

EXHIBIT A

PARCEL 47-54-02-23-000
1.840 ACRES (Recorded)
2.115 ACRES (Measured)

Situate in the State of Ohio, County of Muskingum, Township of Newton, and in the Village of Fultonham (formerly Uniontown), T17, R15, Northwest Quarter of Section 24, of the Congress Lands East of the Scioto River Survey, bounded and described as follows:

Being a parcel of land now or formerly conveyed to Paul D Matthews and Sally A Matthews, by a deed recorded in Deed Volume 759, Page 136 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at a stone (record) on the Northwest Corner of the Northwest Quarter of Section 24, thence coincident with the West line of said Section 24, South 3°26'58" West, a distance of 2176.66 feet a point in the centerline of Carson Road (40' Right of Way);

Thence coincident with the centerline of said Carson Road the following 7 courses:

1. South 77°21'07" East, a distance of 296.38 feet to a point;
2. South 74°54'45" East, a distance of 44.76 feet to the POINT OF BEGINNING of the parcel herein described;
3. South 74°54'45" East, a distance of 36.62 feet to a point;
4. South 68°24'25" East, a distance of 76.45 feet to a point;
5. South 63°44'45" East, a distance of 69.76 feet to a point;
6. South 59°06'15" East, a distance of 82.55 feet to a point;
7. South 53°19'48" East, a distance of 14.86 feet to the Northeast corner of the subject parcel;

Thence leaving said Carson Road, coincident with easterly line of the subject parcel and westerly line of a parcel of land now or formerly conveyed to Larry J Morosco II, by a deed recorded in Official Record 2918, Page 78 of the records of the Muskingum County Recorder's Office the following 4 courses:

1. South 7°00'00" West, a distance of 212.65 feet to a Capped Rebar Set, passing an axle found at 20.74 feet;
2. South 26°58'00" East, a distance of 48.11 feet to a Capped Rebar Set;
3. South 63°30'00" East, a distance of 51.45 feet to an axle found;
4. South 63°30'00" East, a distance of 59.62 feet to the Southeast corner of the subject parcel, found in the centerline of Old Town Road (66' Right of Way);

Thence coincident with the south line of the subject parcel and the centerline of said Old Town Road the following 2 courses:

1. South 75°43'40" West, a distance of 121.02 feet to a point;
2. South 70°38'20" West, a distance of 151.25 feet to the Southwest corner of the subject parcel;

Thence coincident with the west line of the subject parcel the following 2 courses:

1. Coincident with the East line of a parcel of land now or formerly conveyed to Cynthia A Clossman, by a deed recorded in Official Record 3287, Page 513 of the records of the Muskingum County Recorder's Office North 15°42'24" West, a distance of 188.38 feet to a 1"

diameter steel bar found on the Southeast corner of a parcel of land now or formerly conveyed to Michael D and Cynthia A Kirkbride, by a deed recorded in Official Record 2817, Page 707 of the records of the Muskingum County Recorder's Office, passing an axle found at 32.06 feet;

2. Thence coincident with a woven wire fence found on the west line of the subject parcel and the East line of said Kirkbride North 6°23'47" West, a distance of 323.94 feet, retuning the POINT OF BEGINNING, passing a Capped Rebar Set at 303.94 feet.

The above described area includes all of Muskingum County Auditor's Parcel Number 47-54-02-23-000, and contains 2.115 acres (92,121 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 September 23, 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 September 18, 2025.

