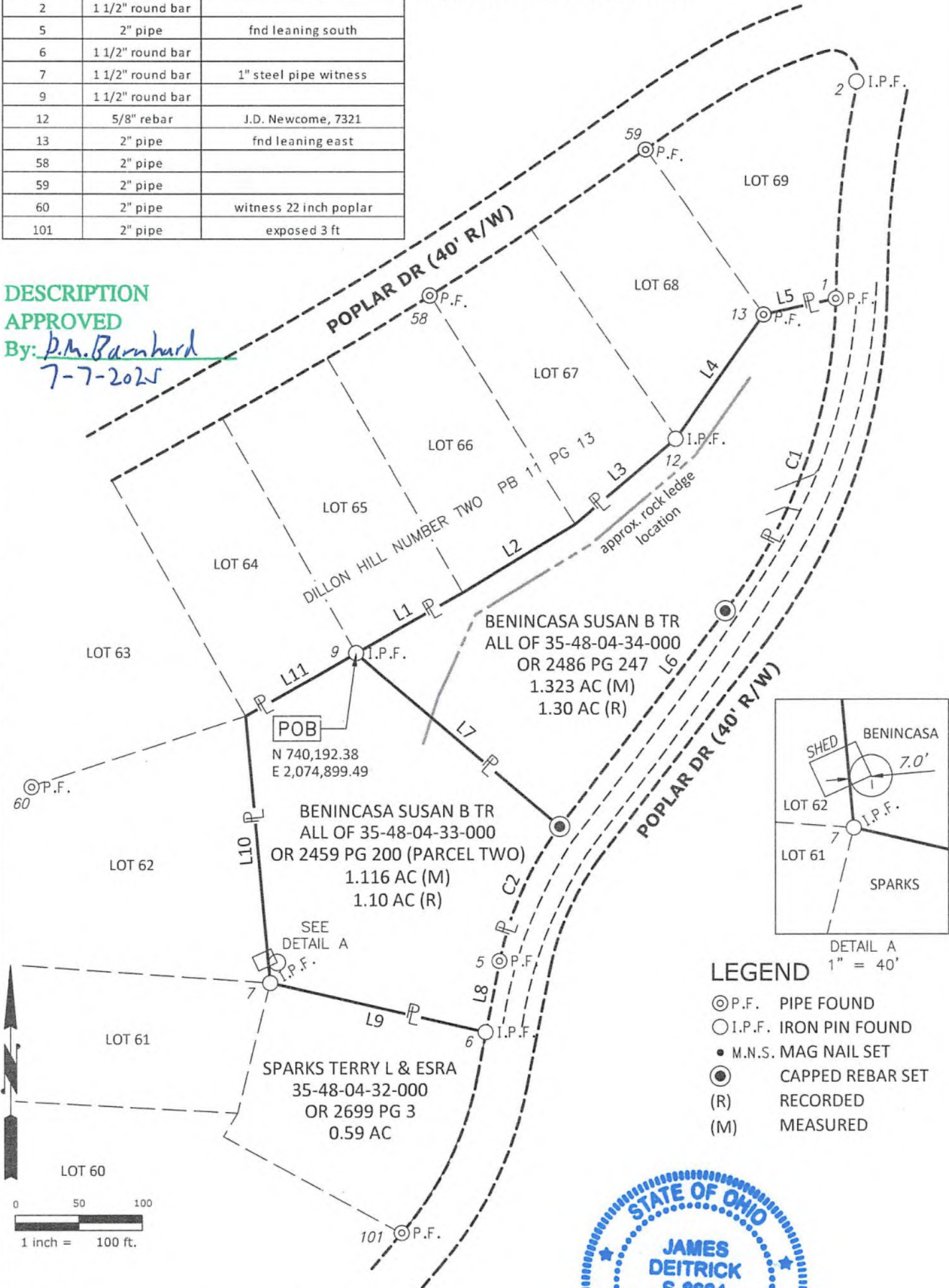
Found Monuments/Witnesses		
Monument	Description	Pedigree/description
1	2" pipe	fnd leaning south
2	1 1/2" round bar	
5	2" pipe	fnd leaning south
6	1 1/2" round bar	
7	1 1/2" round bar	1" steel pipe witness
9	1 1/2" round bar	
12	5/8" rebar	J.D. Newcome, 7321
13	2" pipe	fnd leaning east
58	2" pipe	
59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

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

APPROVED

By: D.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.



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



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