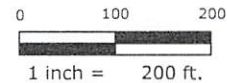
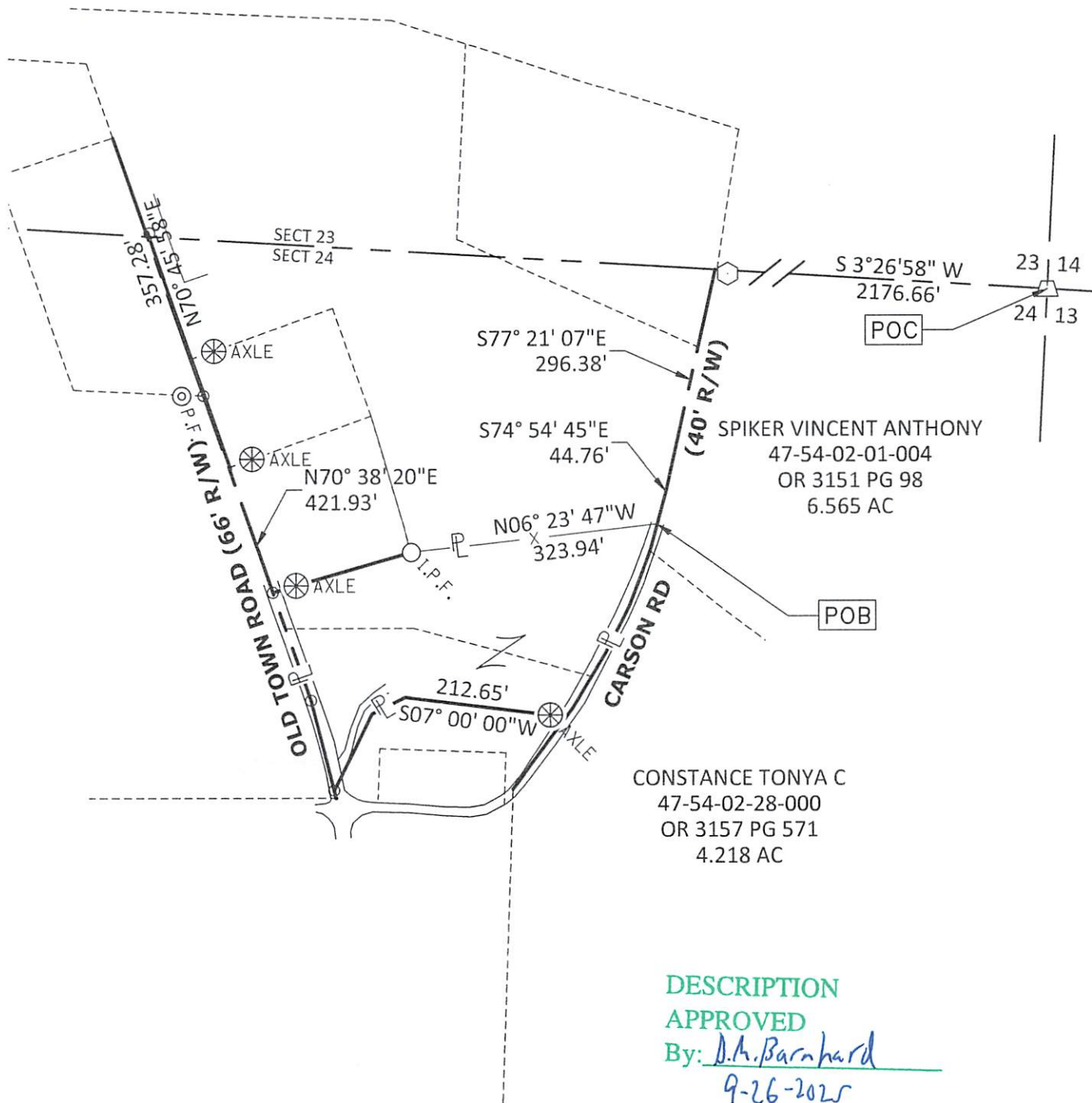


DESCRIPTION
APPROVED

By: D.M. Barnhardt
9-26-2025

REFERENCES

DEEDS OF RECORD, AS SHOWN
47540215000B CANNON SURVEY (2023)
47540201000SNRA (2) HARKNESS SURVEY (2019)
47540215000SNRA HARKNESS SURVEY (2010)
47540226001 GAMBLE SURVEY (1992)
DB 512 PG 219 RUSSELL
DB 285 PG 204 KILPATRICK
RP 1 PG 65 MILLER'S 2ND ADDN TO UNIONTOWN
DB 2 PG 45 MILLER'S 1ST ADDN TO UNIONTOWN



LEGEND

- STONE
- P.F. PIPE FOUND
- I.P.F. IRON PIN FOUND
- POST FOUND
- AXLE AXLE FOUND
- CAPPED REBAR SET
- CALCULATED POINT

BEARINGS & DISTANCES EXPRESSED IN GRID COORDINATES, OH-SPC SOUTH, NAD83(2011), EPOCH 2010.00, UNITS OF US SURVEY FEET. BASED ON FIELD SURVEY COMPLETED 9/18/2025 BY JAMES E DEITRICK, PS 8664.

DESCRIPTION
APPROVED

By: J.M. Barnhard
9-26-2025



UTILITY
TECHNOLOGIES
INTERNATIONAL

UTI PROJECT #:
25-264

DATE:
09/24/2025

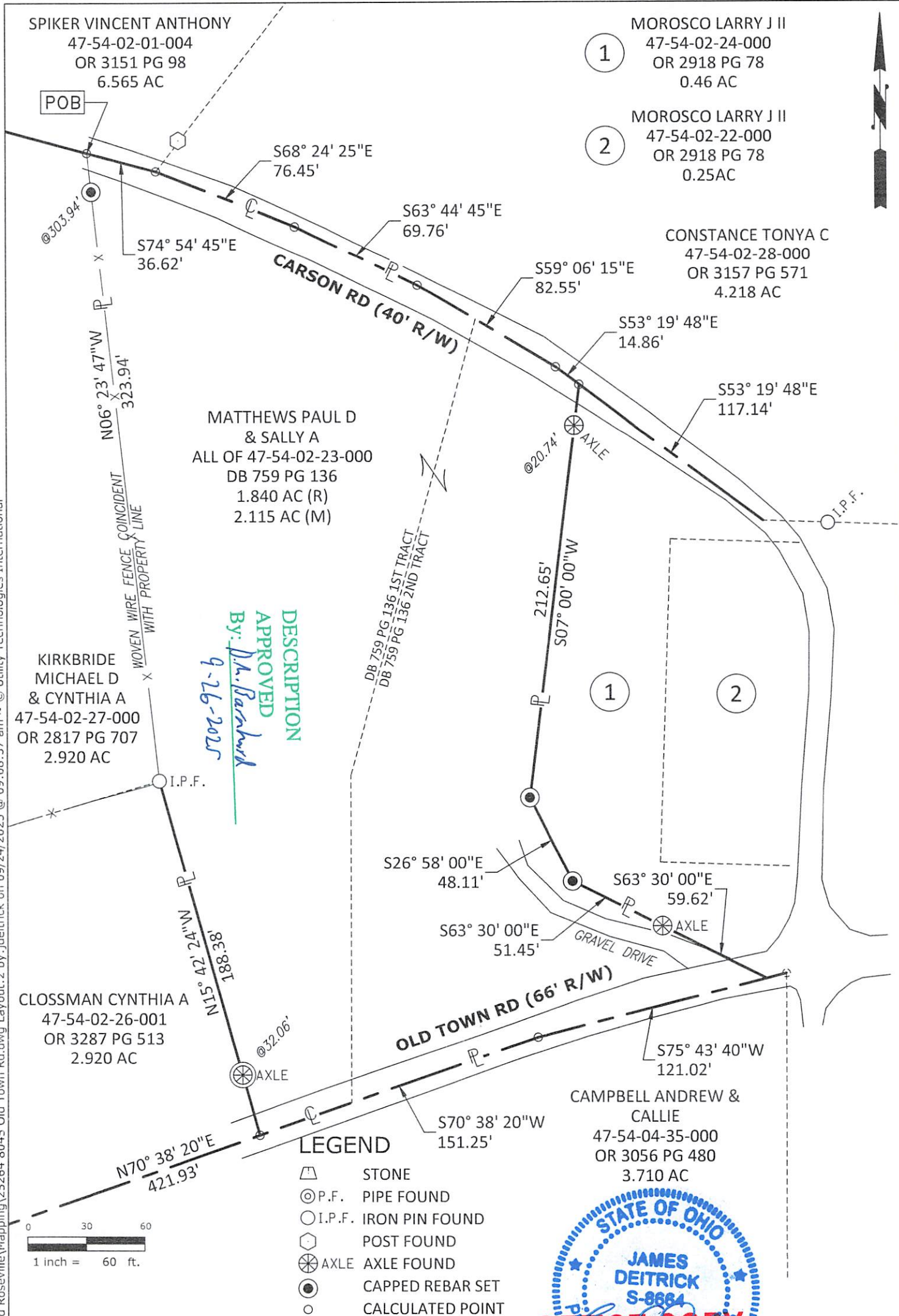
SCALE:
1" = 200'

PLAT OF SURVEY
PAUL D & SALLY A MATTHEWS

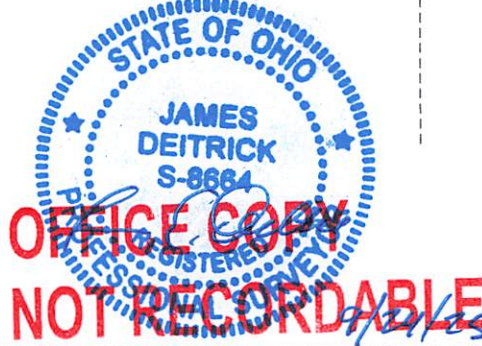
8045 OLD TOWN RD, ROSEVILLE, OH
PARCEL NUMBER 47-54-02-23-000

T17, R15, S 24, NW Q, CONG LNDS E SCIOTO R SURVEY

P:\Client\Survey\25264 8045 Old Town Rd Roseville\Mapping\25264 8045 Old Town Rd.dwg Layout:2 by:jdeitrick on 09/24/2025 @ 09:08:37 am ~ © Utility Technologies International



BEARINGS & DISTANCES EXPRESSED IN GRID COORDINATES, OH-SPC SOUTH, NAD83(2011), EPOCH 2010.00, UNITS OF US SURVEY FEET. BASED ON FIELD SURVEY COMPLETED 9/18/2025 BY JAMES E DEITRICK, PS 8664.



JAMES E. DEITRICK, PS 8664 DATE



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